

ARTICLE II DEFINITIONS

SECTION 200 GENERAL INTERPRETATION

Unless otherwise expressly stated, the following words and phrases listed in this Article shall be construed throughout this Ordinance to have the meanings indicated herein. The present tense includes the future; the singular number includes the plural, and the plural includes the singular; the masculine gender includes the feminine and the neuter; the word "used" includes the words "designed, arranged or intended to be used"; the word "person" includes any individual, partnership, firm, association, corporation, or organization; the word "occupied" includes the words "designed, or intended to be occupied"; the word "may" is permissive; and the words "shall" or "must" are always mandatory. The word "Township" means East Pikeland Township, Chester County, Pennsylvania; the term "Supervisors" means the Board of Supervisors of said Township; the term "Planning Commission" means the Planning Commission of said Township; the term "Zoning Ordinance" means the Zoning Ordinance of said Township; the term "Township Engineer" shall mean the Township Engineer of said Township. When terms, phrases, or words are not defined, they shall have their ordinarily accepted meanings or such as the context may apply.

SECTION 201 DEFINITIONS

Accelerated Erosion. The removal of the surface of the land through the combined actions of man and natural processes at a rate which is greater than would occur from the natural process upon undisturbed land.

Act 247. The "Pennsylvania Municipalities Planning Code," Act of July 31, 1968, P.L. 805, NO. 247, as reenacted and amended December 21, 1988, P.L. 1329, No. 170, 53 P.S. 10101 et. seq., and any subsequent amendments thereto.

Alley. A strip of land over which there is a right of way, serving as a secondary means of access to two or more properties.

Alluvial Soils. Soils generally found in flood plains and formed by the deposit of sediments or alluvium washed from uplands. Alluvial soils in East Pikeland Township are identified as Chewacla and Rowland Series soils.

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

Best Management Practices (BMPs). Activities, facilities, designs, measures, or procedures used to manage stormwater impacts, to provide water quality treatment, infiltration, volume reduction, and/or peak rate control, to promote groundwater recharge, and to otherwise meet the purposes of Chapter 194 Grading, Erosion and Sediment Control; Stormwater Management. Stormwater BMPs are commonly grouped into one (1) of the two (2) Broad categories or measures: structural or nonstructural. Nonstructural BMPs or measures refer

to operational and/or behavior-related practices that attempt to minimize the contact of pollutants with stormwater runoff. Structural BMPs or measures are those that consist of a physical device or practice that is installed to capture and treat stormwater runoff. Structural BMPs include, but are not limited to, a wide variety of practices and devices from large-scale retention ponds and constructed wetlands to small-scale underground treatment systems, infiltration facilities, filter strips, low impact design, bioretention, wet ponds, permeable paving, grassed swales, riparian or forested buffers, sand filters, detention basins, and manufactured devices. Structural stormwater BMPs are permanent appurtenances to the site. The primary reference for implementation of BMPs in the Township shall be the Pennsylvania Stormwater Best Management Practices Manual of December 30, 2006 as amended.

Berm. A raised earthen structure generally level and formed of compacted soils used for the control of stormwater, either by impoundment or diversion.

Board. The Board of Supervisors of East Pikeland Township, Chester County, Pennsylvania.

Buffer. A strip of required yard space adjacent to a use or facility within a property, or to the boundary of a property or district, on which is located a visual barrier of sufficient height and density to appropriately limit views of the property or use. Refer to appendix for additional information

Builder. The person responsible for the erection of the building, whether such person is the subdivider or otherwise.

Building. A structure, permanently affixed to the ground and consisting of enclosing walls and a roof, which is used to shelter human or animal activity and/or for the enclosure or storage of goods and material.

Building Setback Line. The line which establishes the depth of the front yard sufficient to provide for the minimum lot width or to provide for the minimum front yard requirements, whichever is closer for the particular district as measured from the street line.

Cartway. That portion of a street or alley paved or otherwise intended for vehicular traffic. Where curbs are provided, the area between the back sides of vertical curbs or rolled type curbs shall be included in the cartway.

Channel Stabilization. Any means of maintaining the lining of an outlet channel impervious to stormwater flow in consideration of the volume and velocity of the flow, including, but not limited to sodding, plastic or jute mesh, glass fiber matting, asphalt, concrete, stone rip rap, etc.

Clear Sight Triangle. An area of unobstructed vision at street intersections defined as lines of sight between points at a given distance from the intersection of the street rights of way, cartways, or centerlines.

Common Open Space or Open Space. A parcel or parcels of land or an area of water or a

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

Comprehensive Plan. The document adopted in accordance with the provisions of Act 247, as the Comprehensive Plan for the Township of East Pikeland by the Board of Supervisors.

Comprehensive Trail System. A system of interlinking trails throughout the Township, designed for transportation and recreation purposes. The comprehensive trail system is delineated in the East Pikeland Township Open Space, Recreation and Environmental Resources Plan.

Condominium. Real estate, portions of which are designed for separate ownership and the remainder of which is designed for common ownership solely by the owners of those portions created under the Pennsylvania Uniform Condominium Act of 1980.

Conservation Plan. A plan for the conservation of the precipitation and soils meeting the standards established, and revised from time to time, by the Chester County Conservation Service and the Pennsylvania Department of Environmental Protection.

Construction. Any disturbance of the existing surface of the land or the erection of structures thereon, including the cutting of trees or clearing of brush, provided, however, that the entering upon premises, for purposes of surveying, staking or the clearing of lines necessary to obtain data on existing conditions shall not be deemed "construction".

Critical Environmental Areas. Areas consisting of floodplain conservation, high water table soils, wetlands, steep slopes, prime woodlands, visually sensitive areas, and historic resources.

Crosswalk. A right of way exclusively for pedestrian or non-motorized vehicle travel across a street.

Cul-de-sac. A single access local street intersecting another street at one end and terminated at the other end by a permanent vehicular turnaround.

Date of Submission. Date on which a completed application for subdivision and land development together with all required information, fees, etc., is received by the East Pikeland Township Subdivision Officer.

DBH (Diameter at Breast Height). The outside bark diameter of a tree at breast-height measured four and one half (4.5) feet from the ground surface at the point of highest elevation in contact with the trunk of such tree.

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

Development. Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, the placement of mobile/manufactured homes, streets, and other paving, utilities, filling, grading, excavation, mining, dredging, or drilling operations, and the subdivision of land.

Development Agreement. A written contract between an applicant and the Township specifying the conditions of final approval by the Township.

Design Standards. Minimum standards for the layout by which a subdivision or land development is developed.

Detention Basin. A structure designed to retard surface water runoff for a period of time sufficient to provide for a reduced rate of discharge through a controlled outlet, and to retard the velocity and cause the deposition of sediment, and as a means of preventing erosion.

Diversions. A channel or ditch and embankment constructed across a sloping land surface, either on the contour or at predetermined gradient, to intercept and divert stormwater before it gains sufficient volume or velocity to scour or cause harmful erosion.

Drainage. The flow of water or other liquid and the means or structures for directing such flow, whether surface or subsurface, and whether natural or artificial.

Drainage Area. The upstream watershed area of a drainage basin measured from a point of discharge in the watercourse.

Drainage Facility. Any structure or improvement designed, intended or constructed for the purpose of diverting surface waters from or carrying surface water off streets, public rights of way, or any part of any subdivision or land development.

Driveway, Common. A means of private access serving only two lots.

Driveway, Private. That portion of a lot that is intended for vehicular use and which is privately owned, whether paved or unpaved.

Earth Moving Activity. Man-made activities resulting in the movement of soil or the stripping of vegetative cover from the earth.

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

Easement, Conservation. A legal agreement between a property owner and an appropriate conservation organization or governmental entity, through which the property owner establishes certain use restrictions over all or portions of the property for conservation purposes.

Engineer, Township. A registered professional engineer, licensed by the Commonwealth of Pennsylvania, duly designated by the Board to perform the duties of engineer as herein specified.

Erosion. The process by which soils, vegetation and man-made materials on the earth's surface are worn away by action of water, wind, frost, or a combination of such action by natural forces.

Existing Resources and Site Analysis Plan. A plan to accompany Sketch, Preliminary and Final Plan submissions delineating topographic conditions, streams, lakes and ponds, natural drainage courses, floodplains and wetlands, soils, hydric soils and high water table soils, drainage basins and sub-basins, vegetative cover conditions, ridgelines, viewsheds, geologic conditions, existing man-made improvements, historic resources, trails, easements and encumbrances and the French Creek Scenic River Corridor, as applicable.

Fill. Material, exclusive of structures, placed or deposited so as to form an embankment or raise the surface elevation of the land.

Grade, Existing. The elevation, relative to a given datum, of the ground surface prior to any excavation or fill.

Grade, Finished. The elevation, relative to a given datum, of the ground surface after completion of any excavation or fill.

Grade, Proposed. The elevation, relative to a given datum, of the ground surface proposed to be achieved by excavation or fill.

Grading. The changing of the surface of the ground by excavation or filling, or combination of the two; the act of moving earth.

Grading Plan. A plan to scale showing existing and proposed buildings and other structures, as well as existing and proposed contours at sufficient intervals to define scale location, depth and gradient, and general slope of the ground.

Greenway Lands. That portion of a tract that is set aside for the protection of sensitive natural features, farmland, scenic views, and other unique features. Greenway land may be accessible to the residents of a development and/or municipality, or it may contain areas of conservancy lots that are not accessible to the public.

Guarantee, Maintenance. Any approved security which may be required of the applicant by the Township upon final acceptance by the Township of installed improvements.

Guarantee, Performance. Any approved security which may be required of the applicant by the Township as a condition of final plan approval to guarantee public and common private improvements are installed in accordance with the final plan and the applicable provisions of this Ordinance.

Historic Resources. Within the context of this Chapter, all buildings, sites, structures,

objects and districts shown on the East Pikeland Township Historic Resources Map.

Hydric Soils. A soil that formed under saturated conditions. See Appendix C for list of hydric soils.

Hydrologic Soil Classification. The classification of soils into groups by their potential for creating stormwater runoff. The hydrologic classification of soils is shown in Appendix D.

Impervious Surface. Areas which do not absorb water, including but not limited to buildings, structures, and paved areas.

Improvements. Grading, paving, curbing, street lights and signs, fire hydrants, water mains, sanitary sewer mains, including laterals to the street right of way line, storm drains, including all necessary structures, sidewalks, crosswalks, street trees and monuments.

Improvements, Public. Improvements including but not limited to grading, paving, curbing, fire hydrants, water mains, sanitary sewers, and other surface drainage facilities, retaining walls, street signs, monuments or the like, intended for dedication to the Township.

Improvement Specifications. Minimum standards for the construction of the required improvements such as streets, curbs, sidewalks, water mains, sewer, drainage, public utilities and other items required to render the land suitable for the use proposed.

Land Development. Any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - (i) A group of two or more residential or nonresidential buildings, whether proposed initially or 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.
- 2) A subdivision of land.
- 3) Development in accordance with Section 503(1.1) of the Pennsylvania Municipalities Planning Code.

Landowner. The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land.

Lot. A designated parcel, tract or area of land established by a plat or otherwise as

permitted by law and to be used, developed or built upon as a unit. Such parcel shall be separately described by metes and bounds, the description of which is recorded in the Office of the Recorder of Deeds of Chester County by deed description or is described by an approved subdivision plan recorded in the Office of the Recorder of Deeds of Chester County.

Lot Area. The acreage contained within the property lines in a lot as defined in the deed or as shown on an approved subdivision plan. For purposes of calculating the minimum lot area necessary to comply with the area and bulk requirements of this Chapter, the following areas shall be excluded from such calculation:

- i) Any area used for gas, oil, natural gas, electric, or communications transmission facilities, whether below- or above-ground, that do not serve the lot or lots traversed. Any such facility that does not have a defined easement, shall be assigned a 20' wide easement for the purpose of lot area exclusion calculation.
- ii) Any area within a street or other transportation right of way.
- iii) Any area comprising a stormwater management basin, but not including stormwater management berms intended to serve individual residential lots.
- iv) For any lot of one (1) acre or less: all areas overlain by the Flood Plain Conservation District, all areas of slope in excess of twenty-five percent (25%), all areas of seasonally high water table soils, and all areas delineated as wetland, as each is defined herein.
- v) For any lot in excess of one (1) acre: that portion or those portions of the lot in which the following features individually or cumulatively represent greater than twenty (20%) percent of the gross area of the lot: areas overlain by the Flood Plain Conservation District; areas of slope in excess of twenty-five (25%) percent; areas of seasonally high water table soils; and all areas delineated as wetland, as each is defined herein.

Lot, Corner. A lot at the junction of, and abutting on two or more intersecting streets, or at the point of abrupt change in direction of a single street, the interior of which is not greater than one hundred thirty five degrees.

Lot Depth. The distance along a straight line drawn from the midpoint of the front lot line to the midpoint of the rear lot line.

Lot, Double Frontage. A lot extending between and having frontage on two generally parallel streets.

Lot, Interior. A lot that is connected to a street by an access strip of required minimum width.

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

of the street or any other line within the street lines even though such may be the property boundary.

Lot, Reverse Frontage. A lot, extending between and having frontage on a major thoroughfare and local street, and with vehicular access solely from the latter.

Lot Width. The distance in feet between the side lot lines, measured along a line parallel to the street line at the building setback line.

Major Trail Element. Important existing and/or future recreational, educational, natural and commercial features or uses to which trails may provide access.

Map, Official. A map, legally adopted by the Board of Supervisors, showing officially dedicated, ordained, opened, or planned streets, existing parks and other properties, or those proposed for acquisition by the Township by condemnation, purchase, dedication or otherwise.

Marker. An iron pipe or pin of at least one-half inch diameter, and at least twenty-four inches in length.

Meadow. An open grassland devoid of woody plants. In the eastern U.S., an old field in a successional stage within a mature plant community; an interruption of the ongoing process of establishing the climax deciduous forest. A meadow can be maintained in a stable condition by the selective removal of invading woody plants.

Mobile/Manufactured Home. A transportable, single family dwelling, intended for permanent occupancy contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation, including any addition or accessory structure, such as porches, sheds, decks, or additional rooms. All mobile/manufactured homes shall meet construction standards set by the U.S. Department of Housing and Urban Development. For floodplain management purposes, the term "mobile home" includes "manufactured home," and also includes "park trailer," "travel trailer," and other similar vehicles placed on a site for greater than one hundred eighty consecutive days. For flood insurance purposes, the term "manufactured home" does not include "park trailer," "travel trailer," and other similar vehicles.

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

Mobile/Manufactured Home Park. A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile/manufactured home lots for the placement thereon of mobile/manufactured homes.

Monument. A stone or concrete monument with a flat top at least four inches in diameter or square, and at least twenty-four inches in length, to the top of which is permanently affixed a reference mark. The monument shall be tapered so that the dimensions at the bottom are at

least two inches greater than the top, to minimize movement caused by frost.

Open Space. An area of land or water or a combination of land and water within a subdivision or land development, designed and intended for the use and enjoyment of the residents of the subdivision or land development, or the residents of the Township, consisting of landscaped or natural terrain, including lakes and streams. Open space may include active and passive recreation areas, trails, greenways and riparian and wetlands buffers. Open space shall not include structures or other improvements (other than those related to recreational uses and approved by the Township), street and utility rights-of-way or easements, stormwater management facilities or areas, sediment and erosion control facilities, required yard areas, and off-street parking areas.

Person. Any individual, firm, trust, condominium, partnership, joint venture, unincorporated association, business association or corporation, whether public or private, or other legal entity cognizable at law.

Plan, "As-Built". A finally revised working drawing corrected to show all changes in design, sizes or location that may have been made during actual construction and represents the actual location of improvements.

Plan, Final. A complete and exact land development or subdivision plan prepared by a registered engineer, land surveyor, landscape architect or architect for official recording as required by Act 247 to define property rights and proposed streets and other improvements.

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

Plan, Land Development. A plan depicting all aspects of a particular land development as required herein, including all exhibits, drawings, cross-sections, profiles and descriptive text to the degree of detail specified herein and sufficient to portray the full intent of a developer.

Plan, Preliminary. A land development or subdivision plan prepared by a registered engineer, land surveyor, landscape architect or architect in lesser detail than a final plan, showing proposed street, drainage, and lot layout as a basis for consideration prior to preparation of a final plan.

Plan, Profile. A plan prepared by an engineer or surveyor registered in the Commonwealth of Pennsylvania showing the vertical section of the existing and proposed grade along the centerline and right of way lines of any proposed street and public improvement.

Plan, Record. The copy of the final plan which contains the original endorsements of the County Planning Commission and the Township which is intended to be recorded with the County Recorder of Deeds and may be appended by the inclusion of an as-built plan.

Plan, Site Analysis. A plan depicting natural features of a site intended to promote design sensitive to the unique natural features of the landscape. The plan shall accompany sketch, preliminary and/or final plan submission, and shall include all information required under

Section 306.A. of this Ordinance.

Plan, Sketch. An informal plan, approximately to scale, indicating topographic and other salient existing features of a tract and its surroundings and general layout of the proposed subdivision or land development.

Plan, Utilities. A plan prepared by a registered engineer or surveyor, showing location, sizes and types of all water, gas and electric lines, all sanitary sewer mains, profiles and laterals, all storm sewers and gradients, all street lights, fire hydrants, all service connections, and all data pertaining to existing or proposed utilities.

Planner, Township. A person duly designated by the Board to perform the duties of Planner as herein specified.

Planning Commission. The East Pikeland Township Planning Commission, Chester County, Pennsylvania.

Planting Screen. A strip of decorative planting the ultimate height and width of which shall be not less than ten feet consisting of not less than fifty percent evergreen material scattered throughout the length of the strip, and sufficient to provide effective screening.

Planting, Street Tree. Trees planted within a street right of way and generally within the planting strip, such trees to be approved as to type and size by the Board.

Planting Strip. A strip of land lying between the curb line, or edge of the paving of a street, and the sidewalk, or edge of parking lot paving.

Plat, Record. The final plat, or engineering layout of streets and lot easements, common open spaces and public grounds, which has been duly approved by all necessary officials and recorded in the Office of the Recorder of Deeds of Chester County, West Chester, Pennsylvania.

Public Hearing. A formal meeting held pursuant to public notice by the Board of Supervisors, the Planning Commission or the Zoning Hearing Board, intended to inform and obtain public comment, prior to taking action in accordance with this Chapter.

Public Meeting. A forum held pursuant to notice under the Act of July 3, 1986, P.L. 1988, known as the "Sunshine Act".

Public Notice. Notice published once each week for two successive weeks in a newspaper of general circulation in the Township. Such notices shall state the time and place of any hearing or meeting and the particular nature of the matter to be considered at the hearing or meeting. The first publication shall not be more than thirty days, and the second publication shall not be less than seven days, prior to the date of the hearing or meeting.

Recreation, Active. Those recreational pursuits which require physical alteration to the area in which they are performed. Such areas are intensively used and include, but are not limited to, playgrounds, ball courts and swimming pools.

Recreation, Passive. Recreational pursuits which can be carried out with little alteration or disruption in the area in which they are performed. Such uses include, but are not limited to, hiking, biking and picnicking.

Resubdivision. Any replatting or resubdivision of land, limited to changes in lot lines on approved Final Plan or Recorded Plan as specified in this Ordinance. Other replatting shall be considered as constituting a new subdivision of land. See also Subdivision.

Review. An examination of the Sketch Plan, Preliminary Plan, and/or Final Plan by the Planning Commission and/or the East Pikeland Township Board of Supervisors to determine compliance with this Ordinance and the administrative regulations, design standards and improvement specifications enacted pursuant thereto.

Right of Way. The total width of any land reserved or dedicated as a street, alley, sidewalk, or crosswalk, or for any other public or private purpose.

Seasonally High Water Table Soils. Those soils in which the groundwater surface is one foot or less from the ground surface at certain or all times of the year. By name, these soils are: Bowmanville (Bo), Chewacla (Ch), Croton (CrA, CrB), Glenville (GnA, GnB, GnB2), Readington (RdA, RdB, RdB2), Rowland (Ro, Rp), Wehadkee (We), and Worsham (WoA, WoB, WoB2).

Sediment. The silt or small soil particles held or carried in suspension by water, including that which is thus deposited at a lower level.

Service Area. This term refers to the area anticipated to be served by existing or proposed urban, neighborhood or community parks as provided in the Township Park, Recreation and Open Space component of the Comprehensive Plan, and more specifically addressed in Section 424 of this Chapter.

Sewer Authority. The Valley Forge Sewer Authority, of which East Pikeland Township is a member.

Sewerage Facilities.

- i) Individual, on-site sanitary sewage disposal system. The disposal of sewage by use of septic tanks, or other safe and healthful means, approved by the Chester County Health Department, within the confines of the lot on which the use is located.
- ii) Community sanitary sewage collection, treatment, and/or disposal system. A sanitary sewage system in which sewage is carried from two or more individual dischargers by a system of pipes to one or more privately owned and/or maintained common treatment and disposal facilities employing spray irrigation and/or subsurface land disposal techniques. Treatment and disposal may occur either on-site or off-site.

- iii) Public sewage system. Off-site system for the treatment and disposal of sewage in which sewage is conveyed by interceptor to a publicly operated treatment plant and disposed of through means approved by the Pennsylvania Department of Environmental Protection.

Sewer Connection. The sewer connection consists of all pipes, fittings and appurtenances from the drain outlet of a building to the inlet of the corresponding sewer riser pipe.

Sewer Riser Pipe. The sewer riser pipe is that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each building in a mobile/manufactured home park.

Shade Trees. A tree in a public place or within a street right of way as provided by this Ordinance.

Sight Distance. For purposes of this Ordinance, the definition shall be as in the Pennsylvania Code, Title 67. Transportation, Chapter 441, as most recently amended.

Single Access Street. An interior residential street, including but not limited to cul-de-sac and loop designs, which is designed to provide only one (1) point of intersection with an existing through road.

Site. A lot, tract or parcel of land on which grading, construction or land development is taking place, or is proposed to take place; the location of the work.

Site Restoration. Measures taken following completion of land disturbance activities that will stabilize the land surface and minimize exposure to possible erosion or sedimentation.

Soil Percolation Test. A field test conducted to determine the suitability of the soil for on-site sanitary sewage disposal facilities by measuring the absorptive capacity of the soil at a given location and depth.

Specimen Tree. A non-invasive tree in good health of 30 inches or greater diameter at breast height (DBH), measured 4½ feet above the ground surface. In addition, a unique, culturally valuable, or historically significant tree may be designated a specimen tree by the Township.

Steep Slope. Those areas of the Township that are characterized by a change in elevation of fifteen (15) to twenty-five (25) percent (precautionary) and greater than twenty five (25) percent (prohibitive) over a distance or contour defined by the Township Zoning Ordinance.

Stormwater. Any precipitation, but usually rainfall, which is sufficient to flow on any natural or impervious surface; frequently termed "runoff".

Street. A public (dedicated) or private (undedicated) right of way intended for general public use as a means of vehicular and pedestrian circulation to provide access to more than one lot. Streets shall be further classified as:

Arterial. A street serving the heaviest volumes of traffic (comparatively high speed and long distance) in the Township, including all facilities classified as main and secondary highways by the Pennsylvania Department of Transportation; providing the highest degree of vehicular mobility; and/or involving controls on access.

Collector. A street used primarily as the means of access for through traffic between residential neighborhoods, major streets, districts within the Township, and areas immediately adjacent thereto.

Local. A street used primarily for local traffic as the means of access to abutting residential lots.

Street, Commercial. A street used primarily as the means of access to abutting commercial lots.

Street Line. The dividing line between a lot and the outside boundary or right of way line of a public street, road, or highway legally open or officially platted, or between a lot and a privately owned street, road, or way over which the owners or tenants of two or more lots, each held in single and separate ownership, have the right of way.

Street, Private. A street not offered or not required to be offered for dedication.

Street, Residential. A street used primarily for local traffic as the means of access to abutting residential lots.

Structure. Any form or arrangement of building materials involving the necessity of providing proper support, bracing, anchorage or other protection. Such arrangement shall have a permanently fixed location in or on the ground. Structures include but are not limited to buildings, open sheds and similar enclosures with less than four walls and/or a roof, signs, fences or walls over six feet in height, aerials and antennae, porches, platforms, tennis and handball courts, swimming pools, tents, tanks, and towers.

Stub. Any street laid out in a subdivision or land development, intended for connection to a future street on adjoining property.

Subdivision. The division or re-division of a single 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 of building or lot development. The subdivisions 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 dwellings shall be exempted from this definition.

Subdivision and Land Development of Regional Impact. Any subdivision or land development proposal (whether submitted as a formal application, sketch plan, as part of a conditional use or special exception application, or as part of a variance application) will be

considered a subdivision or land development of regional impact if it meets any of the following standards:

1. Office, Retail greater than 75,000 gross square feet
2. Wholesale and Distribution greater than 100,000 gross square feet
3. Hospitals and Health Care greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
4. Residential greater than 100 new lots or units
5. Industrial greater than 125,000 gross square feet; or employing more than 300 workers or covering more than 25 acres
6. Hotels greater than 150 rooms
7. Mixed Use total gross square feet greater than 100,000
8. Attractions and Recreational Facilities greater than 500 parking spaces or a seating capacity of more than 1,000
9. Waste Handling Facilities-new facility or expansion of existing facility by more than 50%
10. Quarries, Asphalt and Cement Plants-new facility or expansion of existing facility by more than 50%
11. Petroleum Storage Facilities, Energy Generation or Distribution Facility-new facility or expansion of existing facility by more than 50%
12. Public or Private School-new or relocated facility with a capacity of 500 students or more.
13. Any other development types not identified above (includes parking facilities) with 300 parking spaces
14. Any other proposed subdivision or land development, which in the opinion of the governing body of East Pikeland Township, could have a regional impact or an impact beyond the boundaries of East Pikeland Township and for which East Pikeland Township desires input from the Regional Planning Committee.

Subdivision, Major. A subdivision wherein public improvements are proposed, three or more lots are being located, or any land development application.

Subdivision, Minor. A subdivision wherein lots abut existing improved streets of sufficient width and not involving the layout or improvement of any new street. Subdivisions of two or less lots shall be considered minor subdivisions.

Subdivision Officer. An individual appointed by the Board for a term of one year, and whose duties shall consist of those set forth in this Ordinance and such other duties as may be prescribed from time to time by the Board.

Sub-grade. Any finished surface or elevation of compacted fill or natural earth upon which materials of construction are placed.

Surveyor. A licensed surveyor registered by the Commonwealth of Pennsylvania.

Topsoil. Natural and friable loam containing sufficient organic nitrogen, phosphorus and potassium to support plant growth and extending in depth to the extent of penetration of feeder roots of the prevailing native grasses.

Township. The Township of East Pikeland, Chester County, Pennsylvania.

Tract. One or more lots assembled and presented as a single property for purposes of subdivision or land development.

Trail. A corridor of ten (10) feet in width through which passes, or will pass, a trail as part of the Township Comprehensive Trail System or as otherwise authorized by the Township. A trail is to serve transportation and recreational functions for walkers, bicyclists, horseback riders and cross country skiers; trails shall exclude motorized vehicles except as authorized by the Township for maintenance, management and emergency purposes.

Trail Link. A corridor of ten (10) feet in width through which passes, or will pass, a trail that serves as a link from a development to the Township Comprehensive Trail System. A trail link is to serve transportation and recreational functions for walkers, bicyclists, horseback riders and cross country skiers; trail links shall exclude motorized vehicles except as authorized by the Township for maintenance, management and emergency purposes.

Turnaround. A paved circle or square terminating a cul-de-sac.

Use. Any purpose for which a building or other structure or tract of land may be designed, arranged, intended, maintained or occupied, or any activity or occupation carried on, or intended to be carried on, in a building or other structure or a tract of land.

Utilities. Sanitary sewer lines, water lines, fire hydrants, street lights, storm sewer lines, manholes, inlets, catch basins, gas lines, electric lines, and other facilities of the same general character.

Vegetation, Permanent. Perennial grasses, legumes or other long-lived plant materials, such as Crown Vetch, Fescues, etc., and Bluegrasses, depending upon the degree of refinement desired.

Vegetation, Temporary. Fast growing grasses, usually annuals, such as rye, oats, sudan, or other appropriate cover to prevent erosion until permanent vegetation can be installed.

Viewshed. A view of the surrounding landscape available to be seen from any particular point or location in the Township.

Water Course. A permanent or intermittent stream, river, brook, run, creek, channel, swale, pond, lake or other body of surface water, carrying or holding surface water, whether natural or man-made.

Water Supply.

- i) Individual system. A safe, healthful, and adequate supply of water to a single user from a private well or spring located on the land of the user.
- ii) Central water supply system. A system for supplying water from a common source or sources to all dwellings and other buildings within a development. The water supply source may be located on site and/or off-site. A central system can be further described as either of the following:

1. Public water supply system. A system that is owned by a municipality, a public company, or a private company and which serves more than a single community or subdivision and may be interconnected with other water supply systems.
2. Community water supply system. A system that is owned by a municipality, a public company, or a private company and which serves a single community or subdivision and is not interconnected with any other water supply system.

Water Table. The upper surface of a zone of saturation except where that surface is formed by an impermeable body.

Wetlands. Areas that are inundated or saturated by surface water or groundwater 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.

Woodland. A plant community of one-quarter (1/4) acre or more in area in which tree species are dominant or co-dominant, the branches of the trees form a complete, or nearly complete, aerial canopy and where the largest trees measure a least six (6) inches in diameter DBH. A woodland also includes ten (10) or more individual trees of six (6) inches or greater DBH under a common canopy. Woodlands consist of groupings of live trees regardless of species or presence of illness, infestation, or physical defect. Woodlands includes any area where timber has been harvested within the previous three years and/or woodland disturbance has occurred within the previous three years that would have met the definition of woodland prior to timbering or disturbance. Woodlands do not include orchards.

Yard. An open, unoccupied space on the same lot with a building or other structure or use, open and unobstructed from the ground to the sky, except for permitted signs and fences.

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