

ARTICLE II

DEFINITIONS

§ 20-201. GENERAL RULES

For the purpose of this Chapter, certain terms and words used herein are defined as follows:

- A. Words used in the present tense include the future tense.
- B. The particular shall control the general.
- C. The singular number includes the plural, and the plural number includes the singular.
- D. The word PERSON or the word DEVELOPER includes a firm, association, partnership, trust, company or corporation, as well as an individual.
- E. The word SHALL is mandatory, the word MAY is permissive.
- F. The word LOT includes "plot", "piece" or "parcel" of land.
- G. The words USED or OCCUPIED include the words "intended, arranged, maintained or designed to be used or occupied."
- H. Words generally found in legal terminology shall be considered to have meanings in this Chapter similar to their generally held definitions in a Court of Law.

§ 20-202. SPECIFIC DEFINITIONS

1. **ACCESS AISLE:** The drive within a parking lot directly abutting parking spaces and designed to provide a connection between the spaces and the public street or an access street.
2. **ACCESS STREET, LANE OR DRIVE:** A vehicular way on private property designed to provide connection between the public street and activities within the property.
3. **ACCESSORY STRUCTURE:** A structure detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use. (See Figure #1, Appendix B)
4. **ACCESSORY USE:** A use customarily incidental and subordinate to the principal use of a building and located on the same lot with such principal use or building, including but not limited to, garages, carports, storage sheds, animal shelters and runs.
5. **ADULT ENTERTAINMENT ESTABLISHMENT:** Any establishment dealing in sexually-oriented material, services and/or entertainment.

6. **AGENT OR OWNER:** Any person who can show written proof that he/she has authority to act in behalf of the property owner.
7. **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 products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry.
8. **ALLEY:** A permanent public service way providing only secondary means of access to abutting properties.
9. **ALTERATIONS:** Any change in supporting members both interior and exterior of a building, except such change as may be required for its safety and addition to a building, any change in use from one district classification to another or removal of a building from one location to another.
10. **AMENDMENT:** A change in this Chapter, including addition of new requirements, revision of existing requirements or deletion of obsolete requirements, necessitating public hearings and other approvals before becoming effective.
11. **ANIMAL HOSPITAL:** A place where animals or pets are given medical or surgical treatment, and are cared for during the time of such treatment.
12. **ANTENNA:** An apparatus, external to, or attached to the exterior of a building or structure, together with any supporting structure, used to transmit and/or receive electromagnetic radiation only in the microwave and/or radio wave portion or the electromagnetic spectrum between terrestrially or orbitally based structures.
13. **ANTENNA, SATELLITE DISH:** A device incorporating a reflective surface that is solid, open mesh or bar configured, and is the shape of a satellite dish, cone, horn or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally-based sources. All such devices are subject to the standards established in Section 20-1307.
14. **APARTMENT:** A room or suite of rooms in a building containing at least one (1) other dwelling unit, with its own cooking, bathing and toilet facilities and access directly or via a common hall to the outside.
15. **APPEAL:** A plea to a higher body on the part of a person who contends he has been aggrieved as the result of a decision of a lower board, commission or individual charged with making the decision he is contending.

16. **APPLICANT:** A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns.
17. **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 building permit, for the approval of a subdivision plat or plan or for the approval of a development plan.
18. **AREA, BUILDING:** The total of areas taken on a horizontal plane at the main level of the principal building and all accessory buildings exclusive of uncovered porches, terraces and steps.
19. **AWNING SIGN:** A sign painted on, or attached to, a fixed or moveable framework which is attached directly to a building wall.
20. **AREA, NET SIZE:** The total area, within the property lines of a project, excluding external streets.
21. **BASEMENT:** A story partly underground but having less than half of its clear height below finished grade. A basement can be used for dwelling purposes.
22. **BILLBOARD:** An off-premises sign owned by a person, corporation or other entity that advertises an establishment, merchandise, service or entertainment which is not sold, produced, manufactured or furnished at the property on which the sign is located.
23. **BOARDING HOUSE:** A dwelling other than a hotel, wherein more than three (3) people are sheltered and fed for profit.
24. **BOUNDARY:** A line, usually a property or street right-of-way line or the centerline of a recognizable physical feature, such as a highway, stream or railroad, that demarcates the edge of a district or area.
25. **BUILDING:** Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of humans or animals.
26. **BUILDING CODE OFFICIAL:** A construction code official, or the building code official's designee, who manages, supervises and administers building code enforcement activities under Section 401.7(a)(18) (relating to certification category specifications) of the PA Uniform Construction Code.(*Ord. 2007-02-03, 2/14/07, §3*)
27. **BUILDING COVERAGE:** The ratio of the horizontal area measured from the exterior surface of the exterior walls of the ground floor of all principal and accessory structures on a lot to the total lot area. (See Figure #2, Appendix B)
28. **BUILDING, PRINCIPAL:** A building in which is conducted the main or principal use of the building site on which the building is situated.
29. **BUILDING LINES:** A line enclosing the area of any property or lot within which construction can occur as determined by the yard requirements for the

zoning district in which the property or lot is located. (See Figure #2, Appendix B)

30. **BUILDING LOT:** A piece of land in single ownership suitable for construction; meets all requirements of this Chapter and other applicable requirements relative to development and allowing such proposed construction to commence.
31. **BUILDING MOUNTED SIGN:** Any sign attached to any part of a building.
32. **BUILDING PERMIT:** Documentation attesting that a proposal for construction meets all requirements of this Chapter and other applicable requirements relative to development and allowing such proposed construction to commence.
33. **CAMPER:** An individual who is temporarily residing in a campground, on a campsite, in a camping unit.
34. **CAMPGROUND:** A property, under single ownership, upon which two (2) or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education or vacation purposes.
35. **CAMPING UNIT:** Any commercially-manufactured tent, trailer, cabin, lean-to, or recreational vehicle, established, or maintained and operated in a campground as temporary living quarters for recreation, education or vacation purposes.
36. **CAMPSITE:** Any plot of ground within a campground intended for exclusive occupancy by a camping unit or units, under the control of a camper.
37. **CANOPY SIGN:** Any sign that is part of, or attached to, an awning, canopy or other fabric or structure protective cover over a door, entrance, window or outdoor service area.
38. **CARTWAY:** The paved area of a street between the curbs, including travel lanes and parking areas but not including shoulders, curbs, sidewalks, or swales. (See Figure #3, Appendix B)
39. **CELLAR:** A room mostly underground and having more than half of its clear height below finished grade. This room will not count as a story nor can it be used for a dwelling. (See Figure # 4, Appendix B)
40. **CEMETERY:** Land used or intended to be used for the burial of human remains and dedicated for cemetery purposes.
41. **CENTERLINE:** An imaginary line running parallel to street or easement right-of-way lines and equidistant from the lines of each side of the street or easement, or a line following the center of a physical feature, such as a stream.

42. **CHANGEABLE LETTER SIGN:** A sign designed so that characters, letters, or illustrations can be changed or rearranged without altering the face or the surface of the sign.
43. **CHILD CARE/DAY CARE CENTER:** Any place, home or institution which cares for less than six (6) children under sixteen (16) years of age, apart from their parents, guardians or custodians for regular periods of time, for compensation.
44. **CHILD CARE/DAY CARE CENTER, LARGE:** Any place, home or institution which cares for six (6) or more children, not related by blood or marriage, under sixteen (16) years of age, apart from their parents, guardians or custodians for regular periods of time, for compensation, and licensed by the appropriate State and County agencies.
45. **CLEAR SIGHT TRIANGLE:** A triangular area of unobstructed vision at street intersections, having as its sides, two (2) perpendicular street lines, and a line established between a point on each street line a given distance from the intersection. (See Figure #5, Exhibit B)
46. **CLUB HOUSE:** A noncommercial building operated by and for its members and providing facilities for the use of members and their guests, but not including resident accommodations except for the manager and his family.
47. **CLUB, COMMUNITY:** A non-profit civic, social, recreational or cultural organization chartered under laws of the Commonwealth, but not including residential accommodations.
48. **COLOCATION:** Used in conjunction with Communications Facilities, is the shared use of an existing building or structure by one or more utilities, point-to-point commercial communications companies or essential services.
49. **COMMERCIAL RECREATION:** Recreational facilities that are operated as a business and are open to the public for a fee.
50. **COMMON OPEN SPACE:** (Repealed by Ordinance No. 2004-12-09, December 8, 2004)
51. **COMMUNICATION ANTENNA:** A device attached to a building, structure or Communications Tower, principally intended for receipt or transmission of signals for such uses as commercial or public VHF or UHF television, AM or FM radio, two-way radio, commercial carriers, cellular telephone, fixed-point microwave or lower power television, including accessory equipment related to the communication applications. Not included are antennae for private, noncommercial and amateur purposes, including, but not limited to, ham radios and citizens band radios.
52. **COMMUNICATION FACILITY:** Any communications building, structure, tower or antenna operated by any person, agency or corporation not otherwise a public utility regulated by the Pennsylvania Public Utilities Commission (PUC), who or which provides any type of communications services.

53. **COMMUNICATION TOWER:** A freestanding structure, including any guy wires, principally intended to support facilities for receipt or transmission of signals for uses such as commercial or public VHF or UHF television, AM or FM radio, two-way radio, commercial carriers, cellular telephone, fixed-point microwave, low power television including accessory equipment related to the communication application. NOT INCLUDED, are towers and supportive structures for private, noncommercial and amateur purposes, including, but not limited to, ham radios and citizen band radios.
54. **COMPREHENSIVE PLAN:** A document based on study and analysis of a municipality, projecting growth and change and recommending measures to cope with such growth and change.
55. **CONDITIONAL USE:** A use permitted by this Chapter to occur on a property, provided approval in the manner prescribed by this Chapter is first received from the Planning Commission and the Board of Supervisors.
56. **CONDOMINIUM:** In accordance with the Uniform Condominium Act No. 82 of Pennsylvania, adopted July, 1980, a condominium is real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real estate is not a condominium unless the individual interests in the common elements are vested in the unit owners. A condominium is a form of ownership and not a type of development.
57. **CONSISTENCY:** An agreement or correspondence between matters being compared which denotes a reasonable, rational, similar, connection or relationship.
58. **CONSTRUCTION SIGN:** Any sign erected on the parcel on which construction is taking place, limited to the duration of the construction, identifying the name or names of the principal contractors, architects, engineers, landscape architect, and the owner or owners, financial supporters, and sponsor(s).
59. **CONVALESCENT, REST OR NURSING HOME:** A facility where aged, disabled or infirm persons are housed and furnished with meals and full-time nursing care for compensation.
60. **CONVENIENCE STORE:** Small retail stores servicing the neighborhood, including the sale of food, drugs, clothing, flowers, notions, hardware, confections, books, magazines, newspapers, and stationery.
61. **CONVERSION APARTMENT:** A dwelling unit established from a portion of a larger unit, containing all the facilities normally found in a dwelling, including adequate heat, light, ventilation and means of egress.
62. **CORNER LOT:** A property which abuts two (2) or more intersecting public streets. Buildings on the property must be set back the normal front yard

distance for the zoning district in which such property is located from each street. (See Figure #18, Appendix B)

63. **COURTS:** A court is an unoccupied open space other than a yard, an outer court is one which extends to the street or to the front or rear yard. An inner court is usually bounded by two (2) or more attached building walls.
64. **COVENANT:** An agreement legally binding successor owners of a property to certain conditions regarding use of property stipulated by the original owner.
65. **COVERAGE:** See "Building, Coverage."
66. **CUL-DE-SAC:** A street closed at one end with a vehicular turnaround provided at the closed end.
67. **CURB LEVEL:** The officially established grade of the curb in front of the lot.
68. **CUT:** The excavation of previously undisturbed earth material in the process of grading.
69. **DENSITY:** The measure of openness or compactness per unit area relative to the number of inhabitants, dwelling units or buildings on a property.
70. **DETACHED DWELLING:** A separate structure containing only the facilities normally found in one dwelling unit and designed for occupancy by one family only.
71. **DEVELOPER:** An individual landowner, agent of such landowner, or tenant with the landowner's permission, who or which causes development to occur upon a lot and who is responsible for compliance of such development with the terms of this Chapter and other municipal regulations.
72. **DEVELOPMENT:** Any arrangement of a structure or structures upon a property, including rearrangement of the land surface and the provision of necessary circulation ways, utilities and other elements to support the uses of the structures.
73. **DEVELOPMENT PLAN:** A proposal in text and drawings setting forth how and in what sequence a property or group of properties are to be improved.
74. **DIRECTIONAL SIGN:** Signs, incidental to the principal use of the site, limited to directional messages, principally for pedestrian or vehicular traffic, such as "one way," "entrance," "exit," "no parking," and other similar directives.
75. **DIRECTORY SIGN:** Any sign on which the names and locations of occupants, tenants, or the use of the building is given.
76. **DISTRICT:** A district or a zone shall be any portion of the territory of the Township within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Chapter.

77. **DOUBLE FRONTAGE (THROUGH) LOT:** A lot whose front and rear yards abut public streets, one of which may be an alley. (See Figure #18, Appendix B)
78. **DRAINAGEWAY:** A depression across the ground surface that collects water runoff from surrounding land and carries it to a larger stream, or an underground pipe serving the same purpose.
79. **DRIVEWAY:** A private roadway providing access to a street or highway for a single-family residential lot. (See Figure #7, Appendix B)
80. **DUPLEX:** A dwelling unit in a structure designed for two (2) such units, whether side by side or one above the other, with each unit having separate access to the outside.
81. **DWELLING:** A building designed exclusively for residential purposes for one or more families on a permanent basis.
82. **DWELLING, MULTIPLE:** A building used, or designed as, a residence for two (2) or more families living independently of each other and doing their own cooking therein, including apartment houses, apartment hotels, flats, group houses, garden apartments, townhouses and condominiums.
83. **DWELLING, SINGLE-FAMILY DETACHED:** A building designed for or occupied exclusively by one (1) family and containing not more than one (1) dwelling unit. (See Figure #8, Appendix B)
84. **DWELLING, SINGLE-FAMILY SEMI-DETACHED:** A one-family dwelling attached to one (1) other one-family dwelling by a common vertical wall, with each dwelling located on a separate lot. (See Figure #9, Appendix B)
85. **DWELLING UNIT:** A dwelling, or portion thereof, providing complete living facilities for one family.
86. **EARTH SHELTERED HOME:** An earth sheltered home is a solar home with three (3) sides and the roof of the home covered by insulating earth with the fourth (4th) side having a south-facing windowed wall to collect the sun's rays.
87. **EASEMENT:** A grant of use across private property, generally for public utility lines, or for access to other properties beyond, or for any specified use, which is guaranteed by the grantor and his successors to those using the easement.
88. **ESSENTIAL SERVICES:** The erection, construction, alteration or maintenance by public utilities, municipal and/or governmental agencies of underground or overhead gas, electrical, steam or water transmission or distribution system, collection, communications, supply or disposal systems and their required buildings. Essential services do not include public or private incinerators, landfills or similar waste disposal facilities.
89. **ESTABLISHED GRADE:** The elevation of the centerline of the streets as officially established by the Township Engineer.

90. **EXCAVATION:** The removal of earth or mineral material on or from a site or when such removal is necessary to prepare the site to receive structures.
91. **EXTRACTIVE INDUSTRY:** The extraction of minerals, including solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gases. The term also includes quarrying; well operation; milling, such as crushing, screening, washing and flotation; and other preparation customarily done at the extraction site or as part of the extractive activity.
92. **FAMILY:** One (1) or more persons who live together in one (1) dwelling unit and maintain a common household; or a single person, or two (2) or more persons whether or not related by blood, marriage, or adoption, including domestic servants and gratuitous guests; or any number of persons protected by the provisions of the Fair Housing Act (42 U.S.C.3601 et. Seq., as now or hereafter amended) living together in a group arrangement with supervision, provided that those persons do not have a criminal record.
93. **FENCE:** Any outdoor barrier of either natural living vegetation or composed of fabricated materials which acts as an obstruction to vision or a physical barrier.
94. **FILL:** Earth material excavated from elsewhere and deposited upon undisturbed earth during the process of grading.
95. **FINAL APPROVAL:** Acknowledgment by Center Township that all procedures required prior to acceptance of a development proposal have been successfully completed and that Center Township agrees to the carrying out of the proposal as presented.
96. **FLAG LOT:** A parcel, tract or area of land established by plat, subdivision or as otherwise permitted by law, to be used, developed or built upon, which has frontage on a public or private street by a narrow strip of land, not less than fifty feet (50') wide. The building line of such lot shall be measured from the point where the lot widens, as measured from the right-of-way. (See Figures #10 and #18, Appendix B)(*Ord. 2007-02-03, 2/14/07, §3*)
97. **FLEA MARKET:** An occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public. Long term or permanent flea markets shall be required to submit a land development plan for review as per Section 14-403 of Chapter 14.
98. **FLOOD:** A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation of runoff of surface waters from any source.
99. **FLOOD FRINGE:** The portion of the one hundred (100) year floodplain outside the floodway and as defined by the Flood Hazard Boundary Maps prepared by the Federal Emergency Management Agency (FEMA).

100. **FLOODPLAIN:** The channel and the relatively flat area adjoining the channel of a natural stream or river that has been or may be covered by floodwater. (See Figure #11, Appendix B)
101. **FLOODPLAIN MANAGEMENT ACT OF 1978:** A State Law (Act 166) which assigns a variety of duties and responsibilities to both the State and local governments.
102. **FLOODWAY:** The channel of a river or other water course and the adjacent land area that must be reserved to discharge a one hundred (100) year flood and as defined by the Flood Hazard Maps prepared by the Federal Emergency Management Agency (FEMA).
103. **FLOOR AREA:** The total area, measured from the inside faces of exterior walls, of all floors of a building above the ground level or with any direct, at-grade access to ground level.
104. **FOOT-CANDLE:** The unit of illumination produced on a surface, all points of which are one (1) foot from a uniform source of one (1) candle. (See Figure #12, Appendix B)
105. **FORESTRY:** The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development.
106. **FREESTANDING SIGN:** Any sign supported entirely by its own structure set in the ground and not attached to any building or other structure.
107. **FRONT BUILDING LINE:** An imaginary line across the front of a property between side property lines parallel to the street right-of-way line and the distance from it is the depth of the required front yard setback for the zoning district in which the property is located. (See Figure #2, Appendix B)
108. **FRONT LOT LINE:** An imaginary line describing the limits of a property along the street right-of-way to which the property has access. (See Figure #2, Appendix B)
109. **FRONTAGE:** The distance between side property lines of any property, measured along the right-of-way line of the streets to which the property has access. For parcels/lots on a cul-de-sac circle, the required frontage shall be measured at the setback line, but shall not be less than seventy-five feet (75').
110. **FUTURE GROWTH AREA:** An area of a municipal or multimunicipal plan outside of and adjacent to a designated growth area where residential, commercial, industrial and institutional uses and development are permitted or planned at varying densities and public infrastructure services may or may not be provided, but future development at greater densities is planned to accompany the orderly extension an provision of public infrastructure services.

111. **GARAGE, PRIVATE:** A building or structure which is accessory to the principal dwelling which provides for the storage of motor vehicles of the family or families residing on the premises and in which no occupation, business or service for profit is conducted.
112. **GARAGE, PUBLIC:** A garage conducted as a business. The rental of storage space for more than two (2) cars not owned on the premises shall be deemed a business use.
113. **GARAGE, STORAGE:** A building, not a private or public garage, one (1) story in height, used solely for the storage of motor vehicles, other than trucks, but not for the service or repair thereof, nor for the sale of fuel, accessories, or supplies.
114. **GARDEN APARTMENT:** One or more two- or three-story, multifamily structures, generally built at a gross density of ten (10) to fifteen (15) dwelling units per acre, with each structure containing eight (8) to twenty (20) dwelling units and including related off-street parking, open space and recreation. (See Figure #13, Appendix B)
115. **GOVERNING BODY:** The Supervisors of the Township of Center.
116. **GRADING:** The process of changing the natural surface of the land in order to carry out a development plan.
117. **GROSS ACREAGE:** The total area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel, and does not include adjacent lands already dedicated for such purposes. (See Figure #14, Appendix B)
118. **GROSS LEASABLE AREA:** The enclosed buildings' area of a Shopping Center, exclusive of all common area, such as enclosed pedestrian malls, hallways, walkways, public restrooms, open-area garden facilities, maintenance rooms, utility rooms and other areas of like and similar nature.
119. **GROUP RESIDENTIAL FACILITY:** A structure or structures providing residence for a group of senior citizens (60 years of age or older) with central or private kitchen, dining and recreational facilities, with separate bedrooms and/or living quarters.
120. **HEALTH AUTHORITY:** The legally designated health authority of Pennsylvania. (Pennsylvania Health Department)
121. **HEIGHT:** The vertical distance along the wall of a building measured between the average of the highest and lowest elevation at ground level on the front or rear facade, whichever has the lower ground elevations, and the top of the parapet on a flat roof building or halfway between eave and highest ridge line on a sloped roof building, except that chimneys, stacks, steeples, etc., shall not be considered in measuring height. (See Figure #15, Appendix B)

122. **HIGH-RISE:** A building of five (5) or more stories. (See Figure #16, Appendix B)
123. **HIGHWAY:** A major street for all-weather use providing connection between areas a considerable distance apart.
124. **HOME OCCUPATIONS:** The accessory use of a residence, involving the conduct of an art or profession, the offering of a service, the conduct of a business or the production of handicrafts, on a residential site. The use shall be incidental and secondary to the use of the dwelling for residential purposes and shall not change the character of the residential use, or adversely affect the uses permitted in the residential district of which it is a part.
125. **IMPERVIOUS SURFACE:** Any hard-surfaced, man-made area that does not readily absorb or retain water, including, but not limited to, building roofs, parking and driveway areas, sidewalks and paved recreational facilities. (See Figure #17, Appendix B)
126. **INTERNALLY-ILLUMINATED SIGN:** Any sign where the source of illumination is inside the sign and light emanates through the message of the sign rather than being reflected off the surface of the sign from an external source.
127. **JUNKYARD:** A use of any yard space of a parcel for the storage, dismantling or abandonment of scrap metal, automobiles, other motor vehicles, machinery or parts thereof.
128. **LAND DEVELOPMENT:** Any of the following activities:
- a. The improvement of one lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:
 - i) A group of two (2) 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
 - ii) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
 - b. A subdivision of land.
 - c. Development in accordance with Section 503 (1.1) of the Municipalities Planning Code.
129. **LANDFILL:** The placing of earth materials obtained elsewhere upon the land surface when such activity is not in preparation of a site to receive structures.

130. **LANDFILL, MUNICIPAL WASTE:** Any facility that is designed, operated or maintained for the disposal of municipal waste. Such facility shall have a permit as required by the Solid Waste Management Act.
131. **LETTER OF AGREEMENT:** An understanding with legal force between two (2) parties in which concessions are made by one (1) party provided the second party meets certain specified conditions or compensates the first party.
132. **LICENSE:** Written approval, in whatever form, as issued by the Township of Center, authorizing a person to operate and maintain a manufactured home park.
133. **LOADING AREA:** An area of a property on which activities are of such a nature to require continuous receiving and/or shipping of goods, such area to be used exclusively for loading and not to interfere with other vehicular or pedestrian circulation on the property.
134. **LOT:** A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit. (See Figure #18, Appendix B)
135. **LOT, CORNER:** See "Corner Lot."
136. **LOT COVERAGE:** That portion of any lot covered by any and all impervious surfaces.
137. **LOT, DEPTH OF:** The mean horizontal distance between the front and rear lot lines.
138. **LOT, DOUBLE FRONTAGE:** See "Double Frontage (Through) Lot."
139. **LOT, INTERIOR:** A lot other than a corner lot.
140. **LOT, WIDTH:** The mean width measured at right angles to the depth.
141. **LOT FRONTAGE:** See "Frontage."
142. **LOT LINES:** Any line dividing one lot from another. (See Figure #2, Appendix B)
143. **MANUFACTURED HOME:** Homes defined as "Manufactured Housing" under the Pennsylvania Uniform Construction Code (Act 45). (see Chapter 2) (*Ord 2008-06-03, 06/11/08, §16*)
144. **MANUFACTURED HOME - DEPENDENT:** A transportable, single-family recreation vehicle, towed on its own running gear, and containing none, or less than all plumbing, heating, and cooking facilities normally found in a single family home and thus dependent upon the supply of such services.
145. **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.

146. **MEMORIAL SIGN OR TABLET:** A sign, having an independent structure supported from grade to the bottom of the sign which may include dates, names and brief recount of historical activities.
147. **MINERALS:** Any aggregate or mass of mineral matter, whether or not coherent. The term includes, but is not limited to, limestone and dolomite, and gravel, rock and stone, earth fill, slag, iron ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat and crude oil and natural gas.
148. **MOBILE HOME:** a Manufactured Home that is titled by the Department of Motor Vehicles as a "Mobile Home" (MH) and is transportable in one (1) or maximum two (2) sections designed to be joined into one (1) integral unit, capable of again being separated for repeated towing. In the traveling mode, each unit section shall be between 11'10" and 16' in width, and a minimum of four hundred (400) square feet in area. Each unit shall be built on a permanent chassis that is not removed at time of set-up. installed unit is designed to be used as a dwelling when connected to the required utilities, and includes the plumbing, heating/cooling, and electrical systems contained therein. The unit(s) arrive at the site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and shall be constructed for installation on a pier type foundation. (*Ord 2008-06-03, 06/11/08, §16*)
149. **MOBILE HOME PARK:** A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for nontransient use. (*Ord 2008-06-03, 06/11/08, §16*)
150. **MONUMENT SIGN:** A freestanding sign with a base affixed to the ground which measures at least two-thirds (2/3) the horizontal length of the sign.
151. **NONCONFORMING LOT:** A lot the area or dimension of which was lawful prior to the adoption or amendment of a zoning chapter, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.
152. **NONCONFORMING SIGN:** Any sign that does not conform to the provisions of this Chapter.
153. **NONCONFORMING STRUCTURE:** A structure, or part of a structure, which does not comply with the applicable use or extent of use provisions of this Chapter, or amendment, heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such regulations or amendment or prior to the application of such chapter or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.
154. **NONCONFORMING USE:** A use, whether of land or of structure, which does not comply with the applicable use provisions of this Chapter or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of such regulation or amendment or prior to the

application of such regulation or amendment to its location by reason of annexation.

155. **NONPROFIT ORGANIZATION:** Any social, service, charitable or educational organization or institution which derives its funds mainly from public and private donations and uses them for the objects and purposes of the organization/institution.
156. **NURSERY SCHOOL:** Any facility operated to provide regular instruction and day time care for two (2) or more children under six (6) years of age.
157. **OCCUPANCY PERMIT:** A certificate issued by the Zoning/Code Enforcement Officer attesting to the fact that all requirements of this Chapter have been met and that the construction for which the permit applies is substantially complete and may be occupied.
158. **OCCUPY:** To utilize a property for its intended and approved permanent use.
159. **OFF-PREMISES SIGN:** Any sign that advertises or informs, in any manner, businesses, services, goods, person, or events, at some location other than that upon which the sign is located, including billboards.
160. **OFF-STREET PARKING:** A paved or gravel area wholly outside any public right-of-way, constructed to accommodate the storage of vehicles as required by this Chapter and connected to a public street by a driveway or access aisle.
161. **ON-LOT SEPTIC SYSTEM:** An underground system with or without a septic tank used for the decomposition of domestic waste, produced and located on the same lot. (See Figure #19, Appendix B)
162. **OVERLAY ZONE:** Zoning districts that extend on top of one or more underlying base zoning districts and are intended to protect certain critical features and resources or to achieve a narrow planning objective.
163. **PARAPET:** A low wall projecting above the roof of a flat-roofed building, usually as an extension of the side walls.
164. **PARKING AREA:** Any public or private area, under or outside of a building or structure, designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets. (See Figure #20, Appendix B)
165. **PARKING SPACE:** An area meeting the requirements of this Chapter for the storage of one (1) vehicle off the street and adjacent to a driveway or access lane.
166. **PATIO:** A paved, at-grade open area without a permanent covering, no part of which shall be greater than three feet (3') above surrounding ground level.
167. **PERFORMANCE BOND:** A guarantee, backed by monies held in escrow, that a contractor will complete an improvement in accordance with specifications established by Center Township.

168. **PERMITTED USE:** An activity which is expressly allowed to occur on a property because of the property's location in a particular zoned district.
169. **PERSON:** Any individual, firm, trust, partnership, public or private association or corporation, or other entity.
170. **PLANNING COMMISSION:** A board of residents appointed by the Board Of Township Supervisors of Center Township to carry out certain activities, specified by legislative action, in connection with guiding growth and change in Center Township for the best interests of all the residents.
171. **POLITICAL SIGN:** A temporary sign directly associated with local, state or national elections.
172. **PORCH:** A structure, open on three (3) sides except for screening. A porch shall not be considered open if enclosed by either a permanent or detachable glass sash.
173. **PORTABLE SIGN:** A sign that is not permanently affixed to a structure or the ground, and can be easily moved. (See Freestanding Sign)
174. **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.
175. **PRIME AGRICULTURAL LAND:** Land used for agricultural purposes that contains soils of the first, second or third class as defined by the United State Department of Agriculture natural resource and conservation services county soil survey.
176. **PRINCIPAL STRUCTURE:** The structure on a property containing the principal use and thus making all other buildings on the property accessory. (See Figure #1, Appendix B)
177. **PRINCIPAL USE:** The single primary or predominant use to which a property is or may be devoted and to which all other uses on the property are accessory.
178. **PROFESSIONAL OFFICES:** Offices of recognized professionals such as doctors, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers and others who, through training, are qualified to perform services of a professional nature. No retail sales of merchandise shall be permitted.
179. **PROPERTY:** A tract of contiguous land surface, all sections of which are in the same ownership, surrounded by a boundary that closes on itself.
180. **PROPERTY LINE:** All or a part of the boundary describing the limits of a property.

181. **PUBLIC HEARING:** A formal meeting held pursuant to public notice by the Board of Township Supervisors, Planning Commission or Zoning Hearing Board, intended to inform and obtain public comment, prior to taking action in accordance with this Chapter.
182. **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."
183. **PUBLIC NOTICE:** Notice published once each week for two (2) successive weeks in a newspaper of general circulation in the Township. 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 thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing.
184. **PUBLIC STREET:** See Street.
185. **PUBLIC UTILITY:** A service distributing water, gas, electricity, etc., or collecting sewage by means of a network of overhead or underground lines and requiring pumping, regulating, transforming, switching and other devices at various locations to maintain efficiency of the system, provided by a publicly-regulated utility.
186. **QUADRAPLEX:** Four (4) attached dwellings in one (1) building in which each unit has two (2) open space exposures and shares one (1) or two (2) walls with adjoining unit or units. (See Figure #21, Appendix B)
187. **REAL ESTATE SIGN:** Any sign which is used to offer for sale, lease or rent, the property upon which the sign is placed.
188. **RECORDED STREET:** A street within a development plan that has been recorded as a part of the plan.
189. **RECREATIONAL VEHICLE:** A single axle, or multiple axle structure, mounted on wheels, or otherwise capable of being made mobile, either under its own power, or designed to be mounted on, or drawn by, an automotive vehicle, for the purpose of travel, camping, vacation and/or recreational use, including but not limited to travel trailers, motor homes, tent trailers, pick-up trucks and van campers, but **not** including manufactured homes.
190. **REGISTERED ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER OR SURVEYOR:** An individual duly registered to practice architecture, landscape architecture, civil engineering or land surveying respectively in the Commonwealth of Pennsylvania.
191. **REQUIRED PARKING:** The number of necessary off-street parking spaces to serve a specific use, generally on the same property as the use, however, if not on the same property, it is in the same ownership as detailed in Article XV of this Chapter.

192. **RESTAURANT:** Any establishment where meals are prepared and served to customers for consumption on the premises, and where, if licensed by the Pennsylvania Liquor Control Board, alcoholic beverages may be dispensed. The sale of alcoholic beverages is only an accessory use to the principal use as a restaurant and shall not become the principal use.
193. **RESTAURANT, DRIVE-IN:** A commercial establishment where food or beverage is sold for consumption on the premises, either in a customer's vehicle or in an outside area, but not within the building.
194. **RESTAURANT, DRIVE-THROUGH:** A commercial establishment where food or beverage is provided to the customer via a drive-up window without the need for the customer to leave his vehicle. Limited indoor seating can also be provided. (See Figure #22, Appendix B)
195. **RIGHT-OF-WAY:** A strip of land which has been dedicated by, or to, Center Township for public use, and provides access to private property abutting it, connecting with other rights-of-way to form a vehicular and pedestrian circulation pattern in Center Township. (See Figure #3, Appendix B)
196. **ROOF LINE:** The juncture of the roof and the perimeter wall of the structure.
197. **SCHOOL:** An educational institution, either public or private, having regular classes with employed instructors, and providing general education and instruction on a variety of subjects to students.
198. **SCREENING REQUIREMENTS:** A means to shield residential properties from abutting commercial or industrial activities in order to preserve the residential values from downgrading influences created as a result of the commercial or industrial operations.
199. **SELF-STORAGE FACILITY:** A building or group of buildings in a controlled access, and usually fenced, compound that contains varying sizes of individual, compartmentalized and controlled access rooms, stalls or lockers for the storage of the customer's goods or belongings.
200. **SEMI-PUBLIC:** Any activity that is operated for the benefit of a membership group on a non-profit basis and does not rely on public funds for its operation.
201. **SERVICE OR RECREATIONAL BUILDING:** A structure housing operational office, recreational, park maintenance and other facilities built to conform to required Township standards.
202. **SETBACK:** A distance for each zoning district established by this Chapter measured from any property line and a parallel line within the property, describing the limit of the structure on the property and defining the required front, side and rear yards. (See Figure #2, Appendix B)
203. **SHOPPING CENTER:** Groups of retail and service businesses in the same or adjacent buildings with shared customer, employee and service parking on the same property.

204. **SIDE PROPERTY LINE:** The lines on each side of a property intersecting the front and rear property lines.
205. **SIGN:** Any device, fixture, placard or structure that uses any color, form, graphic, illumination, symbol or writing, to advertise, announce the purpose of, identify or to communicate information of any kind to the public.
206. **SIGN AREA:** The entire face of a sign, including the advertising surface and any framing, trim, or molding, but not including the supporting structure. (See Figure #24, Appendix B)
207. **SIGN, ELECTRONIC MESSAGE:** Signs, whether on-premises or off-premises, whose alphabetic, pictographic, or symbolic information content can be changed or altered on a fixed or moving display screen, composed of electrically illuminated segments. (*Ord. 2009-10-03, 10/14/09, §1*)
208. **SITE:** A parcel or parcels of land, intended to have one or more buildings or intended to be subdivided into one or more lots.
209. **SLOPE:** The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees. (See Figure #25, Appendix B)
210. **SPECIAL EXCEPTION:** A use of property which may be granted by the Zoning Hearing Board, provided certain standards and criteria, determined by the Board, are met to assure that the proposed use on the particular property does not deteriorate the environment or endanger the public health and safety, and meets all other applicable requirements of this Chapter.
211. **STORMWATER RUNOFF:** The flow of stormwater and/or snow melt from higher to lower elevations across the land surface or within conduit systems.
212. **STORY:** That portion of a building included between the surface of any floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.
213. **STORY, HALF:** A story under a gable, hip or gambrel roof, the wall plates of which are on at least two (2) opposite exterior walls are not more than four feet (4') above the floor of such story.
214. **STREET:** A public or recorded private thoroughfare which affords the principal means of access to abutting property. Includes road, avenue, boulevard, highway, freeway.
215. **STREET, CENTERLINE OF:** A line midway between and parallel to the two (2) street or property lines, or as otherwise defined by the Board Of Township Supervisors.
216. **STREET RIGHT-OF-WAY:** The recorded strip of land containing a street and bounded by right-of-way lines. (See Figure #3, Appendix B)

217. **STRUCTURE:** Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.
218. **STRUCTURE, TEMPORARY:** Any building which by the type and materials, or method of its construction, is not intended to be permanent. Such temporary structures shall require a permit from the Township and the permitted time for its erection shall be determined at application, with such time not to exceed one (1) year. Such temporary structures shall be removed promptly at the expiration of the permitted time, unless an extension is granted.
219. **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.
220. **TAVERN:** A business selling alcoholic beverage for consumption on the premises.
221. **TEMPORARY LIVING QUARTERS:** A camping unit within a campground facility which may not be occupied, nor remain within the campground, for more than fourteen (14) consecutive days.
222. **TEMPORARY SIGN:** Any sign which is intended to remain on the property where it is placed, and advertising an activity for that property only, for a period of not more than thirty (30) days.
223. **TOWNHOUSE:** A dwelling unit, within a group of at least three (3) similar units fronting on a public street, attached to adjacent units at a common party wall, having direct access to the outside at ground level. (See Figure #26, Appendix B)
224. **TOWNSHIP:** Center Township, Butler County, Pennsylvania.
225. **TRANSITIONAL DWELLING:** A dwelling unit occupied by persons adjusting from institutional living to living without supervision and managed by a public or semi-public agency, recognized board, or fully-licensed applicant responsible for the occupants' care and safety. Such dwellings are utilized by organizations administering programs for foster-placed individuals, for persons recovering from addictions for those physically or mentally incapacitated at a level not requiring constant care or supervision or those at an intermediate living stage between prison or other institution and the community.
226. **VARIANCE:** A grant of relief, pursuant to the provisions of Section 20-1905 of this Chapter, by the Zoning Hearing Board permitting a developer or an owner to use a property in a manner not wholly in accordance with this Chapter

because strict conformance would be an unusual hardship depriving the developer of reasonable use of the property, but specifying what modifications to strict conformance are permitted.

227. **WALK-UP APARTMENT:** A dwelling unit in a residential building of no more than three (3) stories in height containing at least three (3) such units and with access to a public street via a common hallway and stairways.
228. **WALL SIGN:** Any sign fastened to a wall and which does not project more than twelve inches (12") from the building.
229. **WAREHOUSE:** A building, group of buildings or a room within a building used for the storage of goods which will be sold or distributed for sale at a later date.
230. **YARD:** An unoccupied space between property lines and setback lines, of dimensions as noted in the bulk and dimensional requirements of this Chapter for each zoning district, within which enclosed buildings, or any enclosed portion thereof, cannot be constructed. (See Figure #2, Appendix B)
231. **YARD, FRONT:** The area of any property between the front lot line and front building line. (See Figures #2, and #27, Appendix B)
232. **YARD, REAR:** A yard extending across the rear of a lot measured between lot lines and being the minimum horizontal distance between the rear lot lines and the rear of the principal structure or any projections other than those permitted by Section 20-403 G. On corner lots, the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots, the rear yard shall, in all cases, be at the opposite end of the lot from the front yard. (See Figures #2 and #27, Appendix B)(*Ord. 2007-02-03, 2/14/07, §3*)
233. **YARD, REQUIRED:** The open space between a lot line and the yard line within which no structure shall be located except as provided in this Chapter. (See Figure #27, Appendix B)
234. **YARD, SIDE:** A yard between the building and the side property line of the lot and extending from the lot line to the rear lot line and being the minimum horizontal distance between a side lot line and the side of the main building or any projections other than steps. (See Figures #2, and #27, Appendix B)
235. **ZONING CLASSIFICATION:** The combination of controls and requirements that define the activities that may occur in a zoning district.
236. **ZONING DISTRICT:** A contiguous area of land on all parts of which the same uniform controls and requirements for development apply.
237. **ZONING DISTRICT BOUNDARY:** The perimeter line completely enclosing a zoning district.
238. **ZONING HEARING BOARD:** A board appointed by the Board of Township Supervisors to examine and decide appeals for relief from strict conformance

of application of this Chapter and to hear testimony regarding the validity of any regulations upon development in the Township or regarding challenges to the decisions of the Zoning/Code Enforcement Officer.

239. **ZONING MAP:** The official map of zoning districts in Center Township, a part of this Chapter, showing precisely the boundaries and title of each zoning district.
240. **ZONING/CODE ENFORCEMENT OFFICER:** A person retained by the Township to enforce Township ordinances (codes), with power to issue permits and halt illegal operations. (*Ord. 2007-02-03, 2/14/07, §3*)
241. **ZONING CHAPTER:** This Chapter and the Township's Official Zoning Map, duly ordained for the Township by its Supervisors to regulate the use of land and structures throughout the entire Township, subject to change from time to time.