

ARTICLE II. DEFINITIONS

Section 200 General

- a. Unless a contrary intention clearly appears, the following words and phrases shall have for the purpose of this Ordinance the meanings given in the following clauses.
- b. For the purpose of this Ordinance, words and terms used herein shall be interpreted as follows:
 - (1) Words used in the present tense include the future.
 - (2) The singular includes the plural.
 - (3) The word "person" includes an individual, firm, corporation, partnership, company, association, or government entity; including a trustee, a receiver, an assignee or a similar representative.
 - (4) The word "lot" includes the word "plot" or "parcel".
 - (5) The term "shall" is mandatory.
 - (6) The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be occupied."
 - (7) The word "Municipal" or "Municipality" means Haycock Township.
 - (8) The words "Governing Body" refer to the Board of Supervisors of Haycock Township.
 - (9) The word "Commission" and the words "Planning Commission" always mean the Planning Commission of Haycock Township.
 - (10) The words "Area Planning Committee", "Planning Committee" or "Committee" mean the Quakertown Area Planning Committee.
 - (11) The words "Zoning Hearing Board" always mean the Zoning Hearing Board of Haycock Township.
 - (12) The words "Quakertown Area" refer to the area comprising the Boroughs of Quakertown, Richlandtown and Trumbauersville and the Townships of Haycock, Milford and Richland.
 13. The words "Municipal Plan" refer to the Quakertown Area Comprehensive Plan adopted by Haycock Township.
- c. Any word or term not defined herein shall be used with a meaning of standard usage.

Section 201 Accessory

- a. Accessory Building: See Section 209.b.
- b. Accessory Use: See Section 280.b.

Section 202 Alley

A right-of-way which provides secondary service access for vehicles to the side or rear of abutting properties.

Section 203 Alterations

As applied to a building or structure, a change or rearrangement in the structural parts, or an enlargement or diminution, whether by extending on a side or by increasing in height, or the moving from one location or position to another.

Section 204 Area

- a. Lot Area: The area contained within the property lines of the individual parcels of land shown on a subdivision plan or required by this Ordinance, excluding any area within an existing or designated future street right-of-way, or the area of any easement which would interfere with the proposed use. In addition, the minimum lot area does not include any area designated as open space under the requirements of Section 501, Site Capacity Calculations and Section 502 Table of Performance Standards.
- b. Floor Area: The sum of the areas of the several floors of the building or structure, including areas used for human occupancy or required for the conduct of the business or use, and basements, attics, and penthouses, as measured from the exterior faces of the walls. It does not include cellars, unenclosed or screened porches, attics not used for human occupancy, nor any floor space in an accessory building nor in the main building intended or designed for the parking of motor vehicles in order to meet the parking requirements of this Ordinance, nor any such floor space intended and designed for accessory heating and ventilating equipment.

Section 205 Authority

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

Section 206 Basement

A story partly under ground, but having one-half or more of its height (measured from floor to ceiling) above the average finished grade level of the adjoining ground. A basement shall be counted as a story for the purposes of height measurement or for the determination of square footage or floor area only if the vertical distance between the ceiling and the average level of the adjoining ground is more than four (4) feet, or if it is used for business or dwelling purposes.

Section 207 Board

Any body granted jurisdiction under this Ordinance or under the Pennsylvania Municipalities Planning Code (Act 247, as amended by Act 170) to render final adjudications.

Section 208 Boarder, Roomer, or Lodger

A person occupying any room or group of rooms forming a single, habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes, and paying compensation for such room or rooms by prearrangement for a week or more at a time to an owner or operator. Any person occupying such room or rooms and paying such compensation without prearrangement for less than a week at a time shall be classified for purposes of this Ordinance not

as a roomer, boarder, or lodger but as a guest of a commercial lodging establishment (motel, hotel, inn, guest house).

Section 209 Building

- a. Building: A structure under roof, used for the shelter or enclosure of persons, animals, or property. The word "building" shall include any part thereof.
- b. Building, Accessory: A subordinate building located on the same lot as a principal building and clearly incidental and subordinate to the principal building. Any portion of a principal building devoted or intended to be devoted to an accessory use is not an accessory building.
- c. Building, Principal: A building in which is conducted, or is intended to be conducted, the principal use of the lot on which it is located.

Section 210 Building Height

A vertical distance measured from the elevation of the proposed finished grade at the front of the building to the highest point of the roof or the structure.

Section 211 Building Setback Line

The line parallel to the street line at a distance therefrom equal to the depth of the minimum front yard required for the district in which the lot is located. For exceptions, see Section 243.e Lane Lots.

Section 212 Building Spacing

The minimum distance between two buildings. The minimum building spacing shall be measured from the outermost wall or projection, including bay windows, chimneys, flues, columns, ornamental features, cornices and gutters.

Section 213 Campsite

A plot of ground within a recreational camping park intended for the accommodation of a recreational vehicle, tent or other individual camping unit on a temporary basis.

Section 214 Cellar

A story partly underground and having more than one-half of its height (measured from floor to ceiling) below the average finished grade level of the adjoining ground. A cellar shall not be counted as a story for the purposes of height measurement or for the determination of square footage or floor area, nor shall it be used for dwelling, office or business purposes.

Section 215 Cold Frame

A small, temporary structure covered with glass or some other transparent material used to protect plants. A cold frame which remains on the ground for more than three (3) months in a calendar year shall be considered a greenhouse (See Section 234).

Section 216 Conditional Use

A use permitted in a particular zoning district pursuant to the provisions of Sections 401.c and 1108 of this Ordinance.

Section 217 Condominium

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 undivided interests in the common elements are vested in the unit owners.

A condominium is a unit with all of the following characteristics:

- a. The unit may be any permitted land use. A condominium is an ownership arrangement, not a land use.
- b. All or a portion of the exterior open space and any community interior spaces are owned and maintained in accordance with the Pa. Uniform Condominium Act 68 Pa. C.S.A. Section 3101 et seq., and in accordance with the provisions for open space, roads, or other development features in this Ordinance and the Municipal Subdivision and Land Development Ordinance.

Section 218 Decision

Final adjudication of any board or other body granted jurisdiction under this Ordinance or the Pennsylvania Municipalities Planning Code (Act 247, as amended by Act 170) to do so, either by reason of the grant of exclusive jurisdiction or by reason of appeals from determinations. All decisions shall be appealable to the court of common pleas of the county and judicial court wherein the municipality lies.

Section 219 Density

Density is a measure of the number of dwelling units per unit of area. It shall be expressed in dwelling units per acre. The measure is arrived at by dividing the number of dwelling units by the net buildable site area. See Section 502 Table of Performance Standards for the density requirements for the various districts and Section 501 Site Capacity Calculations for the calculations used to determine the net buildable site area.

Section 220 Determination

Final action by an officer, body or agency charged with the administration of this Ordinance or applications thereunder, except the following:

- a. The Governing Body;
- b. The Zoning Hearing Board

Determinations shall be appealable only to the board designated as having jurisdiction for such appeal.

Section 221 Development

Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

Section 222 Dwelling

- a. Dwelling: A building containing one or more dwelling units.

- b. Dwelling Unit: Any room or group of rooms located within a building and forming a single, habitable unit with facilities used or intended to be used for living, sleeping, cooking and eating, by one (1) family.

Section 223 Easement

A grant of the specified use of a parcel of land by the property owner to the public, a corporation, or a person.

Section 224 Electric Substation: See Section 281 Utilities.

Section 225 Employee

A person who is employed or is engaged in gainful activity. This term is utilized in the parking standards of this Ordinance as a measure of the number of parking spaces required. It shall refer to the maximum number of employees on duty at any time, at a place of business, whether the employees are full or part time. If shifts are involved in which two shifts overlap, it refers to the total of both shifts.

Section 226 Establishment

An economic unit, generally at a single physical location, where business is conducted or services or industrial operations performed.

Section 227 Family

One or more persons related by blood, foster relationship, marriage or adoption and, in addition, any domestic servants or gratuitous guests thereof; or a group of not more than five persons who need not be so related and, in addition, domestic servants or gratuitous guests thereof, who are living together in a single, non-profit dwelling unit and maintaining a common household with single cooking facilities. A roomer, boarder, or lodger shall not be considered a member of the family.

Section 228 Flood Fringe

The portion of the flood plain which is outside the floodway.

Section 229 Flood Plain

Areas adjoining streams, ponds or lakes subject to the 100 year-recurrence-interval-flood; or areas identified by the presence of flood plain soils. Refer to Sections 504.a. and 507.

Section 230 Flood Plain Soils

Areas subject to periodic flooding and listed in the Soil Survey of Bucks and Philadelphia Counties, Pennsylvania, U.S. Department of Agriculture; Soil Conservation Service, July, 1975, as being "on the flood plain" or "subject to flooding". Refer to Sections 504.b. and 507.

The following soil types are flood plain soils:

Alluvial land	Marsh
Aiton gravelly loam, flooded	Pope loam
Bowmansville silt loam	Rowland silt loam
Hatboro silt loam	

Section 231 Floodway

The portion of the flood plain including the watercourse channel and adjacent land areas which must be reserved to carry the 100-year-recurrence-interval flood without cumulatively increasing that flood elevation more than one (1) foot.

Section 232 Floor Area: See Section 204.b.

Section 233 Floor Area Ratio

The ratio of the floor area to the lot area, as determined by dividing the floor area by the lot area.

Section 234 Greenhouse

A building, usually made of glass or some other transparent material, used for the cultivation, storage or protection of plants. A cold frame which remains on the ground for more than three (3) months in a calendar year shall be considered a greenhouse.

Section 235 Hearing

An administrative proceeding conducted by a board pursuant to Section 1109 of this Ordinance.

Section 236 Home Occupation

An activity for gain customarily carried on in a dwelling, or in a building or structure accessory to a dwelling, clearly incidental and secondary to the use of the dwelling for residential purposes. Refer to Section 404.H1.

Section 237 Hydric Soils

A soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of wetlands vegetation. Wetlands vegetation are those plant species that have adapted to the saturated soils and periodic inundations occurring in wetlands. The following soils, classified in the Soil Survey of Bucks and Philadelphia Counties, Pennsylvania, U.S. Department of Agriculture, Soil Conservation Service, July 1975, are hydric soils:

- Bowmansville silt loam
- Doylestown silt loam
- Fallsington silt loam
- Hatboro silt loam
- Towhee silt loam
- Towhee extremely stony silt loam

Section 238 Impervious Surface

Impervious surfaces are those surfaces which do not absorb rain. All buildings, parking areas, driveways, roads, sidewalks, and any areas in concrete, asphalt, and packed stone shall be considered impervious surfaces within this definition. In addition, other areas determined by the Municipal Engineer to be impervious within the meaning of this definition shall also be classed as impervious surfaces.

Section 239 Impervious Surface Ratio

The impervious surface ratio is a measure of the intensity of use of a piece of land. It is measured by dividing the total area of all impervious surfaces within the site by the net buildable site area.

Section 240 Lake

A permanent body of water, naturally occurring or man-made, covering an area of two (2) or more acres. Refer to Section 504.f.

Section 241 Lake Shore Area

The landside edge of lakes from established shoreline to an upland boundary. Refer to Section 504.g.

Section 242 Livestock

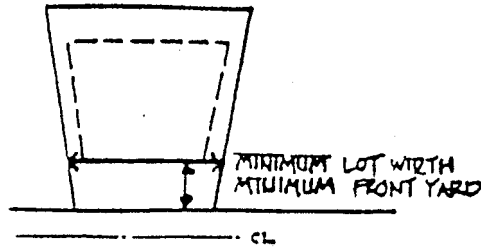
Animals commonly raised on farms such as cows, steers, sheep, goats, pigs, horses, ponies, donkeys or mules.

Section 243 Lot

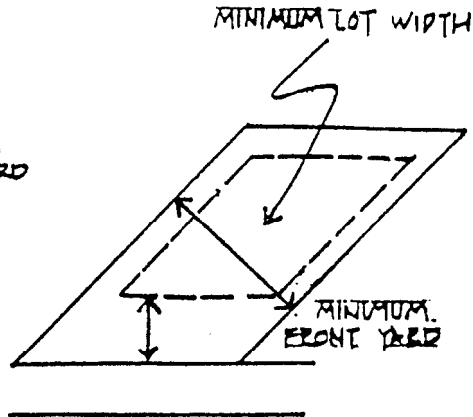
- a. Lot: A parcel of land, used or set aside and available for use as the site of one or more buildings and any buildings accessory thereto or for any other purpose, in one ownership and not divided by a street, nor including any land within the right-of-way of a public or private street upon which said lot abuts, even if the ownership to such right-of-way is in the owner of the lot. A lot for the purpose of this Ordinance may or may not coincide with a lot of record.
- b. Lot Area: See Section 204.a.
- c. Average Lot Area per Dwelling Unit: The average lot area for all dwelling units of a single type. Individual lots may be smaller or larger than the average provided that the average size is maintained and that all other standards of this Ordinance are met.
- d. Corner Lot: A lot which has an interior angle of less than one hundred and thirty-five (135) degrees at the intersection of two (2) street lines. A lot abutting upon a curved street or streets shall be considered a corner lot if the tangent to the curve at the points of intersection of the side lot lines intersect with the street lines at an angle of less than one hundred and thirty-five (135) degrees.
- e. Lane Lot: A lot which meets the criteria for an exception to the minimum lot width. See Section 522.c.
- f. Through Lot: An interior lot having frontage on two parallel or approximately parallel streets.
- g. Depth of Lot: The mean distance from the street line of the lot to its opposite rear line, measured in the general direction of the side lines of the lot.
- h. Lot Width: The minimum distance between side lot lines at the required minimum building setback. The width shall be measured in one of the following ways:

- (1) Where both side lot lines are perpendicular to the street line or where the side lot lines angle in opposite directions, the width is measured parallel to the street line.
- (2) In the case of the lot being located on a curved road or cul-de-sac where the side lot lines angle in opposite directions, lot width shall be measured along the shortest tangent to the arc of the building setback line.
- (3) Where both side lot lines angle in the same direction and are not perpendicular to the street line, lot width shall be the shortest distance between both side lot lines, measured along a line extending through the intersection of the front yard and a side yard setback lines.
- (4) For a corner lot, the minimum lot width must be met along both streets.

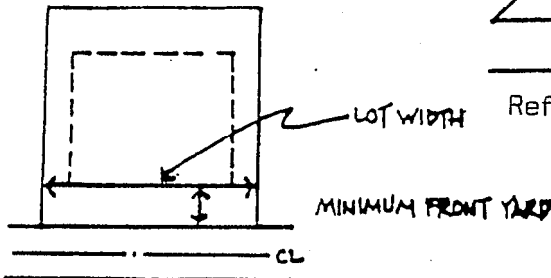
LOT WIDTH CALCULATIONS



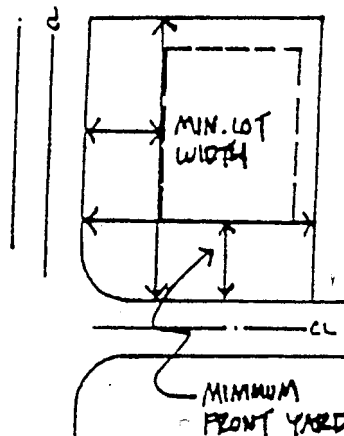
Refer to Section 243.h.(1)



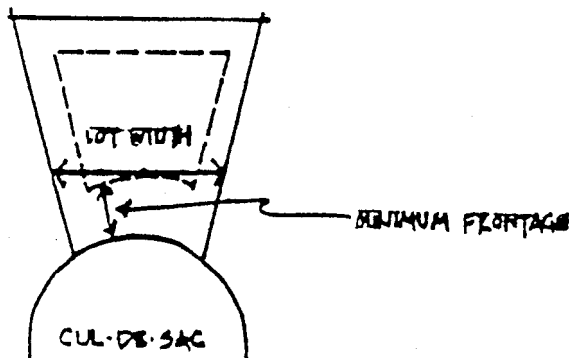
Refer to Section 243.h.(3)



Refer to Section 243.h.(1)



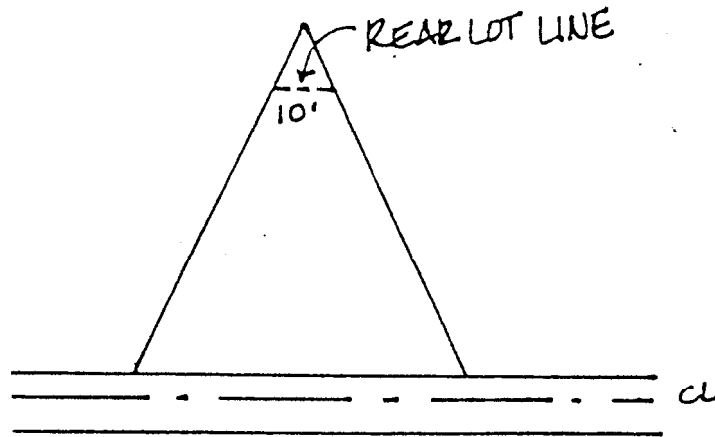
Refer to Section 243.h.(4)



Refer to Section 243.h.(2) 20

Section 244 Lot Lines

- a. Lot Lines: Any boundary line of a lot.
- b. Lot Line, Rear: Any lot line which is parallel to or within forty-five (45) degrees of being parallel to the street line, except for a lot line that is itself a street line, and except that in the case of a corner lot, the lot line opposite the street line which the front of the principal building faces shall be considered the rear lot line. In the case of a lot having no street frontage or a lot of an odd shape, only the one lot line furthest from any street shall be considered a rear lot line. Where the side property lines of a lot meet in a point, the rear property line shall be assumed to be a line not less than ten (10) feet long, lying within the lot and parallel to the street line.



- c. Lot Line, Side: Any lot line which is not a street line or a rear lot line.
- d. Street Line: See Section 277.

Section 245 Mobile Home

A transportable, single-family dwelling intended for permanent occupancy, contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

Section 246 Mobile Home Lot

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

Section 247 Modular Home

A dwelling unit erected on a foundation and made of one or more sections built in a factory. The completed unit must meet the building code which is in effect and is considered to be real property.

Section 248 Municipal Engineer

A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for Haycock Township.

Section 249 Municipal Waste

Any garbage, refuse, industrial lunchroom or office waste and other material, including solid, liquid, semi-solid or contained gaseous material, resulting from operation of residential, municipal, commercial or institutional establishments and from community activities and any sludge not meeting the definition of residual or hazardous waste in the Solid Waste Management Act from a municipal, commercial or institutional water supply treatment plant, wastewater treatment plant or air pollution control facility. The term does not include source-separated recyclable materials.

Section 250 Nonconformities

- a. Nonconforming Lot: See Section 800.a.
- b. Nonconforming Structure: See Section 800.b.
- c. Nonconforming Use: See Section 800.c.

Section 251 Open Space

Open space is land used for recreation, resource protection, amenity, or buffers; and is protected by the provisions of this Ordinance and the Subdivision and Land Development Ordinance to ensure that it remains in such uses. Open space shall not include land occupied by nonrecreational buildings or structures, roads or road rights-of-way, parking areas for nonrecreational uses, land reserved for future parking areas for nonrecreational uses, stormwater detention or retention basins, or the yards or lots of dwelling units.

Open space shall be used in accordance with Section 531 Open Space Designation; open space shall be owned and maintained in accordance with Section 534 Ownership of Open Space. Open space recreation uses specified in Section 531.b(3) may contain impervious surfaces. Such impervious surfaces shall be included in the calculation of the impervious surface ratio.

Section 252 Open Space Ratio

The open space ratio is a measure of the intensity of land use. It is arrived at by dividing the total amount of open space within the development by the base site area.

Section 253 Parking

Parking is the temporary storage of motor vehicles. For purposes of this Ordinance, parking is provided for in the following forms:

- a. On-Street Parking: The parking of motor vehicles on a street, in a line parallel to the moving lanes of a street.
- b. Off-Street Parking: The parking of motor vehicles in an area which has direct access to a street via a driveway or accessway, but which is not located on a street.
 - (1) Common Parking Area: An off-street parking lot or garage designed to serve three or more dwelling units or nonresidential uses.
 - (a) Common Parking Lot: An off-street ground level area for the temporary storage of motor vehicles.

- (b) Common Parking Garage: A deck, building or structure, or part thereof, used for the temporary storage of motor vehicles. Where there is ground level parking, it is covered by a roof. Multiple tiers of parking shall be subject to the building height limitations of this Ordinance.
- (2) Private Parking Area: An off-street parking lot or garage designed for the temporary storage of a small number of motor vehicles. It is for use by one or two dwelling units only and is located in close proximity to the dwelling unit(s) it serves. A private parking area is located on the fee-simple lot which contains the dwelling unit it serves, or is located on the minimum lot area required by this Ordinance, whether the lot is deeded or for planning purposes only.
 - (a) Private Parking Lot: An open, uncovered area for the temporary storage of motor vehicles, owned and operated by the residents of the nearby dwelling unit(s).
 - (b) Private Parking Garage or Carport: A structure which is accessory to, attached to, or part of a dwelling unit which is used for the temporary storage of motor vehicles and owned and operated by the residents thereof.
 - (c) Community Garage: A structure which is accessory to, attached to, or part of a group of attached dwelling units which is used for the temporary storage of motor vehicles and owned and operated by the residents of those units.
- c. Spillover Parking: An area which is intended to accommodate the occasional need for parking beyond the requirements of the residents of the dwelling unit. The need for spillover parking is created by service vehicles and other occasional visitors.

Section 254 Performance Standard Subdivision

A type of cluster development in which the developer may choose to develop a variety of housing types subject to the regulations in Articles IV and V of this Ordinance. Performance standard subdivisions allow the grouping or clustering of dwelling units, permitting a variety of housing types to encourage better, more flexible designs. The subdivision as a whole must meet prescribed standards for open space, density and impervious surfaces.

Section 255 Planned Residential Development

Planned Residential Development shall be considered a special district which may be granted to a developer for the purpose of providing residential and nonresidential uses in a community setting. See Article VII.

Section 256 Pond

A permanent body of water, naturally occurring or man-made, covering an area of up to two (2) acres. Refer to Section 504.f.

Section 257 Pond Shore Area

The landside edge of ponds from established shoreline to an upland boundary. Refer to Section 504.h.

Section 258 Principal

- a. Principal Building See Section 209.c.
- b. Principal Use See Section 280.c.

Section 259 Public Hearing

A formal meeting held pursuant to public notice by the Governing Body or planning agency, intended to inform and obtain public comment prior to taking action in accordance with the Pennsylvania Municipalities Planning Code (Act 247, as amended by Act 170.)

Section 260 Public Meeting

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

Section 261 Public Notice

Notice published once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing.

Section 262 Recreational Vehicle

A vehicle or piece of equipment intended primarily as temporary living quarters for recreational camping or travel use, whether self-powered or designed to be pulled or carried. The basic entities are, but are not limited to, the following: travel trailer, truck-mounted camper, motor home, folding tent camper, and autos, buses or trucks adapted for vacation use.

Section 263 Report

Any letter, review, memorandum, compilation or similar writing made by any body, board, officer or consultant other than a solicitor to any other body, board, officer or consultant for the purpose of assisting the recipient of such report in the rendering of any decision or determination. All reports shall be deemed recommendatory and advisory only and shall not be binding upon their recipient, board, officer, body or agency, nor shall any appeal lie therefrom. Any report used, received or considered by the body, board, officer or agency rendering a determination or decision shall be made available for inspection to the applicant and all other parties to any proceeding upon request, and copies thereof shall be provided at cost of production.

Section 264 Right-of-Way

- a. Right-of-Way: Land set aside for use as a street, alley, or other means of travel.
- b. Existing Right-of-Way: The legal right-of-way as established by the Commonwealth or other appropriate governing authority and currently in existence.
- c. Future Right-of-Way: The right-of-way deemed necessary to provide adequate width for future street improvements. Future right-of-way widths are designated in Section 524.

Section 265 Sewer

- a. Private Sewer: An on-lot sewage disposal system providing for disposal of effluent for one building and its accessory buildings on a single lot.
- b. Public Sewer: Any municipal or privately owned sewer system in which sewage is collected from more than one lot and piped to an approved sewage disposal facility. It may also be referred to as "off-lot" or "off-site" sewer. This shall include capped sewers when installed to municipal specifications.

Section 266 Sign: See Section 901.

Section 267 Site

A parcel or parcels of land intended to have one or more buildings or intended to be subdivided into one or more lots.

Section 268 Site Area

All land area within the site as defined in the deed. This area shall be from an actual site survey rather than from a deed description.

Section 269 Site Area, Base

The area of a tract of land remaining after subtracting land which is not contiguous, land previously subdivided, future road rights-of-way and existing utility rights-of-way from the site area. See Section 501 for the specific calculations.

Section 270 Site Area, Net Buildable

A calculated area upon which the density, the open space ratio and the impervious surface ratio requirements for the applicable district are computed. It can be determined for a particular tract of land by completing the calculations found in Section 501.

Section 271 Site Capacity

The maximum number of dwelling units, the maximum impervious surfaces, the buildable portion of the site, and the minimum open space as calculated under the provisions of Section 501 Site Capacity Calculations.

Section 272 Special Exception

A use permitted in a particular zoning district pursuant to the provisions of Sections 401(b) and 1107 of this Ordinance.

Section 273 Steep Slopes

Areas where the average slope exceeds eight (8) percent which, because of this slope, are subject to high rates of stormwater runoff and therefore erosion and flooding. Refer to Section 504.c.

Section 274 Story

That part of a building located between a floor and the floor or roof next above it. The first story of a building is the lowest story having one-half (1/2) or more of its wall area above average finished grade level. A half-story is a story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two feet above the floor.

Section 275 Story, Ground

That story with its floor level immediately above the average finished grade level of the adjoining ground at any particular point or side of the building.

Section 276 Street

A public or private way used, or intended to be used, for passage or travel by motor vehicles. Streets are further classified by the functions they perform:

a. Thoroughfares:

- (1) Expressway--designed for large volumes of high-speed traffic with access limited to grade-separated intersections.
- (2) Arterial Highways--designed for large volumes of high speed traffic with access to abutting properties restricted.
- (3) Collector Highways--designed to carry a moderate volume of fast-moving traffic from primary and secondary streets to arterial highways, with access to abutting properties restricted.

b. Local Streets

- (1) Primary Streets--designed to carry a moderate volume of traffic, to intercept rural roads and secondary streets, to provide routes to collector highways, and to provide access to abutting properties.
- (2) Rural Roads and Secondary Streets--designed to provide access to abutting properties and to primary streets.
- (3) Marginal Access Street--a secondary street parallel to and adjacent to an expressway, arterial highway, or collector highway and which provides access to abutting properties and protection from through-traffic.

Section 277 Street Line

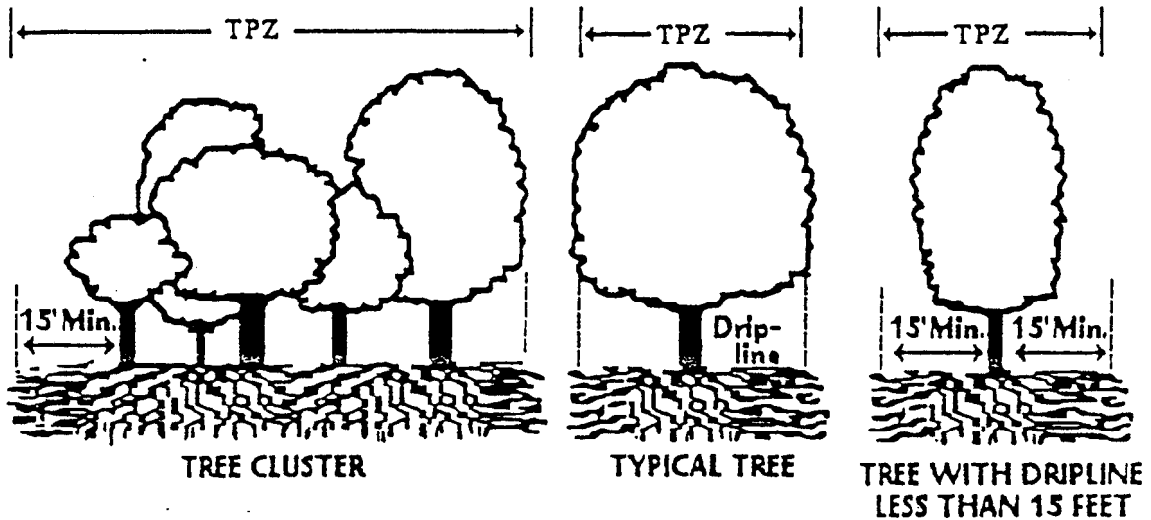
The dividing line between the street and the lot. The street line shall be the same as the existing right-of-way provided that where a future right-of-way width for a road or street has been established, then that width shall determine the location of the street line.

Section 278 Structure

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

Section 279 Tree Protection Zone (TPZ)

An area that is radial to the trunk of a tree in which no construction activity shall occur. The tree protection zone shall be fifteen (15) feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline, whichever is greater. Where there is a group of trees or woodlands, the tree protection zone shall be the aggregate of the protection zones for the individual trees. Refer to Section 504.e.



Section 280 Use

- a. Use: Any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a tract of land.
- b. Use, Accessory: A use located on the same lot with a principal use, and clearly incidental or subordinate to, and in connection with, the principal use.
- c. Use, Principal: The main use on a lot.

Section 281 Utilities

Those services customarily rendered by public utility corporations, municipalities, or municipal authorities, in the nature of electricity, gas, telephone, water and sewerage, including the appurtenances used in connection with the supplying of such services (buildings, wires, pipes, poles and the like).

Section 282 Variance

Relief granted pursuant to the provisions of Section 1106 of this Ordinance.

Section 283 Wetlands

Those areas that are inundated and saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas. Refer to Section 504.i.

Section 284 Wetland Margin

The transitional area between the wetland boundary and the upland environment measured from the outer limit of the wetland vegetation to an upland boundary. Refer to Section 504.j.

Section 285 Woodlands

Areas comprised of one-quarter (1/4) acre or more of wooded land where the largest trees measure at least six (6) inches dbh (diameter at breast height or four and one-half feet above the ground). Woodlands are also a grove of trees forming one canopy where ten (10) or more trees

measure at least ten (10) inches dbh. The woodland shall be measured from the dripline of the outer trees. Refer to Section 504.d.

Section 286 Yard

- a. Yard: An open space unobstructed from the ground up except for permitted projections and plantings, on the same lot with a structure, extending along a lot line or street line and inward to the structure. The size of a required yard shall be measured as the shortest distance between the structure and a lot line or street line.
- b. Yard, Front: A yard between a structure and a street line and extending the entire length of the street line. In the case of a corner lot, the yards extending along all streets are front yards. In the case of a lot other than a corner lot that fronts on more than one street, the yards extending along all streets are front yards.
- c. Yard, Rear: A yard between a structure and a rear lot line and extending the entire length of the rear lot line.
- d. Yard, Side: A yard between a structure and a side lot line, extending from the front yard to the rear yard. In the case of a lot having no street frontage or a lot of odd shape, any yard that is not a front yard or a rear yard shall be considered a side yard.