

ARTICLE II

DEFINITIONS

200 GENERAL

Unless otherwise expressly stated, the following terms and words used herein shall, for the purposes of this Ordinance, have the meaning indicated in this Section.

201 GENERAL TERMS

- A. Words used in the present tense include the future tense; the singular number includes the plural, and the plural number includes the singular; words of masculine gender include feminine gender; and words of feminine gender include masculine gender.
- B. The word "includes" or "including" shall not limit the term to the specific example but is intended to extend its meaning to all other instances of like kind and character.
- C. The word "applicant", "person", "subdivider", "developer" and "owner" include an individual, firm, association, organization, partnership, trust, company, corporation, or any other similar entity.
- D. The word "lot" includes the word "plot" or "parcel".
- E. The word "structure" includes "building" and the use of either word shall be construed as if followed by the phrase "or a part thereof".
- F. The words "shall", "must", and "will" are mandatory; the word "may" is permissive.
- G. The words "used or occupied" include the words "intended, designed, maintained, or arranged to be used, occupied or maintained".
- H. Periods of time stated as a number of days refer to consecutive calendar days, unless specified as "working days".

202 SPECIFIC TERMS

ADT – Average daily traffic volume.

Accessory Building – See Building, Accessory.

Access Drive – A vehicular approach or entry to or exit from a multi-unit residential or a non-residential land development.

Agricultural Land – Land used, or available for use without substantial change, for agricultural operations whether for gain, pleasure, or sustenance.

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

Alteration - As applied to land, a change in topography as a result of the moving of soil and rock from one location or position to another; also the changing of surface conditions by causing the surface to be more or less impervious; land disturbance.

Amusement Park - A commercially operated park with a predominance of outdoor games and activities for entertainment including motorized, mechanical, aquatic or other devices that hold or carry passengers for amusement over a fixed or restricted area. Also typically includes booths for the sale of food and drink.

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

Application for Development – Every application, whether preliminary, tentative or final, required to be filed and approved prior to start of construction or development including but not limited to an application for a building permit, for the approval of a subdivision plat or plan, or for the approval of a development plan. This shall include the required and necessary application form, plans, fees, and any other data or documentation submitted on behalf of a subdivision or land development.

Association of Owners - See Homeowner's Association.

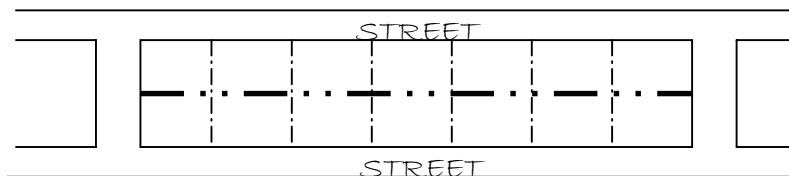
Backfill – Material used to replace or the act of replacing the land surface with material removed during construction.

Base Course – The layer or layers of specified or selected material of designed thickness placed on a subbase or a subgrade to support a surface course.

Berm - A raised earthen mound with landscape plantings of sufficient height to constitute an effective screen providing maximum protection and immediate visual screening.



Block – A unit of land containing one or more lots which is entirely bounded by existing or proposed streets, public lands, cemeteries, railroads, rights-of-way, watercourses or any other barriers to contiguous development.



BMP (Best Management Practice) - Stormwater structures, facilities or techniques used to maintain or improve the water quality of surface runoff.

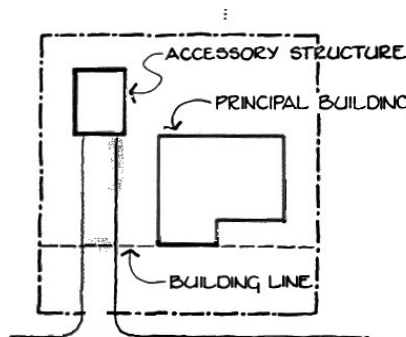
Bridge – A structure including supports having an opening measured along the center of the pavement of more than twenty (20) feet between supports (i.e. undercroppings, abutments) designed to convey vehicles, pedestrians, or other moving loads over a watercourse, railroad, public or private right-of-way, or any depression.

Buffer Yard – A portion of a site, together with any structures or landscape plantings, used and intended to provide a visual barrier between different land uses or to shield, block or provide other protection from noise, light, or nuisance between adjacent parcels of land. For the purposes of this Ordinance the buffer yard is the applicable building setback distance requirement and any additional buffer distance required as per Article V, Section 518 to lessen the impacts of incompatible land uses.

Buildable Area – The area of a lot remaining after the minimum rights-of-way, setbacks (front, rear, and side) and open space requirements have been met.

Building – Any combination of materials forming a structure which is designed, intended or arranged for the housing, sheltering, enclosure, or structural support of persons, animals, equipment, goods, process or property of any kind.

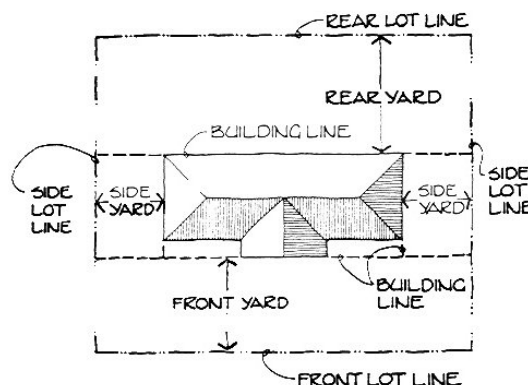
- A. **Building, Accessory** – A detached subordinate building, the use of which is customarily incidental and subordinate to that of the principal building, which is located on the same lot as that occupied by the principal building. An accessory building is not used for dwelling purposes nor normally occupied by personnel associated with any use.
- B. **Building, Principal** – The main structure on a given lot, in which the principal use of the site is conducted.



Building Setback Line, Front – A line that designates the minimum distance that buildings must be setback from a road right-of-way. Such distance shall be measured at right angles from the front street right-of-way that abuts the property upon which a building is to be located and be parallel to the right-of-way line.

Building Setback Line, Rear – A line that designates the minimum distance that buildings must be setback from the rear property line. Such distance shall be measured at right angles from the rear property line that abuts the property upon which a building is to be located and be parallel to the said rear property line.

Building Setback Line, Side – A line that designates the minimum distance that buildings must be setback from side property lines that extends from the front building setback line to the rear building setback line. Such distance shall be measured at right angles from the side property lines that abut the property upon which a building is to be located and be parallel to the said side property lines.



Caliper - The outside diameter of trees measured for buffering and landscaping purposes at a point on the trunk six (6) inches above the natural ground line.

Campground - A portion of land used for the purpose of providing a space or spaces for two or more tents, trailers, or recreational vehicles for camping purposes regardless of whether or not a fee has been charged for the leasing, renting or occupancy of the space.

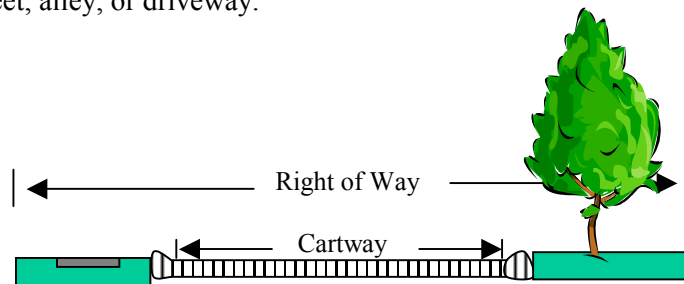
Camping Space, Primitive Tent - An unimproved site within a campground designed for the placement of a single tent for the exclusive use of its occupants intended and used for the purposes of overnight temporary stays associated with camping. Typically, modern conveniences such as utilities are not provided. It would likely have a fire pit.

Camping Space, Standard Tent - An improved site within a campground designed for the placement of a single tent for the exclusive use of its occupants intended and used for the purposes of overnight temporary stays associated with camping. It may have modern conveniences such as water and electric available, a tent pad, fire pit, and probably a picnic table.

Camping Space, Recreational Vehicle - An improved site within a campground designed for the placement of a single recreational vehicle for the exclusive use of its occupants intended and used for the purpose of overnight temporary stays associated with camping. Generally it has modern conveniences such as water, electric and possibly on-site sewer connections available.

Carbonate – A sediment formed by the organic or inorganic precipitation of mineral compounds characterized by the fundamental chemical ion CO_3 , the principal element in limestone and dolomite strata.

Cartway – The improved surface of a right-of-way that is available and intended for vehicular traffic in the form of a street, alley, or driveway.



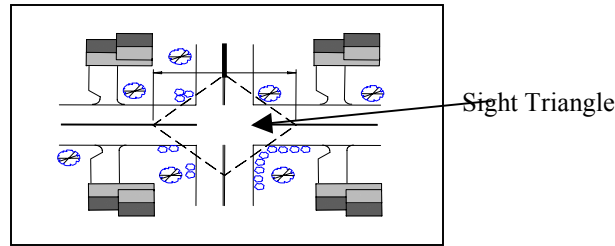
Centerline – A line running parallel to and equidistant from both sides of the traveled portion of a street.

Chairperson – The Chairperson of the Union County Planning Commission.

Channel Protection Storage Volume (C_p) - The volume of stormwater from a site that must be captured to provide 24 hour extended detention of the one-year 24-hour storm event in order to protect stream channels from erosion. For streams with stocked or naturally reproducing trout extended detention shall be for 12 hours.

Class A Concrete – Cement concrete meeting the requirements set forth in the Pennsylvania Department of Transportation Publication 408.

Clear Sight Triangle – An area of unobstructed vision at street intersections or street and driveway intersections defined by lines of sight between points at a given distance from the intersection of the street and/or driveway centerlines.



Closed or Undrained Depression – In a Karst geologic area, a distinct bowl-shaped depression in the land surface; size and amplitude are variable; drainage is internal. It differs from a sinkhole in that the ground surface is unbroken and usually occurs in greater density per unit area.

Cluster Development – A development design and site-planning concept in which several buildings are concentrated in specific areas on the site to allow the remaining land to be used for recreation, common open space, and protection of other valued natural, historic, and cultural features and resources.

Commission – The Union County Planning Commission and, where appropriate, its staff.

Commission Engineer - A licensed professional engineer registered by the Commonwealth of Pennsylvania appointed by the Union County Planning Commission to perform independent review of engineering and technical site design details of subdivisions and land developments.

Commissioners – The Union County Board of Commissioners.

Common Open Space – A parcel or parcels of land or an area of water, or a combination of land and water within a development site that is designed and intended for the use or enjoyment of residents of a development, not including streets, off-street parking areas, and areas set aside for public facilities.

Commonwealth – Commonwealth of Pennsylvania

Comprehensive Plan – The official comprehensive plan of the County of Union, Pennsylvania or any municipality under jurisdiction of this Ordinance adopted by the respective governing body which establishes broad goals for land use and growth management and may include plans for future land use, parks, transportation, public facilities and services, and the like.

Condominium – A building or group of buildings in which dwelling units, offices, or floor area are owned individually and the structure, common areas, and facilities are owned by all the owners on a proportional and undivided basis and where there is an association of owners organized for the purpose of maintaining, administering, and operating common areas and facilities.

Conservation District - The Union County Conservation District.

Consistency – A reasonable, rational, similar connection or relationship between a development proposal and the municipal, multi-municipal, and/or county comprehensive plan(s) or other relevant adopted planning documents and ordinances.

Construction – The erection, fabrication, installation, demolition, or removal of any structure, facility, feature or addition thereto, including all related activities such as clearing of land, grading, earthmoving, paving, and all other activities regulated by this Ordinance.

County – County of Union, Pennsylvania.

Crosswalk - A publicly or privately owned right-of-way for pedestrian use that crosses paved areas used for motor vehicles.

Cul-de-sac – A street that provides a single means of ingress and egress by intersecting another street at one end and terminating at the other end in a vehicular turnaround.

Culvert – A structure, typically constructed of metal, plastic, or concrete, not classified as a bridge, which provides an opening under a roadway, rail bed, pedestrian path, or other right of way designed to catch surface water from side ditches and direct it away from a roadway, rail bed, pedestrian path or other right-of-way and/or designed to convey a stream under such a crossing without constricting water flow or movement of aquatic species.

Curb - A concrete, stone or other improved boundary usually marking the edge of the roadway or paved area.

Curb Radius - The curved edge of a street or driveway at intersections, measured at the edge of the cartway.

Curb Return – A curved curb connecting the tangents of two intersecting curbs of streets or driveways.

Cut – The difference between a point on the original ground and designated point of lower elevation on the final grade; an excavation.

Dam - An artificial barrier, together with its appurtenant works, constructed for the purpose of impounding or storing water or another fluid or semi-fluid, or a refuse bank, fill or structure for highway, railroad or other purposes which does or may impound water or another fluid or semi-fluid.

Dedication – The deliberate appropriation or conveyance of land or an interest in land by the owner to another party (i.e. municipality,) for public use through a written instrument, and completed with an acceptance by the municipality.

Deciduous – Plants that drop their foliage annually before becoming dormant.

Deed – A legal document conveying ownership of real property.

Deed of Record – A legal document conveying ownership of real property officially on file in the Recorder of Deeds Office of Union County, Pennsylvania.

Deed Restriction – A restriction upon the use of a property, lot, or parcel set forth in a deed that runs with the title of the land and is binding upon subsequent owners of the property but which is enforced by the landowners involved and not the county, municipality, or other public agency. Sometimes known as a private or restrictive covenant.

Density – The number of dwelling units or units of occupancy permitted to be constructed or situated on a specific unit of land generally expressed as a “per acre” value.

Designee - The agent of the County of Union and/or the Union County Planning Commission involved with the administration, review or enforcement of any provisions of this Ordinance by contract or memorandum of understanding.

Design Manual, Part 2 – Pennsylvania Department of Transportation (Penn DOT) publication containing highway design criteria.

Design Speed – Speed, selected for a specific street, which takes into consideration the geometric limits, such as degree of curvature, super elevation, sight distances, etc., and which controls the safe operation of

the vehicle as well as allowing for safe pedestrian traffic. The design speed is governed by the volume of traffic, parking, speed limits, turning movements at intersections, intersection controls, land width, and pavement surface conditions.

Design Storm - The magnitude and temporal distribution of precipitation from a storm event measured in probability of occurrence (e.g. a 5-year storm) and duration (e.g. 24-hours), used in the design and evaluation of stormwater management systems.

Detention Basin - An impoundment structure designed to manage stormwater runoff by temporarily storing the runoff and releasing it at a predetermined rate.

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 of Regional Significance and Impact – Any subdivision or land development that, because of its character, magnitude, or location will have a substantial effect upon the health, safety, or welfare of citizens in more than one municipality.

Development Plan – The provisions for a development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase “provisions of the development plan” when used in this Ordinance shall mean the written and graphic materials referred to in this definition.

Development Site - The specific tract(s) of land for which an activity regulated by this Ordinance is proposed.

Director – The Union County Planning Director.

Downslope Property Line - That portion of the property line of the lot, tract, or parcels of land being developed located such that all overland or pipe flow from the site would be directed towards it.

Drainage Conveyance Facility - A Stormwater Management Facility designed to transmit stormwater runoff and shall include streams, channels, swales, pipes, conduits, culverts, storm sewers, etc.

Drainage Easement - A right granted by a landowner to a grantee, allowing the use of private land for stormwater management purposes and/or required for the preservation or maintenance of a natural stream or watercourse or other drainage facility.

Drainageway – Any natural or artificial watercourse, trench, ditch, swale or similar depression into which surface water flows.

Driveway – A private drive providing vehicular access between a street or access drive and a parking area or structure.

Dwelling – Any structure, or part thereof, designed or used exclusively for human habitation. The term dwelling shall not be deemed to include dormitory, fraternity, motel, rooming house, sorority, tourist home, hotel, hospital, or nursing home.

Dwelling, Multiple Family – A building designed for or containing two or more separate dwelling units that share access from a common hall, stair, or balcony.

Dwelling, Single Family Detached – A single dwelling unit occupying the building ground to roof designed for and occupied by not more than one family and having no roof, wall, or floor in common with any other dwelling unit.

Dwelling, Townhouse - A one -family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

Dwelling, Two Family – Two dwelling units attached side by side or one above the other in which each shares only one common wall or floor with the other and where each unit has an individual access to the outside. Such as twin or double and duplex structures and two unit conversion apartments.

Dwelling Unit – One or more rooms in a dwelling structure designed for the use by one or more individuals living together as a single housekeeping unit, with cooking, living, sanitary and sleeping facilities.

Easement – Any existing, recorded or proposed described right to a section of land, usually a strip, granted for limited use of property by the landowner for a public, quasi public or private purpose and within which the owner of the property shall not have the right to make use of the land in a manner that violates the right of the grantee.

Earth Disturbance - Any activity including, but not limited to, construction, mining, timber harvesting and grubbing which alters, disturbs, and exposes the existing land surface.

Elevation – A vertical distance above or below a predetermined and fixed reference level i.e. above or below sea level.

Emergency – An unforeseen occurrence or combination of circumstances that calls for immediate action or remedy.

Engineer – A licensed professional engineer registered by the Commonwealth of Pennsylvania.

Erosion - The movement of soil particles by the action of water, wind, ice, or other natural forces.

Erosion and Sediment Pollution Control Plan - A plan that is designed to minimize accelerated erosion and sedimentation and to meet the requirements of the PA DEP.

Evergreen – A plant with foliage that remains green year round.

Excavation – Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated, bulldozed, and including all methods of replacement.

Existing Conditions - The initial condition of a project site prior to the proposed construction. If the initial condition of the site is undeveloped land, the land use, for stormwater management calculations, shall be considered as "meadow" unless the natural land cover is proven to generate lower curve numbers or Rational "C" value, such as forested lands.

Fill – Any act by which earth, sand, gravel, rock or any other similar material is placed, pushed, dumped, pulled, transported, or moved to a new location above the natural surface of the ground or on top of the stripped surface; the difference of the elevation between a point on the original ground and a designated point of high elevation of the final grade; the material used to make fill.

Final Plan – The plan of a proposed subdivision or land development including all supplemental information required by this Ordinance, or by an applicable municipal ordinance, submitted to obtain final approval and having a form acceptable for recording in the office of the recorder of deeds.

Fire Lane – A way cleared of obstacles and vegetation at all times so as to permit ingress and egress for vehicles during a fire or other emergency.

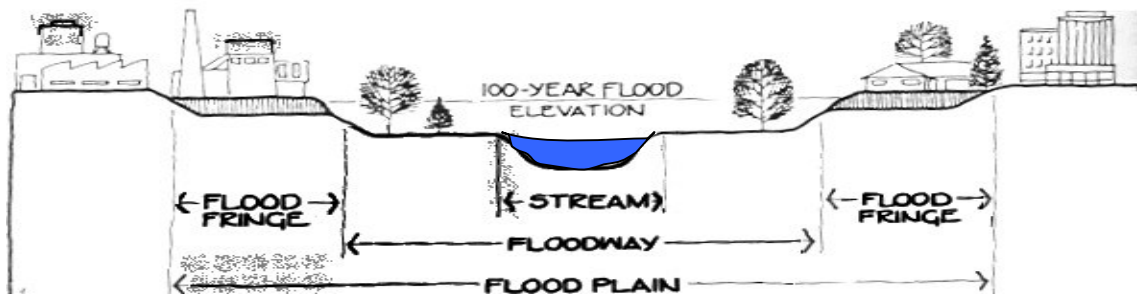
Flexible Pavement – A pavement structure that maintains intimate contact with and distributes loads to the subgrade and depends on aggregate interlock, particle friction, and cohesion for stability, such as bituminous pavement.

Flood - A general but temporary condition of partial or complete inundation of normally dry land areas from the overflow of streams, rivers, and other waters of this Commonwealth.

Flood Fringe - That portion of the flood hazard area outside of the floodway, based on the total area inundated during the regulatory base flood plus 25 percent of the regulatory base flood discharge.

Floodplain - Any land area susceptible to inundation by water from any natural source and/or those areas delineated by Flood Insurance Studies for Union County and its individual municipalities prepared by the Federal Emergency Management Agency (FEMA). These areas are mapped and shown on the Flood Insurance Rate Maps and/or Flood Hazard Boundary Maps.

Floodplain, 100-year – Any land area susceptible to inundation by water from any natural source and/or those areas delineated by the FEMA Flood Insurance Studies and associated maps for Union County and its individual municipalities in which there is a one percent (1%) chance of inundation occurring in any given year.



Floodway - The channel of the watercourse and those portions of the adjoining floodplains that is reasonably required to carry and discharge the 100-year frequency flood. Unless otherwise specified, the boundary of the floodway is as indicated on maps and flood insurance studies for Union County and its municipalities provided by FEMA. In an area where no FEMA maps or studies have defined the boundary of the 100-year frequency floodway, it is assumed - absent evidence to the contrary - that the floodway extends 50 feet from the stream to the top of stream bank on each side of the stream.

Floor Area – Total gross area of all floors enclosed within the exterior walls of any building, including accessory buildings and including any areas that may be enclosed by temporary exterior walls such as garage doors or removable solarium glass enclosures; or as defined in an applicable municipal zoning ordinance.

Footcandle - The unit of illumination when the foot is the unit of length, as shown as an isofotocandle diagram, where all points on the line represent the same level of illumination.

Freeboard - A vertical distance between the elevation of the designed high water level and the top of a dam, levee, tank, basin, or diversion ridge. The space is required as a safety margin in a pond or basin.

Frontage – That side of a lot abutting on a street measured along the front lot line at the front building setback line.

Governing Body – The Board of Commissioners of Union County or the elected officials of any municipality under jurisdiction of this ordinance.

Grade - A slope, usually of a road, street, other public way, channel or natural ground specified in percentage change in elevation per horizontal distance and shown on plans as specified herein. (To) Grade-to manipulate the land surface and its slope through excavation, filling or leveling.

Grade, Existing – The surface of the ground or pavement as it exists prior to disturbance in preparation for activities regulated by this Ordinance.

Grade, Finished – The final elevation of the ground surface after development.

Grade, Natural - The elevation of the ground level in its natural state, before construction, filling, or excavation.

Grassed Waterway - A natural or constructed waterway, usually broad and shallow, covered with erosion-resistant grasses, commonly used to convey surface water from cropland.

Gross Floor Area - The sum of the gross horizontal areas of a structure measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.

Groundwater Recharge - Replenishment of existing natural underground water supplies.

Grout – A mixture of cement, water and sand used to seal wellheads and other structures to prevent the infiltration of liquids and solids.

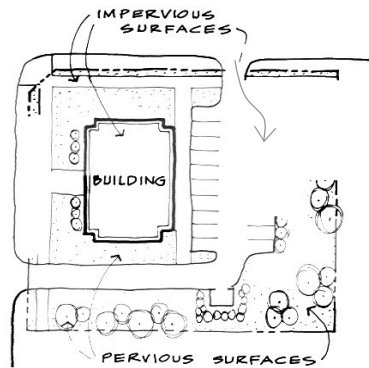
Half Street – A street, generally parallel with and adjacent to a property line, having a lesser right-of-way and/or cartway width than required by this Ordinance for improvement as a street.

HEC-HMS (Hydrologic Engineering Center Hydrologic Modeling System) - The computer-based hydrologic modeling technique adapted to a particular watershed as part of an official Act 167 Watershed Plan (prepared under Act 167 of 1978, 32 P.S. 6801 et seq.) and calibrated to reflect actual recorded flow values by adjoining key model input parameters. For example, Miller Run sub-watershed of Bull Run, West Branch of the Susquehanna, and White Deer Creek Watersheds have calibrated HEC-HMS models.

Historic Resource/Feature - Any building, site, structure, object, district or area that is: listed on the National Register of Historic Places; has received a Determination of Eligibility for the National Register from the United States Department of Interior -National Park Service; is on the Pennsylvania Inventory, is listed in the Union County Historic Preservation Plan and/or Sites Register; or which is listed on any officially adopted municipal plan, registry or inventory of historic resources and features. This term shall include the site, principal structures, accessory structures, yards, vegetation, fences, road alignments, and signage associated with such resource/feature.

Homeowners Association - An incorporated or unincorporated nonprofit, cooperative organization operating under recorded land agreements through which: (a) each lot and/or homeowner in a described land area is automatically a member; (b) each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property (i.e. streets, open space, stormwater facility); and (c) the charge if unpaid becomes a lien against the property.

Impervious Surface - A surface that prevents the percolation of water into the ground. For the purposes of this Ordinance impervious surface shall include, but not be limited to, the following: concrete, asphalt, building coverage, water impoundments, gravel and crushed stone areas, highly compacted soil, etc.



Improvement – Those physical additions and installations required and made to a property to render land suitable for an intended use, including but not limited to, buildings, streets, curbs and gutters, sidewalks, street signs and lights, walkways, sewage disposal and water supply facilities, monuments, markers, shade trees and landscaping, grading, stormwater management facilities, and the like.

Improvements Guaranty Agreement – A deposit of cash, a bond, a binding letter of credit, line of credit, escrow account, or negotiable securities and an agreement guaranteeing the developer will install all required improvements, which is forfeited to the county and municipality if the improvements are not installed in accordance with the approved plans.

Infiltration Structures - A structure designed to direct runoff into the ground (e.g. French drains, seepage pits, or seepage trenches).

Inlet - A surface connection to a closed drain. A structure at the diversion end of a conduit. The upstream end of any structure through which water may flow.

Karst – A type of topography that is formed over calcareous minerals such as limestone, dolomite, or gypsum by bedrock solution, and that is characterized by closed depressions or sinkholes, caves and underground drainage (from AGI, Glossary of Geology, 1972.).

Land Development – The development of property as specified below:

- (a) The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
 - 1. 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
 - 2. 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) Any subdivision of land.
- (c) “Land Development” shall not include:

1. The conversion of an existing single family detached dwelling or single-family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium;
2. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building; or
3. The addition or conversion of buildings or rides within the confines of an enterprise which could be considered an amusement park. For purposes of this subclause, an amusement park is defined as a tract or area used principally for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved.

Land Development, Campground – A land development as defined herein, the principal use of which is designed and intended for the improvement of land for the purpose of providing a space or spaces for travel trailers, recreational vehicles, tents or other forms of living accommodations for camping purposes regardless of whether a fee has been charged for the leasing, renting or occupancy of such space.

Land Development, Commercial – A land development as defined herein, the principal use of which is designed and intended for commercial purposes, including but not limited to, retail stores, shopping centers, motels, offices, sports stadiums, golf courses, racetracks, and similar structures and uses.

Land Development, Industrial – A land development as defined herein, the principal use of which is designed and intended for industrial purposes, including but not limited to, industrial parks, multi-tenant facilities, manufacturing plants, and similar structures and uses.

Land Development, Institutional – A land development as defined herein, the principle use of which is designed and intended for institutional purposes, including but not limited to, schools, hospitals, nursing homes, sheltered care facilities, prisons, municipal buildings, or other similar structures and uses.

Land Development, Mobile Home – A land development as defined herein, the principle use of which is designed and intended for the improvement of land, normally under single ownership, for the placement of non-transient mobile homes, consisting of two or more mobile home spaces.

Land Development, Mixed Use – A land development as defined herein, where a combination of different land uses are planned to occur on the same lot, including nontraditional accessory uses. In the case of a school, house of worship or other non-profit entity nontraditional accessory uses might include, but not be limited to, retail sales, residential uses, amusement parks, and sports and entertainment facilities as an integrated part of the development.

Land Development, Residential – A land development as defined herein, the principle use of which is designed and intended for full-time residential purposes and occupancy, including but not limited to single multiple family dwellings, housing developments, planned residential developments or other similar structures and uses.

Land/Earth Disturbance - Any activity involving grading, tilling, digging, or filling of ground or stripping of vegetation or any other activity that causes an alteration to the natural condition of the land.

Landowner – The legal or equitable 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.

Land Use – Any activity, business, function, or purpose for which any piece of land or structure is used or intended to be used.

Land Use Incompatibility - Land uses that are adjacent or in proximity to one another that do not go well together due to detrimental impacts from a particular use such as noise, lighting, traffic, odor, emissions etc. and would generally not be considered complementary and congruous. An example would be the location of a noisy or smoky factory in a residential neighborhood.

Landscape Architect – A professional landscape architect licensed by the Commonwealth of Pennsylvania.

Landscape Screen - Any combination of hedges, architectural walls, trees, or earthen berms arranged to create a continuous visual barrier.

Lateral – A utility line between a main line, located in a utility easement or street right-of-way, and the building the line serves.

Leveling Area – A safe stopping area at the intersection of streets or the intersection of a driveway and a street.

Level of Service (LOS) – A measure of the effect of traffic on the capacity of a road, describing conditions within a traffic stream; generally described in such factors as speed, freedom to maneuver, traffic interruptions, comfort, convenience, and safety. Levels of service are designated A through F, with LOS A indicating the best service and LOS F indicating the worst. Further defined in 2000 Highway Capacity Manual (HCM 2000) published by the Transportation Research Board.

Limestone – A rock that is chiefly formed by the accumulation of organic remains, consisting mainly of calcium carbonate.

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.

Lot Area – The computed area contained within the property lines of a lot as shown on a plan, excluding space within a street right-of-way but including the area of any easement.

Lot, Corner – A lot abutting the intersection of two or more streets. Corner lots have two front yards and require the necessary front yard setbacks for each yard.

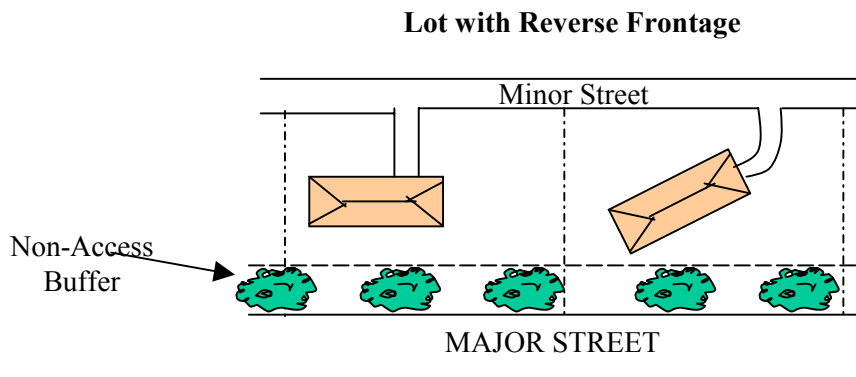
Lot, Depth – The mean (average) distance measured between the front and rear lot lines.

Lot, Double Frontage – A lot with street frontage at both the front and rear.

Lot, Frontage – The length of the front lot line measured at the street right-of-way line.

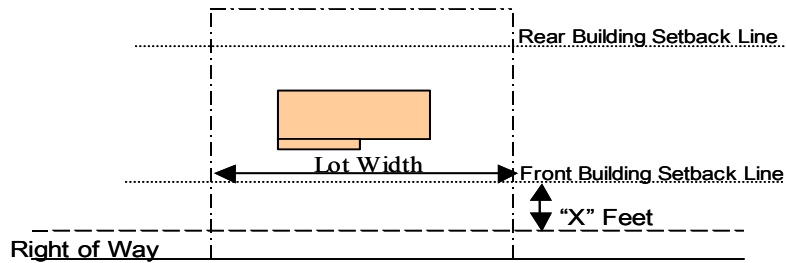
Lot, Interior – A lot other than a corner lot with only one frontage on a street.

Lot, Reverse Frontage – A lot with front and rear street frontage where vehicular access is prohibited to and from the higher intensity street.



Lot, Open Space – A parcel intended not to be developed or encumbered with structures.

Lot, width – The horizontal distance between the side lot lines measured at the shortest distance between the front and rear building lines as determined by the prescribed front and rear yard requirements.



Lot Lines – The property lines bounding the lot.

- a. **Lot Line, Front** – The line separating the lot from a street.
- b. **Lot Line, Rear** – The lot line opposite, nearly parallel to and most distant from the front lot line.
- c. **Lot Line, Side** – Any lot line other than a front or rear lot line.

Lot Line Marker – A metal plate or pin set by a professional land surveyor to permanently identify curves along property lines, angles in property lines, and lot line intersections.

Lot of Record – Any lot which individually or as part of an approved subdivision has been recorded in the Office of the Union County Recorder of Deeds.

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.

Maintenance Guarantee – A deposit consisting of cash, a bond, a binding letter of credit, line of credit, escrow account, or negotiable securities and an agreement insuring that improvements constructed as part of an approved subdivision or land development have been properly installed and guaranteeing their integrity for a specified time period not to exceed 18 months from the date of acceptance of dedication.

Manning Equation in (Manning formula) - A method for calculation of velocity of flow (e.g. feet per second) and flow rate (e.g. cubic feet per second) in open channels based upon channel shape, roughness, depth of flow and slope. "Open channels" may include closed conduits so long as the flow is not under pressure.

Mobile 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. A mobile home shall be constructed to remain a mobile home, shall not be a part of the real estate, and shall be subject to all regulations applying thereto, whether or not wheels, axles, hitch, or other appurtenances of mobility are removed regardless of the nature of the foundation provided. This term does not include recreation vehicles and travel trailers.

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

Mobile Home Pad – The part of a mobile home lot that is stabilized space reserved for the placement of the mobile home.

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

Modification – A process for alleviating specific requirements imposed by this Ordinance, the procedure for which is outlined in Article VIII Section 803 of this Ordinance.

Monument – For the purposes of this Ordinance a monument shall be defined to mean a reinforced concrete monument, stone, or other permanent object containing magnetic material, set by a professional land surveyor to permanently identify surface elevation and/or survey reference points such as the intersection of lines forming angles in the boundary of a lot or tract, rights-of-ways of streets and utilities or at other locations determined appropriate by the Planning Commission for the purpose of reference in land and property surveys.

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

Municipal Engineer – A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a municipality, planning agency or joint planning commission.

Municipal Governing Body – The council in cities and boroughs, the board of commissioners in townships of the first class, the board of supervisors in townships of the second class, or any other similar body as may be designated in law providing for the form of government with the final decision making, budgeting, and appointing authority of a general purpose unit of government.

Municipal Planning Commission – The planning agency appointed by the municipal governing body.

Municipality – Any city of the second class A or third class, borough, incorporated town, township of the first or second class, county of the second class through eighth class, home rule municipality, or any similar general purpose unit of government which currently exists or shall hereafter be created by the Pennsylvania General Assembly in Union County.

Municipalities Planning Code – The Pennsylvania Municipalities Planning Code, Act 247 of 1968, P.L. 805, (53 P.S. 10101 et seq.), as from time to time reenacted and amended.

Nonconforming Lot - A lot area or dimension of which was lawful prior to the adoption or amendment of this Ordinance and/or applicable zoning ordinance, but which fails to conform to the requirements of this Ordinance and/or zoning ordinance by reasons of such adoption or amendment.

Nonpoint Source Pollution - Pollution that enters a body of water from diffuse origins and does not result from discernible, confined, or discrete conveyances.

NRCS - Natural Resource Conservation Service (Previously Soil Conservation Service--SCS).

Official Map – A map adopted by ordinance pursuant to Article VI of the Pennsylvania Municipalities Planning Code, Act 247 of 1968 P.L. 805, (53 P.S. 10101 et seq.) as from time to time reenacted and amended

Open Channel - A drainage element in which stormwater flows within an open surface. Open channels include, but shall not be limited to, natural and man-made drainage ways, swales, streams, ditches, and canals.

Open Space - An area that is intended to provide land free of development and is designed for environmental, scenic or recreation purposes. Open space may include but is not limited to lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, wooded areas and watercourses. Open space shall not include driveways, parking lots or other surfaces designed or intended for vehicular travel, or detention and retention ponds. In addition no area of future road right-of-way shall be counted as open space.

Ordinance – The Union County Subdivision and Land Development Ordinance.

Outfall - Point where water flows out from a conduit, pipe, stream, or drain; such as the point of discharge for a stormwater detention basin.

Outlet - Points of water disposal from a stream, river, lake, tidewater or artificial drain.

Overbank and Extreme Event Flood Protection Volume - See Release Rates.

Parent Tract – The original lot or tract of land from which a new lot is being subdivided.

Parcel – A lot or tract of land. (See lot).

Park – A tract of land dedicated and used by the public for active and passive recreation.

Parking Aisle – The clear space for traffic movement and maneuvering between rows of parking spaces.

Parking Area/Lot – Any public or private land area designated and used for parking of vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

Parking Aisle Treatment - Internal parking lot landscaping that separates rows of parking spaces to provide a buffer and visual relief from the negative impacts of parking infrastructure.

Parking Space - An off-street parking area available and designated for the parking of a single vehicle.

Pavement – A sub-base, base course, or surface course placed on a sub-grade to support traffic load.

Pedestrian Way – A specified easement or right of way, publicly or privately owned, in the form of a walkway, path, sidewalk or other reservation which is designed and designated for the exclusive use of pedestrians.

PA DEP – Pennsylvania Department of Environmental Protection.

Peak Discharge - The maximum rate of stormwater runoff from a specific storm event.

Peak Hour – The hour during which the heaviest volume of traffic occurs on a street or road.

PennDOT– Pennsylvania Department of Transportation.

Penn State Runoff Model (PSRM) - The computer-based hydrologic modeling technique adapted to a particular watershed as part of an official Act 167 Watershed Plan and calibrated to reflect actual recorded flow values by adjoining key model input parameters. Portions of the Bull Run Watershed not impacted by the Plan update of 2002 and the Buffalo Creek Watershed have calibrated PSRM models.

Performance Guarantee – See Improvements Guaranty Agreement.

Pipe - a culvert, closed conduit, or similar structure including appurtenances that convey stormwater.

Plan – A map or plat of a subdivision or land development complete with a drawing and supplementary data, whether sketch, preliminary, or final.

- a. **Plan, Sketch** – An informal plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings and the general layout of a proposed subdivision or land development as prepared in accordance with this Ordinance.
- b. **Plan, Preliminary** – A plan of a proposed subdivision or land development, including all supplementary information required by this Ordinance or applicable municipal ordinance, to obtain preliminary approval and prepared in accordance with this Ordinance.
- c. **Plan, Final** – A complete and exact subdivision or land development plan, including all supplementary data, prepared in accordance with this Ordinance for official approval and recording.
- d. **Plan, Lot Addition(Add-on)** – A complete and exact subdivision plan, including all supplementary data, prepared in accordance with this Ordinance that is intended to convey a parcel of ground located immediately adjacent to other property owned by the intended grantee, that is being added to the grantee’s existing lot of record.
- e. **Plan, Lot Consolidation** - A plan whereby the entire area of two or more adjacent existing lots of record are combined or consolidated to effectually eliminate one or more original lots into one new lot.
- f. **Plan, Record** – A final plan which contains the original endorsement of the municipality and the Union County Planning Commission, which is intended to be recorded with the Union County Recorder of Deeds Office.

Planning Commission – Union County Planning Commission and its staff.

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

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

Power Generation Facility - A facility, structure or group of structures designed and intended to generate energy for the distribution and/or sales of electricity or other power source. This includes but is not limited to coal fired, natural gas fired, cogeneration, nuclear, solar, water and wind power. It however shall not include an individual home that has erected solar or wind energy generation equipment for personal use.

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.

Private Driveway Access Easement – Any existing, recorded, or proposed easement for private driveways in which a private right-of-way agreement properly executed between the landowners granting access and all affected parties abutting the easement.

Private Street – All streets which are not public, including but not limited to, streets maintained by private agreements, by private owners or an association of private property owners or for which no

maintenance responsibility has been established; and including all private driveway access agreements or rights-of-way for access.

Probable Maximum Flood (PMF) - The flood that may be expected from the most severe combination of critical meteorological and hydrological conditions that is reasonably possible in any area. The PMF is derived from the probable maximum precipitation (PMP) as determined based on data obtained from the National Oceanographic and Atmospheric Administration (NOAA).

Publication 408 – Pennsylvania Department of Transportation Publication containing highway construction specifications, as supplemented.

Public Grounds – Include:

- a. Parks, playgrounds, trails, paths, other recreational areas and other public areas;
- b. Sites for schools, sewage treatment, water treatment, and other publicly owned or operated facilities; and
- c. Publicly owned or operated scenic and historic sites.

Public Hearing – A formal meeting held pursuant to public notice by a governing body or planning agency, intended to inform and obtain public comment, prior to taking certain actions in accordance with the Pennsylvania Municipalities Planning Code or prior to amending this ordinance.

Public Meeting – A forum held pursuant to notice under 65 Pa. C.S. A. 701 et seq., (Relating to open meetings).

Public Street – Streets ordained or maintained or dedicated and accepted by a Township, Borough, County, State, or Federal Government and open to public use.

Rational Formula - A rainfall to runoff relation used to estimate peak flow.

Recharge Volume (Re_v) - The volume of stormwater runoff from a site that must be infiltrated into the soil to promote the maintenance of groundwater recharge rates that existed prior to development.

Recreational Vehicle – A vehicular type of portable structure without a permanent foundation, which can be towed, hauled, or driven and is primarily designed as temporary living accommodation for recreational, camping and travel use, including travel trailers, truck campers, camping trailers, and self propelled motor homes.

Recreational Vehicle Park – Any site upon which two (2) or more recreational vehicles are, or are intended to be located for the purposes of camping, whether or not a fee is charged for such use.

Release Rate - The predevelopment peak rate of runoff from a site or subarea to which the post development peak rate of runoff must be reduced to protect downstream areas.

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

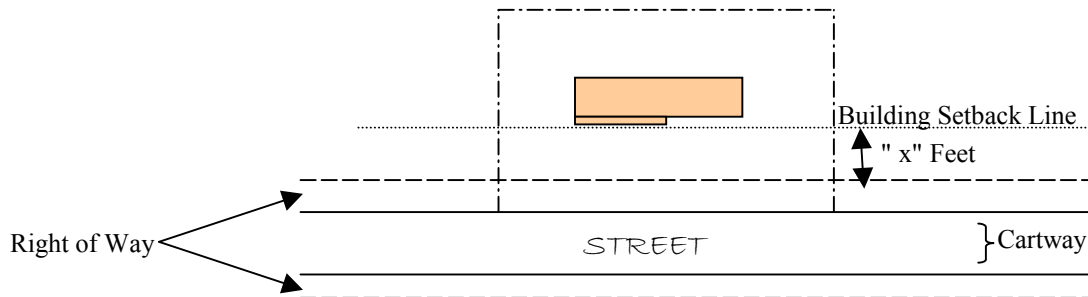
Resort – A group or groups of buildings containing guest rooms and furnishing services customarily provided by a hotel, including a restaurant and convention facilities and providing outdoor recreational activities on a large portion of the site such as horseback riding, tennis, skiing, swimming, shuffleboard, and golf.

Resubdivision – The subdivision or division of a tract or parcel of land that itself was part of a previously approved subdivision.

Retention Basin - An impoundment in which stormwater is stored and not released during a storm event. Stored water may be released from the basin at some time after the end of a storm.

Return Period - The average interval, in years, within which a storm event of a given magnitude can be expected to recur. For example, the 25-year return period rainfall would be expected to recur on the average once every twenty-five years, or in other words it would have a four percent (4%) statistical probability of occurring in any given year.

Right-of-Way – A corridor of land reserved or dedicated, in whole or part, intended to be occupied as a street, alley, pedestrian way, or other means of public or private transportation and access; or for an electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer, or other similar use. A right-of-way includes the entire area reserved or dedicated for the use.



Rigid Pavement – A pavement structure that distributes loads to the subgrade having as one course a Portland cement concrete slab of relatively high bending resistance.

Riser - A vertical pipe extending from the bottom of a pond that is used to control the discharge rate from the pond for a specified return period (design storm).

Rooftop Detention - Temporary ponding and gradual release of stormwater falling directly onto flat roof surfaces by incorporating controlled-flow roof drains into building design.

Runoff - Any part of precipitation that does not enter the soil but runs across the surface of the land.

Safe Passage – The routing of peak runoff events, usually the 100-year design event, safely through a structure without failure of that structure.

Screen – A visual obstruction or suitable fence or wall at least six feet high or attractive, maintained shrub, hedge, or other appropriate vegetation a minimum of four feet high intended as a barrier to visibility, glare, and noise between adjacent properties.

Sediment Basin - A barrier, dam, and retention or detention basin located and designed to retain rock, sand, gravel, silt, or other material transported by water.

Sediment Pollution - The placement, discharge or any other introduction of sediment into the waters of the Commonwealth occurring from the failure to design, construct, implement or maintain control measures and control facilities in accordance with the requirements of this Ordinance.

Sedimentation – The process by which soil or other surface material is accumulated or deposited by wind, water, or gravity.

Seepage Pit/Seepage Trench - An area of excavated earth filled with loose stone or similar coarse material, into which surface water is directed for infiltration into the ground.

Select Granular Material or 2 RC – A material meeting the specifications in the Pennsylvania Department of Transportation Publication 408, when placed and compacted.

Setback Line – See Building Setback Line.

Sewage Enforcement Officer - The official of the local municipality who issues and reviews permit applications and conducts such investigations and inspections as are necessary to implement the rules and regulations of the Pennsylvania Sewage Facilities Act, Act 537 of 1966 (35 P.S. 750.1, et seq.).

Sewage System – Facilities developed and approved by the municipal Sewage Enforcement Officer and the PA DEP for the treatment and/or disposal of sewage.

Sewage System, Public or Community – A sewer collection and treatment system which serves facilities on a community, area-wide, or regional basis in which sewage is collected from buildings and piped by means of a conveyance system to a sanitary sewage treatment plant that is designed, approved, and permitted in accordance with the requirements of the PA DEP. Such systems shall include municipal and public treatment facilities as well as those systems installed, owned and maintained by private developers.

Sewage System, On-Lot – A sewage system serving a single residence, building, or user located on the same lot as the residence, building, or user being served which must be approved by the municipal Sewage Enforcement Officer and the PA DEP.

Sheet Flow - Runoff that flows over the ground surface as a thin, even layer, not concentrated in a channel.

Shoulder – The improved or graded portion of the highway, contiguous to the traffic lanes, for accommodation of stopped vehicles, emergency use, or lateral support of base and surface courses or pavements.

Sidewalk - A level improved concrete surface built in accordance with Article V of this Ordinance that is typically separated from, but located adjacent to a roadway, intended for pedestrian travel.

Sight Distance – The amount of unobstructed distance required to be provided at a street or driveway intersection which is considered adequate for a driver to be able to see in order to proceed in a safe manner. Sight distances shall be measured in accordance with PennDOT standards.

Sinkhole – A localized, gradual or rapid sinking of the land surface to a variable depth, occurring in areas of carbonate bedrock; generally characterized by a roughly circular outline, a breaking of the ground surface and a downward movement of soil into bedrock voids.

Soil-Cover Complex Method - A method of runoff computation developed by the NRCS that is based on relating soil type and land use/cover to a runoff parameter called Curve Number (CN).

Soil Group, Hydrologic - A classification of soils by the Soil Conservation Service (now NRCS) into four runoff potential groups. The groups range from A soils, which are very permeable and produce little runoff, to D soils, which are not very permeable and produce much more runoff.

Soil Survey of Union County – The most recent edition of a series of aerial photographs on which soils are classified according to a variety of characteristics and accompanying explanatory text, prepared by the United States Department of Agriculture, Soil Conservation Service (now NRCS).

Spillway - A depression in the embankment of a pond or basin that is used to pass peak discharge greater than the maximum design storm controlled by the pond.

Square Footage – The unit of measure used to express the area of a lot, tract, or parcel involved in a subdivision or land development; the length of a lot, in feet, times the width of a lot in feet ($l \times w = \text{square footage area}$).

Stabilization – The proper placing, grading, and/or covering of soil, rock, or earth to insure their resistance to erosion, sliding, or other movement.

Staff – The staff of the Union County Planning Commission.

Storage Indication Method - A reservoir routing procedure based on solution of the continuity equation (inflow minus outflow equals the change in storage) with outflow defined as a function of storage volume and depth.

Storm Frequency - The number of times that a given storm "event" occurs, is expected to occur, or is exceeded on the average in a stated period of years. See "Return Period".

Storm Sewer - A system of pipes and/or open channels that convey intercepted runoff and stormwater from other sources, but excludes domestic sewage and industrial wastes.

Stormwater - The total amount of precipitation reaching the ground surface.

Stormwater Hotspot - A land use or activity that generates higher concentrations of hydrocarbons, trace metals, or toxicants than are found in typical stormwater runoff, based on monitoring studies. Typical Stormwater Hotspots are listed in Article V, Section 523 of this Ordinance.

Stormwater Management Credits - Incentive based non-structural stormwater management applications that can be incorporated into the site design process to promote water quality, groundwater recharge, volume control and other stormwater objectives. These include conservation of natural areas, disconnection of rooftop runoff, disconnection of non-rooftop runoff, sheet flow to buffers, grass channels and environmentally sensitive or low impact development.

Stormwater Management Facility - Any structure, natural or man-made, that, due to its condition, design, or construction, conveys, stores, or otherwise affects stormwater runoff. Typical stormwater management facilities include, but are not limited to, detention and retention basins, open channels, storm sewers, pipes, swales, and infiltration structures.

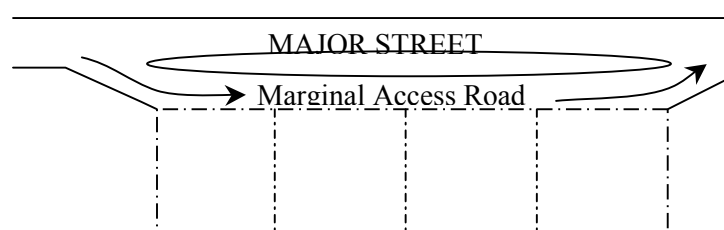
Stormwater Management Plan - The plan prepared by the Developer or her/his representative indicating how stormwater runoff will be managed, including data and calculations, at the particular site of interest according to this Ordinance.

Stormwater Management Plan, Act 167 - The plan for managing stormwater runoff in a particular watershed adopted by Union County and approved by the PA DEP as required by the Act of October 4, 1978, P.L. 864, Act 167 of 1978 (32 P.S. 680.1 et seq.).

Stream Enclosure - A bridge, culvert or other structure in excess of 100 feet in length upstream to downstream which encloses a regulated water of this Commonwealth.

Street – Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and other ways used or intended to be used by vehicular traffic or pedestrians whether public or private.

- a. **Street, Alley** – A street, usually located to the rear or side of properties otherwise abutting a street, used primarily for vehicular service access and a secondary means of access to abutting lots.
- b. **Street, Arterial** – A major street with fast or heavy traffic of considerable continuity used primarily as a traffic artery connecting two or more neighborhoods or areas.
- c. **Street, Collector** – A major street that carries traffic from local streets to arterial streets.
- d. **Dead-end Street** – A street with only one means of vehicular traffic ingress and egress.
- e. **Street, Local** – Any street that is not defined herein as either an arterial, collector street, or alley.
- f. **Street, Marginal Access** - A local street parallel and adjacent to a major street (but physically separated from it) which provides both access to abutting properties and control of intersections with the major street.



- g. **Street, Private** – All streets which are not public, including but not limited to, street maintained by private agreements, by private owners or association of property owners for which maintenance responsibility has been established; and including all private driveway access agreements or right-of-way for access.
- h. **Street, Public** – Streets ordained or maintained or dedicated and accepted by a municipality, state, or federal government and open to public use.

Street Grade – The overall slope of a street or road between two points typically expressed as a percentage.

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

Subarea - The smallest drainage unit of a watershed for which stormwater management criteria have been established in the Stormwater Management Plan.

Subbase – The layers of specified or selected material of designed thickness placed on a subgrade to support a base course. Refer to Article V, Section 512, Figure 3 for typical roadway section diagram.

Subgrade – The top surface of a roadbed upon which the pavement structure and shoulders including curbs are constructed. Refer to Article V, Section 512, Figure 3 for typical roadway sections diagram.

Subdivider – 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.

Subdivision - The division or re-division of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or 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 acres, not involving any new street or easement of access or any residential dwellings, shall be exempt.

- a. **Lot Addition/Consolidation Subdivision** – Any subdivision that creates a lot that is to be added to an existing contiguous lot of record of separate ownership and where no new building lot or land development is proposed. It is solely intended to convey a parcel of ground located immediately adjacent to other property owned by the intended grantee, which is being added to the grantee’s existing lot. The size of one lot will increase in an equal amount by which the size of an adjacent lot(s) will decrease. In the case of a Consolidation the entire area of one or more lots is added to an adjacent lot thereby in effect eliminating one or more original lots.
- b. **Major Subdivision** – Any subdivision as defined herein involving six (6) or more lots, parcels of land or other divisions of land whether or not they involve new streets, additional utilities, or other improvements; all subdivisions not considered minor subdivisions for plan processing purposes.
- c. **Minor Subdivision** – Any subdivision abutting an existing public street or road, cumulatively involving no more than five (5) lots, parcels of land, or other divisions of land from the same parent tract as of the effective date of the County Subdivision and Land Development Regulations (June 10, 1969), which does not require a new street, access easements, or the installation of any other improvements.

Subject Tract – The lot, parcel, or site proposed for a subdivision or land development.

Substantially Completed – When, in the judgment of the Commission and/or municipality holding escrow, at least ninety percent (90%) (based on the cost of the required improvements for which financial security was posted) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied, or operated for its intended use.

Surface Course – One or more layers of a pavement structure designed to accommodate the traffic load, the top layer of which resists skidding, traffic abrasion, and the disintegrating effects of climate. The top layer is sometimes called: “Wearing Course”.

Surveyor – A licensed professional land surveyor registered by the Commonwealth of Pennsylvania authorized to measure the boundaries of tracts of land, establish locations, and perform the requirements of a survey.

Swale - A low-lying stretch of land that gathers or carries surface water runoff.

Tack Coat – An application of bituminous material to an existing surface to provide bond with a superimposed course.

Technical Release 20 (TR-20) - Project Formulation-Hydrology , Computer Program. NRCS.

Technical Release 55 (TR-55) - Urban Unit Hydrology for Small Watersheds. NRCS.

Tent - A portable lodging unit generally made of skins, canvas, plastic or strong cloth stretched and usually sustained by poles, and dependent upon separate toilet and lavatory facilities.

Time of Concentration (Tc) - The time for surface runoff to travel from the hydraulically most distant point of the watershed to a point of interest within the watershed. This time is the combined total of overland flow time and flow time in pipes or channels, if any.

Topography – The general configuration of a land surface or any part of the earth’s surface, including its relief and position of its natural and man-made features. The natural or physical surface features of a region, considered collectively as to its form.

Tract – See lot.

Traditional Neighborhood Development (TND) - An area of land developed for a compatible mixture of residential units for various income levels and nonresidential commercial and workplace uses, including some structures that provide for a mix of uses within the same building. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. TND is relatively compact, limited in size and oriented toward pedestrian activity. It has an identifiable center and a discernible edge. The center of the neighborhood is in the form of a public-park, commons, plaza, square or prominent intersection of two or more major streets. Generally there is a hierarchy of streets laid out in a rectilinear or grid pattern of interconnecting streets and blocks that provides multiple routes from origins to destinations and are appropriately designed to serve the needs of pedestrians and vehicles equally.

Tract Residual or **Tract Remainder** – The lot or parcel created through subdivision that is the remaining portion of the parent tract after subdivision occurs. The residual property shall be considered as an integral part of the proposed subdivision and shall be required to meet the standards of this Ordinance.

Travel Trailer – See Recreational Vehicle.

Travel Trailer Park – See Recreational Vehicle Park.

Trip – A single or one-directional vehicle movement.

Unbuildable Site – A portion of a tract of land which due to physical or environmental conditions cannot support or is inappropriate for construction of a road, structure, or any other man-made improvement. Examples include wetlands, flood prone areas, sinkholes, landslide prone areas, endangered species habitats, and hazardous waste dumps.

Undeveloped Condition – Land in its natural state before development.

Watercourse - A permanent or intermittent stream of water; river; brook; creek; or a channel or ditch for water, whether natural or manmade.

Water Quality Volume (WQ_v) - The storage needed to capture and treat the runoff from 90% of the average annual rainfall. For Union County the depth of rain associated with 90% capture rate is 1.2 inches. Meaning on average that 90% of all annual rainfall events are 1.2 inches or less in volume.

Watershed – The entire region or area drained by a river or other body of water, whether natural or artificial, a drainage basin or sub-basin.

Waters of the Commonwealth - Any and all rivers, streams, creeks, rivulets, ditches, watercourses, storm sewers, lakes, dammed water, wetlands, ponds, springs, and all other bodies or channels of conveyance of surface and underground water, or parts thereof, whether natural or artificial, within or on the boundaries of this Commonwealth.

Water Supply System – A system for the collection, treatment, storage and distribution of potable water from the source of supply to the consumer.

Water Supply System, Public or Community - A water collection, treatment and distribution system which serves facilities on a community, area-wide, or regional basis in which water is collected and treated by means of a treatment plant that is designed, approved, and permitted in accordance with the

requirements of the PA DEP and from which treated water is then distributed to end users. Such systems shall include municipal and public treatment facilities as well as those systems installed, owned and maintained by private developers.

Water Supply, On-Lot - A water supply system serving a single residence, building, or user located on the same lot as the residence, building, or user being served. It typically takes the form of a well.

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

Wind Farm - A single wind turbine exceeding 75 feet in height above grade or two (2) or more wind turbines of any size proposed and/or constructed by the same person or group of persons on the same or adjoining parcels for the purposes of generating power for other than personal consumption.

Wind Turbine - Any machine used to produce electricity by converting the kinetic energy of wind to electrical energy. Wind turbines consist of the turbine apparatus and any other buildings, support structures, or other related improvements necessary for the generation of electric power.

Wireless Telecommunications Site - A tract, parcel or leasehold of land that contains or is intended to contain a cellular communications antenna, its support structure, accessory buildings, parking, appurtenances, and other associated uses ancillary to cellular communications transmissions.

Woodland – A community of plants characterized by areas, groves, or stands of trees.

Zoning Ordinance - Zoning Ordinance enacted by the governing body of the county or a municipality within the county pursuant to the provisions of the Pennsylvania Municipalities Planning Code.