

# **ARTICLE 1 BACKGROUND PROVISIONS**

## **SECTION 101 SHORT TITLE**

This Ordinance shall be known and may be cited as the “Strasburg Township Zoning Ordinance of 1995.”

## **SECTION 102 PURPOSE**

This Ordinance is enacted to promote, protect and facilitate the public health, safety, morals, general welfare, coordinated and practical community development, proper density of population, the provisions of adequate light and air, emergency services, including police protection, vehicle parking and loading space, transportation, water, sewerage, schools, public grounds and other public requirements, as well as to prevent overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life, or property from fire, flood panic or other dangers. This Ordinance is enacted in accordance with an overall planning program, and with consideration for the character of the Township, its various parts and the suitability of the various parts for particular uses and structures.

## **SECTION 103 SCOPE**

After the effective date of this Ordinance, within the Township the use of all land and every building or structure or portion of a building or structure erected, altered with respect to height or area, added to, or relocated, and every use of land, use within a building or structure, or use accessory thereto, shall be in conformity with the provisions of this Ordinance. Any lawfully existing use, building, or land not in conformity with the regulations on the effective date of this Ordinance herein prescribed shall be regarded as nonconforming but may be continued, extended, or changed subject to the special regulations herein provided with respect to nonconforming buildings, structures, or uses.

## **SECTION 104 INTERPRETATION**

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the health, safety, and general welfare of the residents of the Township.

In interpreting the language of this Zoning Ordinance to determine the extent of the restriction upon the use of the property, the language shall be interpreted, where doubt exists as to the intended meaning of the language written and enacted by the governing body, in favor of the property owner and against any implied extension of the restriction.

## **SECTION 105      CONFLICT**

It is not intended by this Ordinance to repeal, abrogate, annul, or interfere with any existing ordinances or resolutions, or with any rule, regulation or permit adopted or issued thereunder, except as provided, and only to the extent permitted by Section 508(4) of the Act (Pennsylvania Municipalities Planning Code). Where this Ordinance imposes greater restrictions upon the use or development of buildings or land, or upon the height and bulk of buildings, or prescribes larger open spaces than the provisions of such other ordinance, resolution, rule, regulation or permit, then the provisions of this Ordinance shall control. Furthermore, except as provided for in Section 400 of this Ordinance, if a discrepancy exists between any regulations contained within this Ordinance and any other Township regulations, the regulation which imposes the greater restriction shall apply.

## **SECTION 106      VALIDITY**

Except as noted in Section 456 of this Ordinance, should any section or provision of this Ordinance be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or of any other part thereof.

## **SECTION 107      USES NOT PROVIDED FOR**

Whenever, under this Ordinance, a use is neither specifically permitted nor denied, and an application is made by an applicant to the Zoning Officer for such use, the Zoning Officer shall refer the application to the Zoning Hearing Board to hear and decide such request as a special exception. The Zoning Hearing Board shall have the authority to permit the use or deny the use in accordance with the standards and procedures governing special exception applications. The use may be permitted if it is similar to and compatible with the permitted uses in the zone in which the subject property is located, is not permitted in any other zone under the terms of this Ordinance, and in no way is in conflict with the general purposes and intent of this Ordinance. The burden of proof shall be upon the applicant to demonstrate that the proposed use meets the foregoing criteria and would not be detrimental to the public health, safety and welfare of the neighborhood.

## **SECTION 108      ESTABLISHMENT OF ZONES**

For the purpose of this Ordinance, Strasburg Township is hereby divided into zones which shall be designated as follows (Rev. 3/2016; 11/2021):

Agricultural Zone (A)	Highway Commercial Zone (HC)
Rural Residential Zone (RR)	Restricted Commercial Zone (RC)
Village Residential Zone (VR)	Industrial Zone (I)
Residential Zone (R-1)	Gateway North Zone (GN)
Village Commercial Zone (VC)	Railroad Heritage Zone (RH)
Residential Zone (R-2)	

## **SECTION 109      ZONING MAP**

The areas within Strasburg Township, as assigned to each zone and the location of the zones established by this Ordinance, are shown upon the Zoning Map, which together with all explanatory matter thereon, is attached to and is declared to be a part of this Ordinance.

## **SECTION 110      ZONE BOUNDARY LINES**

The zone boundary lines shall be as shown on the Zoning Map. Zone boundary lines are intended to coincide with lot lines; centerlines of streets, alleys, railroad rights-of-way, and streams at time of passage of this Ordinance; the corporate boundary of the Township; or as dimensioned on the map. In the event of dispute about the location of the boundary of any zone, the Zoning Officer shall investigate and render a decision on the location of the line. Appeals from this decision shall be made to the Zoning Hearing Board.

## **SECTION 111      COMMUNITY DEVELOPMENT OBJECTIVES**

This Ordinance is enacted in accordance with the Official Strasburg Regional Comprehensive Plan and has been formulated to implement the purpose set forth in Section 102 above. The Ordinance is enacted with regard to the community development objectives listed in Chapter II of the Official Strasburg Regional Comprehensive Plan, Strasburg Township and Strasburg Borough, Lancaster County, PA.

## **SECTION 112      DEFINITIONS**

- A. WORD USAGE - Words and phrases shall be presumed to be used with their ordinary meaning unless such word or phrase is defined differently within this section.
- B. LANGUAGE INTERPRETATION - In this Ordinance, when not inconsistent with the context:
  - 1. Words in the present tense imply also the future tense.
  - 2. The singular includes the plural.
  - 3. The male gender includes the female gender.
  - 4. The word “person” includes an individual, incorporator's association, member(s) of a partnership or the officers of a corporation, as well as any similar entity.
  - 5. The term “shall” or “must” is always mandatory.
- C. SPECIFIC WORDS AND PHRASES - The following words and phrases shall have the particular meaning assigned by this section in the appropriate sections of this Ordinance.
  - ACCESS DRIVE - An improved cartway designed and constructed to provide for vehicular movement between a public road and a tract of land containing any use other than one single-family dwelling unit or farm.

ACCESSORY USE - A use customarily incidental and subordinate to the principal use or building and located on the same lot as the principal use or building.

ACREAGE, NET - The total land area contained within a property or proposed site, exclusive of lands within a public or private street right-of-way.

ACT - The Pennsylvania Municipalities Planning Code, 53 P.S. Section 10101, et seq., as amended, restated or reenacted.

ADULT EDUCATION - The offering of part-time academic and nonacademic courses to adults.

ADULT-RELATED FACILITIES - A business or club which engages in one or more of the following areas of sales, services or entertainment:

1. Adult Bath House: An establishment or business which provides the services of baths of all kinds, including all forms and methods of hydrotherapy during which specified anatomical areas are displayed or specified sexual activity occurs. This section shall not apply to hydrotherapy treatment practiced by, or under the supervision of a medical practitioner. A medical practitioner, for the purpose of this Ordinance, shall be a medical doctor, physician, chiropractor or similar professional licensed by the Commonwealth of Pennsylvania.
2. Adult Body Painting Studio: Any establishment or business which provides the service of applying paint or other substance whether transparent or nontransparent to or on the human body when specified anatomical areas are exposed.
3. Adult Bookstore: Any establishment which has as a substantial or significant portion of its stock in trade:
  - a. Books, films, magazines or other periodicals or other forms of audio or visual representation which are distinguished or characterized by an emphasis on depiction or description of specified sexual activities or specified anatomical areas;
  - b. Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.
4. Adult Cabaret: A nightclub, theater, bar or other establishment which features live or media representations of performances by topless or bottomless dancers, go-go dancers, exotic dancers, strippers, or similar entertainers, where such performances are distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.
5. Adult Massage Establishment: Any establishment or business which provides the services of massage and body manipulation, including exercises, heat and light treatments of the body, and all forms and methods of physiotherapy, unless operated by a medical practitioner, chiropractor or professional physical therapist licensed by the Commonwealth. This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.

6. Adult Mini Motion Picture Theater: An enclosed or unenclosed building with a capacity of more than five (5), but less than fifty (50), persons used for presenting any form of audio or visual material, and in which a substantial portion of the total presentation time measured on an annual basis is devoted to the showing of material which is distinguished or characterized by an emphasis on depiction or description of specified sexual activities or specified anatomical areas.
7. Adult Model Studio: Any place where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity, except that this provision shall not apply to any “figure studio” or “school of art” or similar establishment which meets the requirements established in the Education Code of the Commonwealth of Pennsylvania for the issuance or conferring of, and is in fact authorized thereunder, to issue and confer a diploma.
8. Adult Motel: A motel or similar establishment offering public accommodations for any consideration, which provides patrons with material distinguished or characterized by an emphasis on depiction or description of specified sexual activities or specified anatomical areas.
9. Adult Motion Picture Arcade: Any place to which the public is permitted or invited wherein coin or slug operated or electronically or mechanically controlled still or motion picture machines, projectors, or other image producing devices are maintained to show images to five (5) or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depiction or description of specified sexual activities or specified anatomical areas.
10. Adult Motion Picture Theater: An enclosed or unenclosed building with a capacity of fifty (50) or more persons used for presenting any form of audio or visual material, and in which a substantial portion of the total presentation time measured on an annual basis is devoted to the showing of material which is distinguished or characterized by an emphasis on depiction or description of specified sexual activities or specified anatomical areas.
11. Adult News Rack: Any coin-operated machine or device which dispenses material substantially devoted to the depiction of specified sexual activities or specified anatomical areas.
12. Adult Out-Call Service Activity: Any establishment or business which provides an out-call service which consists of individuals leaving the premises upon request or by appointment to visit other premises for a period of time for the purpose of providing any service during which time specified anatomical areas are displayed or specified sexual activity occurs.
13. Adult Sexual Encounter Center: Any business, agency, or person who, for any form of consideration or gratuity, provides a place where two (2) or more persons, not all members of the same family may congregate, assemble or associate for the purpose of engaging in specified sexual activity or exposing specified anatomical areas, excluding psychosexual workshops, operated by a medical practitioner licensed by the Commonwealth, to engage in sexual therapy.

14. Adult Theater: A theater, concert hall, auditorium or other similar establishment, either indoor or outdoor in nature which regularly features live performances which are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas for observation by patrons.
15. Any other business or establishment which offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing, or relating to “specified sexual activities” or “specified anatomical areas.”

AGRICULTURE - The tilling of the soil, the raising of crops, forestry, horticulture and gardening, including the keeping or raising of livestock such as cattle, cows, hogs, horses, sheep, goats, poultry, rabbits, birds, fish, bees, and other similar animals, but excluding dogs and cats. This definition also includes noncommercial greenhouses and mushroom houses.

AIRPORT - An area used for the landing and taking-off of aircraft. Such use may also include support services, such as fueling and maintenance equipment, passenger terminals, and storage hangars.

ALLEY - A minor right-of-way, privately or publicly owned, primarily for service access to the rear or sides of properties.

ALTERATIONS - Any change in the supporting members of a building or structure such as bearing walls, columns, beams or girders, joists or rafters, or enclosing walls. Any renovation to a building which would change its use, location, and/or size.

ALTERNATIVE TOWER STRUCTURE - Man-made trees, silos, clock towers, bell steeples, light poles, flagpoles, and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers. (1/17/05)

ALTERNATIVE WASTEWATER SYSTEMS - A variety of low-tech methods of sewage disposal geared to serving small communities and permitted by the PA Department of Environmental Protection.

AMUSEMENT ARCADE - A commercial establishment which provides as a principal use, amusement devices and/or games of skill or chance (e.g., pinball machines, video games, skeeball, electronic or water firing ranges and other similar devices). This definition does not include the use of two (2) or less such devices as an accessory use.

AMUSEMENT RIDE - A mechanized device or combination of devices, which carries or conveys passengers along, around, or over a fixed or restricted course for the purpose of giving passengers amusement, pleasure, or entertainment. (Revised 7/11)

ANCILLARY RAILROAD FACILITY - Railroad tracks, right-of-way, fixed equipment and facilities, real-property appurtenant thereto, and includes signal service systems, passenger station and repair tracks, station buildings, platforms, and adjunct facilities such as water, fuel, steam, electric, and air lines (49 CFR II, Part 200.3) (Revised 7/11)

ANIMAL HOSPITAL - Any establishment offering veterinary services. Animal hospitals can treat all types of animals and can include outdoor and overnight boarding of animals.

ATTIC - That part of a building which is immediately below and wholly or partly within the roof framing. Within a dwelling unit, an attic shall not be counted as floor area unless it is constructed as or modified into a habitable room by the inclusion of dormer windows, an average ceiling height of five (5) feet or more, and a permanent stationary interior access stairway to a lower building story.

AUTOMOBILE FILLING STATION - Any area of land, including structures thereon, that is used for the sale of gasoline or any other motor vehicle fuel and oil and other lubricating substances, including any retail sales of motor vehicle accessories, which may not include major repairing, body and fender work, painting, vehicle sales or rental, nor automatic car washes.

AUTOMOBILE PARTS STORE - Any building used for the retail storage and sales of automobile parts. No outdoor storage of parts is permitted. No installation, repair, or servicing of parts and vehicles shall be permitted, except in completely enclosed service bays.

AUTOMOBILE SALES - Any building or land devoted to the retail sales of passenger vehicles, which may include accessory service and repair facilities if conducted within a wholly-enclosed building.

AUTOMOBILE SERVICE - The retail repair, servicing, maintenance and reconstruction of passenger vehicles but not including car washes per se.

BACK SHOP - Facility where repair and rebuilding of locomotives takes place and where parts for locomotives and railroad equipment are manufactured, fabricated and installed.(Revised 7/11)

BED AND BREAKFAST – A short-term rental conducted as an accessory use to an owner occupied single family detached dwelling where between one and six rooms are rented for occupancy which does not meet the definition of residential occupancy.(Revised 6/20)

BEEKEEPING - An accessory use permitted on a farm in any Zone, in which bees are raised and/or kept in compliance with the requirements set forth in Section 201.2.11.C. of this Ordinance.

BILLBOARD - A sign upon which images and/or messages of any kind are printed, posted, or lettered, whether freestanding or attached to a surface of a building or other structure. A billboard is used to advertise products, services or businesses at a location other than the premises on which the sign is placed, or to disseminate other messages.

BOARD - The Zoning Hearing Board of Strasburg Township.

BOARDING HOUSE - A detached building arranged or used for sheltering or feeding, or both, for more than three (3) and not more than ten (10) individuals that do not constitute a family.

**BUILDING** - Any structure, either temporary or permanent, having walls and a roof or other covering, and designed or used for the shelter or enclosure of any person, animal or property of any kind, including tents, awnings, or vehicles situated on private property and used for purposes stated above. For the purposes of this section, the word building shall include gas or liquid storage tanks.

**Detached:** A building which has no party wall.

**Semi-detached:** A building which has only one (1) party wall in common with another building.

**Attached:** A building which has two (2) or more party walls in common with other buildings.

**BUILDING AREA** - The total of areas taken on a horizontal plane at the average grade level of the principal building and all accessory buildings, exclusive of unenclosed porches, awnings, terraces, and steps.

**BUILDING HEIGHT** - A building's vertical measurement from the mean level of the ground abutting the building at its corners to the highest point of the roof.

**BUILDING SETBACK LINE** - The actual line of that face of the building nearest an adjacent right of way or street line. This face includes sun parlors and covered porches, whether enclosed or unenclosed, but does not include steps.

**CAMPGROUND** - A lot, tract, or parcel of land upon which two or more campsites are located or established, intended and maintained for occupation by transients in recreational vehicles or tents.

**CAMPSITES** - A plot of ground within a campground intended for occupation by a recreational vehicle or tent.

**CARPORT** - An unenclosed structure for the storage of one or more vehicles in the same manner as a private garage, which may be covered by a roof supported by columns or posts except that one or more walls may be the walls of the main building to which the carport is accessory.

**CARTWAY** - That portion of a street or alley right-of-way that is intended for vehicular movement.

**CELLAR** - A space with less than one-half of its floor-to-ceiling height above the average finished grade of the adjoining ground or a space with at least half of its floor area below the finished grade and with a floor-to-ceiling height of less than six and one-half (6½) feet. Within a dwelling unit, a cellar shall not be counted as floor area, nor as a story of permissible building height.



CEMETERY - Land used or intended to be used for the burial of the deceased (including the ashes of those cremated), including columbariums, mausoleums, and mortuaries when operated in conjunction with the cemetery and within the boundaries thereof. This definition shall not include crematoria, which shall be considered as funeral homes.

CERTIFICATE OF USE AND OCCUPANCY - A statement signed by a duly authorized Township officer, setting forth that a building, structure or use legally complies with the Zoning Ordinance and other applicable Township codes and regulations and that the same may be used for the purposes stated therein.

CHANNEL - A natural or artificial watercourse with a definite bed and banks which confine and conduct continuously or periodically flowing water.

CHURCH AND RELATED USES - A building, structure, or group of buildings or structures, including accessory uses, designed or intended for public worship. This definition shall include rectories, convents, and church-related educational and/or day care facilities.

COMMERCIAL KEEPING AND HANDLING - Producing and/or maintaining a product with the express purpose and intent of selling the product.

COMMERCIAL RECREATION FACILITY - An activity operated as a business, open to the public, for the purpose of public recreation or entertainment, including but not limited to indoor theaters and auditoriums, bowling alleys, drive-in motion picture facilities, swimming pools, health clubs, miniature golf courses, museums, etc. This does not include adult-related uses, shooting ranges, amusement arcades, nor off-track betting parlors, as defined herein.

COMMON OPEN SPACE - Any area of land or water, or a combination of land and water, within a development site designed and intended for use by all residents of the development or the general public. Land included within the right-of-way lines of streets and storm water detention basins with impervious surfaces shall not be classified as common open space. Common open spaces shall not include required setbacks between buildings and street rights-of-way, driveways, access drives, parking areas, and property lines of the development. No dwelling unit, residential accessory buildings, or parking or loading areas may be located within common open spaces.

COMMUNICATIONS ANTENNA - Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communications signals. The term "communications antenna" does not include a receiving facility for the sole use of an individual consumer and located on the property in which such individual consumer resides. (1/17/05)

COMMUNICATIONS TOWER - Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio, and similar communications purposes, including self-supporting lattice towers, guyed towers, or monopole towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. The term includes the structure and any support thereto. (1/17/05)

COMPREHENSIVE PLAN - The most recently adopted version of the Official Strasburg Regional Comprehensive Plan, Strasburg Township and Strasburg Borough, Lancaster County, PA, including any amendments.

CONDITIONAL USE - A use which may be appropriate to a particular zoning district, only when specific conditions and criteria prescribed for such uses have been complied with. Conditional uses are reviewed by the Board of Supervisors after recommendations by the Planning Commission, in accordance with Section 704 of this Ordinance.

CONDOMINIUM - A form of property ownership providing for individual ownership of a specific dwelling unit, or other space, together with an undivided interest in the land or other parts of the structure in common with other owners.

CONSERVATION DISTRICT - The Lancaster County Conservation District or any agency successor thereto.

CONSERVATION PLAN - A plan including a map(s) and narrative that, at the very least, outlines an erosion and sedimentation control plan for an identified parcel of land.

CONVENIENCE STORE - A retail sales business which specializes in providing household products and foods. Convenience stores may also provide for any or all of the following as an accessory use:

1. The rental of video tapes provided that an adult bookstore is specifically prohibited;
2. The preparation and sales of delicatessen sandwiches and foods provided that no patron seating is provided; and
3. The use of no more than two (2) amusement devices (e.g., pinball machines, video games, and other similar devices).

Convenience stores shall not include the dispensing of gasoline or other vehicle fuels, unless the appropriate approvals for an automobile filling station (as defined herein) have been obtained.

CONVERSION APARTMENTS - The adaptation of one single-family detached dwelling to two (2) or more dwelling units.

CUL-DE-SAC - A dead-end street equipped with a circular vehicle turnaround at its terminus.

DAY-CARE - The offering of care or supervision over minors or special needs adults in lieu of care or supervision by family members. This definition does not include the offering of overnight accommodations. All day-care facilities must comply with applicable State regulations and furnish a valid registration certificate from the Department of Public Welfare of the Commonwealth of Pennsylvania.

Day-Care, Accessory: A day-care facility that is operated as an accessory use to a dwelling unit, wherein care and supervision is offered to no more than three (3) nonresidents of the site during any calendar day. These facilities are permitted by right in every zone.

Day-Care, Commercial: A day-care facility that offers care and supervision to more than six (6) nonresidents of the site during any calendar day. Commercial day-care facilities can be operated as principal uses or as accessory uses associated with other uses (e.g., schools, churches, industries, residential complex, etc.); however, in no case shall a commercial day-care be considered an accessory use to one dwelling unit. Commercial day-care facilities shall include “group child day-care homes” and “child day-care centers,” as defined and regulated by the Department of Public Welfare of the Commonwealth of Pennsylvania.

Day-Care, Family: A day-care facility that is operated as an accessory use to a single-family detached dwelling unit, in which the care and supervision is offered to four (4), five (5) or six (6) nonresidents of the site during any calendar day.

Day-Care, Group: An accessory use to a single-family detached dwelling in which seven (7) to eleven (11) individuals who are not related to the residents of the principal dwelling are cared for and supervised during any calendar day. Group day-care requires a license from the Commonwealth of Pennsylvania.

DECIBEL:dB or dB(A) - A unit for measuring the sound pressure level, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter) (3/01)

DENSITY, NET - The number of dwelling units permitted in relation to the land area actually in use or proposed to be used for residential purposes, exclusive of public and/or private streets.

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

DEVELOPMENTAL DISABILITY - A disability of a person which can be expected to continue indefinitely; a disability which is:

1. Attributable to mental retardation, cerebral palsy, epilepsy or autism;

2. Found to be attributable to any other conditions found to be closely related to mental retardation because such condition results in similar impairment of general intellectual functioning or adaptive behavior to that of mentally retarded persons or requires treatment and services similar to those required for such persons; or
3. Attributable to dyslexia resulting from a disability described in Subsections (1) and (2) of this definition.

DEVELOPMENTALLY DISABLED PERSON - A person with a developmental disability.

DISABILITY - Legal or other credible demonstration of incapacitation due to physical or mental handicap.

DISTRIBUTION - A process whereby materials, goods, or products are imported, stored at one location, and then delivered to another.

DOMESTIC PETS - The noncommercial keeping of no more than four (4) adult nonfarm animals that are locally available for purchase as pets, as an accessory use to a dwelling unit.

DRIVEWAY - An improved cartway designed and constructed to provide vehicular movement between a public road and a tract of land serving one single-family dwelling unit or a farm.

DRIVING HORSE BOARDING - An accessory use to a dwelling in which the keeping of one (1) or more driving horses and related carriages, wagons, and buggies, provides the residents' principal mode of transportation.

DWELLING - Any building or portion thereof designed and used exclusively for residential occupancy, including those listed below, but not including hospitals, hotels, boarding, rooming and lodging houses, institutional houses, tourists courts, and the like, offering overnight accommodations for guests or patients. Except for mobile homes, all dwellings must be permanently affixed to a completely enclosed foundation constructed of currently accepted materials that shall be an entire perimeter wall and extend from below the frost line to the first floor of the building. Such foundation shall be constructed to provide sufficient structural integrity to prevent the building from heaving, shifting, or settling unevenly, due to frost action. In addition, all dwellings shall be properly connected to approved and permanently-designed sewer water electrical and other utility systems. (Rev. 11/2011)

1. Single-Family Detached: A freestanding building containing one dwelling unit for one family, and having two (2) side yards, one (1) front yard, and one (1) rear yard; in the case of a corner lot, the building will have two (2) front and (1) side and rear yards. Mobile homes can be considered single-family detached dwellings if, in addition to the requirements listed for all dwellings, they comply with the paragraph below. Travel trailers, as defined herein, shall not be construed as dwellings. Modular homes can be considered single-family detached dwellings so long as they comply with the general requirements of a dwelling. (Figure 1)

2. Duplex: (Two-family; single-family semi-detached): A freestanding building containing two dwelling units for two families, arranged in a side-by-side (Figure 2) or over-and-under (Figure 3) configuration. Those units placed on common grounds shall have one front and rear yard and two side yards. Those units constructed on individual lots shall each have one front, side and rear yard.
3. Multiple Family: A building containing three or more dwelling units, at least one of which must be located above or below the remaining units. (Figure 4)
4. Townhouse: A building containing three to eight dwelling units arranged in a side-by-side configuration with two or more common party walls. (Figure 5)
5. Mobile Home: For the purposes of this Ordinance, all mobile homes, except those contained within mobile home parks, shall be governed by all regulations applicable to single-family detached dwellings, and the following:
  - a. All apparatuses used to tow or transport the mobile home (including, but not limited to, the towing hitch) shall be removed; and,
  - b. All mobile homes and additions thereto shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top or frame ties to ground anchors consisting of 12-inch by 12-inch pylons installed to below the frost line at the corners of the mobile home and at intervals of no more than fifteen (15) feet on center. All ties shall comply with the following:
    - i. Over-the-top ties shall be provided at each of the four (4) corners of the mobile home, with two (2) additional ties per side at intermediate locations for units fifty (50) feet or more in length, and one (1) additional tie per side for units less than fifty (50) feet in length;
    - ii. Frame ties shall be provided at each corner of the mobile home, with five (5) additional ties per side at intermediate locations for units fifty (50) feet or more in length, and four (4) additional ties per side for units less than fifty (50) feet in length; and,
    - iii. All components of the anchoring system shall be capable of carrying a force of four thousand, eight hundred (4,800) pounds.

DWELLING UNIT - A building or portion thereof arranged or designed for occupancy by not more than one family and having separate cooking and sanitary facilities.

EARTHMOVING ACTIVITY - Any construction or other activity which disturbs the surface of the land including, but not limited to, excavations, embankments, land development, subdivision development, mineral extraction and the moving, depositing or storing of soil, rock or earth, but not including the tilling of the soil.

ECHO HOUSING - An accessory temporary dwelling unit placed on a property for occupancy by either an elderly, handicapped, or disabled person related by blood, marriage, or adoption, to the occupants of the principal dwelling.

EXHIBITS AND INTERPRETIVE FACILITIES - A collection or arrangement of artifacts, images, documents or other materials for viewing by the public and related materials and media which explain and inform the viewer on the workings, significance or history of the displays. (Revised 7/11)

EXTENDED FAMILY HOUSING - An accessory use to a farm, in which an existing single-family detached dwelling is enlarged and/or converted into two (2) dwelling units for occupancy by the owner and/or operator of the farm and his/her family.

FAMILY - An individual or individuals related by blood, marriage, or adoption (including persons receiving foster care) that maintain one common household and live within one dwelling unit. Additionally, up to three (3) unrelated individuals who maintain a common household and live within one dwelling unit may be considered a family. Finally, a family shall also expressly include any number of unrelated persons who reside within a licensed group home, as defined herein.

FARM - Any parcel of land with a minimum of ten (10) acres which is used in the raising of agricultural products, livestock, poultry or dairy products, including necessary farm structures and the storage of equipment customarily incidental to the primary use.

FARM OCCUPATION - An accessory use to the primary agricultural use of a property in which residents engage in a secondary occupation conducted on the active farm.

FARM-RELATED BUSINESS - A principal use that may, or may not, be located upon a farm, at which goods and services are provided in support of local farming operations.

FARMERS AND/OR FLEA MARKET - A retail sales use where more than one vendor displays and sells general merchandise that is new or used. Farmers and/or flea markets can include indoor and outdoor display of merchandise.

FENCE - A structure designed as a barrier to restrict the movement or view of persons, animals, property, and/or vehicles. This definition shall not include ornamental fence treatments that are located in the front yard and extend less than one-half the width and/or depth of the front yard.

FILL - Material placed or deposited so as to form an embankment or raise the surface elevation of the land, including but not limited to levees, bulkheads, dikes, jetties, embankments, and causeways.

FINANCIAL INSTITUTION - A bank, savings and loan association, credit union, finance or loan company, etc.

FLAGPOLE - A narrow extension of property on a lot from the buildable area of the lot to the public street right-of-way. The flagpole is not considered part of the lot area but serves as access to the lot

FLOODPLAIN - An area of land adjacent to the channel of a watercourse which has been or is likely to be flooded, or any area subject to the unusual and rapid accumulation or runoff of surface waters from any source.

FLOODPLAIN ORDINANCE - The Strasburg Township Floodplain Ordinance, as amended and as may be amended in the future.

FLOOR AREA, GROSS - The sum of the floor areas of a building as measured to the outside surfaces of exterior walls and including all areas intended and designed for the conduct of a business or use.

FLOOR AREA, GROSS LEASABLE - The total floor area designed for occupancy by an owner or tenant, as measured to the center of interior joint walls and the exterior of outside walls.

FLOOR AREA, HABITABLE - The sum of the floor areas of a dwelling unit as measured to the outside surfaces of exterior walls and including all rooms used for habitation, such as living room, dining room, kitchen, bedroom, bathroom, closets, hallways, stairways, but not including cellars or attics, or service rooms or areas such as utility rooms, nor unheated areas such as enclosed porches. (See also "Garage, Private.")

FRONT BUILD-TO-LINE - An area establishing the required location for all, or a portion of a building's front facade, as measured from the street line.

FRONTAGE - The horizontal distance shared between a public or private street, and an adjoining lot.

FUNERAL HOME - A principal use for the preparation and viewing of the dead prior to burial or cremation. Funeral homes shall not include cemeteries, columbariums, mausoleums, nor entombments, but do include mortuaries and crematoria.

GARAGE, PRIVATE - An accessory or an attached part of dwelling unit building for the storage of one or more automobiles and/or other vehicles accessory and incidental to the primary use of the premises; provided however, that one (1) commercial vehicle of not more than one (1) ton capacity may be stored therein where the use of such vehicles is not incidental to the use of the premises. No business, occupation or service shall be conducted therein, nor shall space therein for more than one vehicle be leased to a non-occupant of the premises. Where a garage is an attached integral part of a dwelling unit, the garage shall not be counted as floor area unless it is constructed or modified into a habitable room by the removal of all vehicular access doors which is allowed if adequate off-street parking is still available on the same lot as the dwelling unit.

GOLF COURSE - An area designed and used for playing the game of golf with a minimum of 2,800 yards of play in nine (9) holes.

**GROUP HOME** - A dwelling operated by a responsible individual, family, or organization with a program to provide a supportive living arrangement for individuals where special care is needed by the individual served due to age, emotional, mental, or physical handicap. This definition shall expressly include facilities for the supervised care of developmentally disabled persons and those under treatment for alcohol and/or drug abuse. Group homes must be licensed where required by any appropriate government agencies, and a copy of any such licenses must be delivered to the Township prior to beginning the use. Group homes shall be subject to the same limitations and regulation by the Township as single-family dwellings.

**HAZARDOUS MATERIAL** - Materials which have the potential to damage health, endanger human life or impair safety. Hazardous materials include, but are not limited to, inorganic mineral acids or sulphur, fluorine, nitrogen, chromium, phosphorous, selenium, and arsenic and their common salts; lead, nickel, and mercury and their inorganic salts or metallo-organic derivatives; coal tar acids, such as phenols and cresols, and their salts; petroleum products; and radioactive material

**HAZARDOUS WASTE** - Any garbage, refuse, sludge from an industrial or other wastewater treatment plant, sludge from a water supply treatment plant, or air pollution facility and other discarded material including solid, liquid, semi-solid, or contained gaseous material resulting from municipal, commercial, industrial, institutional, mining, or agricultural operations, and from community activities, or any combination of the above, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may:

1. Cause or significantly contribute to an increase in mortality or an increase in morbidity in either an individual or the total population; or
2. Pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

**HAZARDOUS WASTE FACILITY** - Any structure, group of structures, aboveground or underground storage tanks, or any other area or buildings used for the purpose of permanently housing or temporarily holding hazardous waste for the storage or treatment for any time span other than the normal transportation time through the Township.

**HEALTH AND FITNESS CLUB** - A commercial business that offers active recreational and/or fitness activities. Such activities are provided only to club members and their guests. Such facilities do not include golf courses.

**HEAVY EQUIPMENT** - Machinery, vehicles and other devices that are not normally used for domestic purposes upon a residential dwelling lot. Examples include, but are not limited to, farm machinery, excavation equipment, commercial trucks and trailers, yachts, industrial machinery, etc.

**HELICOPTER PAD (PRIVATE)** - An accessory use where no more than one helicopter may land/take-off and be stored.



HELIPORT - A principal use where one or more helicopters may land/take-off and be stored. Such use may also include support services such as fueling and maintenance equipment, passenger terminals and storage hangars.

HIGH-YIELD WELL - Any water well designed to withdraw more than 1500 gallons per day, either for use on the site, to be bottled and removed from the site, or to be piped to one or more users at other sites. (11/00)

HISTORIC PROPERTY - A district, site, building, structure or object that is on or eligible for inclusion on the National Register of Historic Places, is recognized by the Pennsylvania Historical and Museum Commission as being historically significant, or is recognized by the Historic Preservation Trust of Lancaster County as being historically significant. Any lot which contains an historic property shall also be considered an historic property. (1/17/05)

HISTORIC STEAM RAILROAD - A type of railroad which operates steam, diesel-electric, and diesel-hydraulic locomotives and self-propelled rail cars to pull trains of historic and modern cars and coaches in both passenger and freight revenue service, and whose passenger business is conducted primarily for the enjoyment of tourists, vacationers and persons engaged in leisure activities. (Revised 7/11)

HOME OCCUPATION - A business or commercial activity other than a no-impact home-based business that is conducted as an accessory use to a principal single-family detached dwelling. (Rev. 10/03)

HOSPITAL - An institution, licensed in the Commonwealth of Pennsylvania as a hospital, which renders inpatient and outpatient medical care on a twenty-four (24) hours per day basis; and provides primary health services and medical/surgical care to persons suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions. A hospital use can also include attached and detached accessory uses provided that all accessory uses are contained upon the hospital property.

HOTEL - A facility which provides lodging to boarders for compensation, which contains more than six (6) rooms with less than twenty-five percent (25%) of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building, and which may provide meals and other services as a part of the compensation.

IMPERVIOUS SURFACE - Any material that covers the land which inhibits the percolation of storm water directly into the soil, including, but not limited to, buildings, compacted gravel, and pavement. (Rev.11/00)

IMPORTANT NATURAL HABITAT - Any land area characterized by any or all of the following:

1. Wetlands as defined by criteria of the U.S. Department of Interior, Fish and Wildlife Service;
2. Pennsylvania Natural Diversity Inventory (PNDI) confirmed extant plant and animal species and communities that are listed as Pennsylvania Threatened or Pennsylvania Endangered; and,

3. PNDI confirmed extant plant and animal species and communities that have a State Rank of S1 or S2.

**IMPULSIVE SOUND**. - Sound of short duration, usually less than one second, with an abrupt onset and rapid decay. Examples of impulsive sound include explosions, drop forge impacts, and the discharge of firearms. (3/01)

**INTENSIVE COMMERCIAL LIVESTOCK OPERATION** - An agricultural use involving the intensive commercial keeping and handling of livestock quantities exceeding an average adult weight for horses, dairy cattle and layer chickens and/or an average market weight of all other livestock of 2000 pounds per acre, as referenced in the following table:

Livestock	Animal Size (lb.)
Cattle	
Dairy	150–1500
Beef	400–1400
Veal	100–350
Swine	
Pigs	35–200
Gestating sow (limit fed)	275
Sow and 8 pigs	375
Boar (limit fed)	350
Sheep	100
Horse	1000
Poultry	
Layer	4
Layer, heavy	7
Pullet	3
Broiler	4
Roaster	7
Turkey	20
Duck	7
Guinea	3–4
Pheasant	3
Chukar	1.5
Quail	.05

**INTERIOR DRIVE** - Any on-site vehicular movement lane(s) that are associated with a use other than a single-family dwelling.

**INTERMODAL TERMINALS** - A location with facilities, including ramps, pads, cranes, and other devices for loading or unloading from one mode of transportation to another, as from rail cars to highway trucks. (Revised 7/11)

**JUNKYARD** - An area of land, with or without buildings, used for the storage, outside a completely enclosed building, of used and discarded materials, including but not limited to, waste paper, rags, metal, building materials, house furnishings, machinery, vehicles, or parts thereof, with or without the dismantling, processing, salvage, sale, or other use or disposition of the same. The deposit or storage on a lot of one or more unlicensed, wrecked, or disabled vehicles, or the major part thereof, shall be deemed to constitute a “junkyard.” (A disabled vehicle is a vehicle intended to be self-propelled that shall not be operable under its own power, or a vehicle that does not have a valid current registration plate or that has a certificate of inspection which is more than sixty (60) days beyond the expiration date.)

**KENNEL, BOARDING** - Any establishment available to the general public where a dog or dogs are housed for compensation by the day, week or a specified or unspecified time. This term shall not include a kennel where the practice of veterinary medicine is performed if the kennel is covered by the provisions of the act of December 27, 1974 (P.L. 995 No. 326), known as the “Veterinary Medicine Practice Act”. The term shall also include any establishment available to the general public that, for the purposes of exercise day care or entertainment of the dog and a not for profit animal rescue shelter. This term does not include an establishment engaged only in dog grooming or dog training. (Rev 4/18)

**KENNEL, BREEDING** - Any lot in which two or more dogs that are older than six (6) months that are kept, raised, and bred for a fee. (4/18)

**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, shall be deemed to be a landowner for the purposes of this Ordinance.

**LANDSCAPE SCREEN** - A completely planted visual barrier composed of evergreen shrubs and trees arranged to form both a low-level and a high-level screen between grade and to a height of six (6) feet.

**LIBRARIES, ARCHIVES AND RESEARCH FACILITIES** - A place, as a building or set of rooms containing collections of materials that are to be permanently preserved and books, recordings, images, or other reading, viewing, or listening materials arranged and catalogued in a fixed way, and which can be used for examination or study.(Revised 7/11)

**LOADING SPACE** - An off-street paved space suitable for the loading or unloading of goods and having direct usable access to a street or alley.

**LOCOMOTIVE** -A self-propelled unit of equipment designed for moving other railroad rolling equipment in revenue service, including a self-propelled unit designed to carry freight or passenger traffic, or both, and may consist of one or more units operating from a single control (49 CFR II, Part 218.5) (Revised 7/11)

LOT - Any parcel or tract of land intended as a single unit for purposes of ownership, transfer of ownership, use, rent, improvement or development. The word “lot” includes the word “plot,” “parcel” or “tract.” Contiguous nonconforming lots of record under single and separate ownership shall be considered one lot for the purposes of this Ordinance. A lot as herein defined may or may not coincide with a lot of record.

Lot, Corner: A lot which has an interior angle of less than one hundred thirty-five degrees ( $135^{\circ}$ ) at the intersection of two (2) street lines. A lot abutting upon a curved street shall be considered a corner lot if the tangents to the curve at the points of intersection of the side lot lines with the street line intersect at an interior angle of less than one hundred thirty-five degrees ( $135^{\circ}$ ). Corner lots shall have two front yards, one side, and one rear yard.

Lot, Flag: A lot whose frontage does not satisfy the minimum width requirements for the respective zone but that does have sufficient lot width away from the lot's frontage.

Lot, Interior: A lot other than a corner lot, the sides of which do not abut a street.

Lot, Through or Reverse Frontage: An interior lot having frontage on two parallel or approximately parallel streets.

LOT AREA - The area contained within the property lines of individual parcels of land, excluding any area within a street right-of-way, but including the area of any easement. The lot area does not include the flagpole of a flag lot.

LOT COVERAGE - The area of a lot which is covered with an impervious surface (e.g., buildings, driveways, parking area, sidewalks).

LOT DEPTH - The horizontal distance measured between the street right-of-way line and the closest rear property line. On corner and reverse frontage lots, the depth shall be measured from the street right-of-way line of the street of address to the directly opposite property line. On flag lots, the depth shall be measured from the terminus of the flagpole at the flag portion of the lot to the property line directly opposite the street of address.

LOT OF RECORD - A lot identified on a subdivision plan or on a deed or other instrument of conveyance recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania.

LOT WIDTH - The horizontal distance measured between side property lines. On corner lots, lot width shall be measured between the right-of-way line for the non-address street and the directly opposite property line. On flag lots, lot width shall be measured between the side property lines of the flag portion of the lot. Unless otherwise noted, lot width shall be measured at the building setback line and the street frontage.

MAIN TRACK - A track, other than an auxiliary track, extending through yards or between stations, upon which trains are operated by timetable or train order or both, or the use of which is governed by a signal system (49 CFR, Part 218.5) (Revised 7/11)

MANUFACTURING - A function involving either the processing or production of materials, goods, or products.

MANURE - The fecal and urinary excrement of livestock and poultry, often containing some spilled feed, bedding or litter.

MANURE STORAGE FACILITY - An open or covered pit, detached structure or other improvement built to store manure for future use, or disposal. Types of storage facilities are as follows: underground storage, in ground storage, earthen bank, stacking area, and above-ground storage.

MEAN SEA LEVEL - The average height of the sea for all stages of the tide, using the National Geodetic Vertical Datum of 1929.

MEDICAL OR DENTAL CLINIC AND/OR OFFICE - Any building or group of buildings occupied by licensed medical practitioners and related services for the purpose of providing health services to people on an outpatient basis.

MEDICAL RESIDENTIAL CAMPUS - A principal use whereby a comprehensive medical and residential environment primarily serves retirement-aged persons and/or those possessing some ailment or disability. Medical residential campuses also offer a variety of residential dwelling types determined by the occupants' respective needs for some level of nursing and/or medical care.

MINI-WAREHOUSE - A building and/or series of buildings divided into separate storage units for personal property and/or property associated with some business or other organization. These units shall be used solely for dead storage and no processing, manufacturing, sales, research and development testing, service and repair, or other non-storage activities shall be permitted. The maximum square footage of a mini-warehouse unit shall be four hundred (400) square feet.

MOBILE HOME - Any structure intended for or capable of permanent human habitation, with or without wheels, and capable of being transported or towed from one place to the next, in one or more pieces, by whatsoever name or title it is colloquially or commercially known, but excluding transport trucks or vans equipped with sleeping space for a driver or drivers, and travel trailers. Mobile homes placed in parks shall meet the requirements for Mobile Home Parks listed in Section 435. Mobile homes placed on individual lots shall be considered "dwellings," and be bound by the requirements there-imposed.

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

MOBILE HOME PARK - A parcel or contiguous parcels of land on which are placed two (2) or more mobile homes or which have been so designated and improved to contain two or more mobile home lots for the placement thereon of mobile homes.

**MOTEL** - A facility which provides lodging to boarders for compensation, which contains more than six (6) rooms with at least twenty-five percent (25%) of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building, and which may provide meals and other services as a part of the compensation.

**MUNICIPAL USES** - Any use owned or operated by the Township or by a municipal authority incorporated by the Township either individually or jointly with other municipalities. (Rev. 4/02)

**MUSEUM** - A building, place, or institution devoted to the acquisition, conservation, study, exhibition, and educational interpretation of objects having scientific, historical, or artistic value; including libraries where books, periodicals, newspapers, pamphlets, prints, records, DVDs, CDs, and tapes, are kept for reading and reference, and archives containing records, documents, photographs or other materials of historical interest.(Revised 7/11)

**NEW CONSTRUCTION** - Structures for which the start of construction commenced on or after the effective date of this section.

**NIGHTCLUB** - Any building used for on-site consumption of nonalcoholic beverages where live entertainment is offered. For the purposes of this definition, “live entertainment” is meant to include the use of disc-jockeys for the purposes of supplying musical entertainment. Nightclubs may also provide for on-site consumption of food. This is meant to include an “under 21” club which features entertainment.

**NO-IMPACT HOME-BASED BUSINESS** - (Rev. 10/03) A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pick-up, delivery or removal functions to or from the premises, in excess of those normally associated with a residential use, and which is permitted as an accessory use as of right in all residential zones. The business or commercial activity must satisfy all of the following requirements:

1. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
2. The business shall employ no employees other than family members residing in the dwelling.
3. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
4. There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
5. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.

6. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
7. The business activity shall be conducted only within the dwelling and may not occupy more than twenty-five percent (25%) of the habitable floor area.
8. The business may not involve any illegal activities.

NOISE - Any sound that annoys or disturbs humans or that causes or tends to cause an adverse psychological or physiological effect on humans. (3/01)

NOISE DISTURBANCE - Any sound source that produces a sound level in excess of the maximum permissible levels in Table I of Section 319.2.1, as described more fully in Section 319.2. (3/01)

NONCOMMERCIAL KEEPING OF LIVESTOCK - An accessory use to a principal detached single-family dwelling that is not contained upon a farm, whereupon livestock are kept exclusively by the residents of the site.

NONCONFORMING LOT - A lot the area or dimension of which was lawful prior to the adoption or amendment of a zoning ordinance, but which fails to conform to the requirements of the Zone in which it is located by reasons of such adoption or amendment.

NONCONFORMING STRUCTURE - A structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in the Zoning Ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

NONCONFORMING USE - A use, whether of land or of structure, which does not comply with the applicable use provisions in the Zoning Ordinance or amendment heretofore or hereafter enacted where such use was lawfully in existence prior to the enactment of such ordinance, or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation.

NONCONFORMITY, DIMENSIONAL - Any aspect of a land use that does not comply with any size, height, bulk, setback, distance, landscaping, coverage, screening, or any other design or performance standard specified by this Ordinance, where such dimensional nonconformity lawfully existed prior to the adoption of this Ordinance or amendment thereto.

NURSING, REST OR RETIREMENT HOMES - Facilities designed for the housing, boarding, and dining associated with some level of nursing care.

**OBSTRUCTION** - Any wall, dam, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel, rectification, culvert, building, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or flood-prone area, (1) which may impede, retard, or change the direction of the flow of water either in itself or by catching or collecting debris carried by such water, or (2) which is placed where the flow of the water might carry the same downstream.

**OFFICE** - A place where the primary use is conducting the affairs of a business, profession, service, or government; includes administration, record keeping, clerical work, and similar business functions. An office shall not involve manufacturing, fabrication, production, processing, assembling, cleaning, testing, repair, or storage of materials, goods or products; or the sale or delivery of any materials, goods, or products which are physically located on the premises. Office supplies used in the office may be stored as an incidental use.

**OFF-TRACK BETTING PARLOR** - A commercial use at which persons can visit to wager upon, and observe by remote television, the outcomes of events that are taking place elsewhere.

**ON-LOT SEWER SERVICE** - The disposal of sewage generated by one principal use with the use of safe and healthful means within the confines of the lot on which the use is located, as approved by the Pennsylvania Department of Environmental Protection.

**ON-LOT WATER SERVICE** - The provision of a safe, adequate and healthful supply of water to a single principal use from a private well.

**OPEN SPACE** - A space unoccupied by buildings or paved surface and open to the sky on the same lot with the building.

**PA DEP** - Pennsylvania Department of Environmental Protection.

**PARENT TRACT** - When used in determining the permissible number of lots which may be subdivided or dwellings erected in the Agricultural Zone (A), all contiguous land held in single and separate ownership, regardless of whether (a) such land is divided into one or more lots, parcels, purparts, or tracts; (b) such land was acquired by the landowner at different times or by different deeds, devise, partition or otherwise; or (c) such land is bisected by public or private streets or right-of-way, which was held by the landowner or his predecessor in title on July 17, 1995, or, if such land was not classified as Agricultural Zone (A) after July 17, 1995.(Rev.1/07)

**PARKING COMPOUND** - A primary retail sales business where passenger vehicles may be stored for short-term, daily, or overnight off-street parking, and connected to a street by an access drive.

**PARKING LOT** - An accessory use in which required, and possibly, additional parking spaces are provided subject to the requirements listed in Section 311 of this Ordinance.

**PARKING SPACE** - An off-street space available for the parking of one (1) motor vehicle and having usable access to a street or alley.



PARKS, PUBLIC AND/OR NONPROFIT - Those facilities designed and used for recreation purposes by the general public that are (1) owned and operated by a government or governmental agency/authority, or (2) are operated on a nonprofit basis. This definition is meant to include the widest range of recreational activities, excluding adult entertainment uses, amusement arcades, off-track betting parlors and shooting ranges.

PEDESTRIAN MALL - An outdoor space, plaza or street that is lined by stores and public transportation facilities, designed to be used primarily for the movement, safety, convenience, and enjoyment of pedestrians, and which includes, but is not limited to, space for seating, café tables, shelters, trees, flower plantings, sculptures, booths, traffic signs, kiosks, fire hydrants, street lighting, ornamental lights, trash receptacles, display cases, marquees, awnings, canopies, boarding platforms, overhead radiant heating fixtures, underground radiant heating pipes and services, walls bollards and chains, and similar fixtures, equipment, facilities, and appurtenances. (Revised 7/11)

PennDOT - Pennsylvania Department of Transportation.

PERSON - An individual, corporation, partnership, incorporator's association, or any other similar entity.

PESTICIDE, FUNGICIDE OR HERBICIDE - Any substance or mixture of substances intended for use in preventing, destroying, repelling, sterilizing, or mitigating any insects, rodents, nematodes, predatory animals, fungi, weeds, or other forms of plant or animal life.

PETROLEUM PRODUCT - Oil petroleum of any kind and in any form, including crude oil and derivatives of crude oil. It may be alone, as a sludge, as oil refuse, or mixed with other wastes.

PHOTO STUDIO - A photographers establishment where portraits are made, and photographic images are processed and sold. (Revised 7/11)

PLANNING COMMISSION - The Planning Commission of Strasburg Township.

PREMISES - The property upon which the activity is conducted as determined by physical facts rather than property lines. It is the land occupied by the buildings or other physical uses that are necessary or customarily incident to the activity, including such open spaces as are arranged and designed to be used in connection with such buildings or uses. The following are not considered to be a part of the premises on which the activity is conducted, and any signs located on such land are to be considered off-premise advertising:

1. Any land which is not used as an integral part of the principal activity, including land which is separated from the activity by a roadway, highway, or other obstruction, and not used by the activity; and extensive undeveloped highway frontage contiguous to the land actually used by a commercial facility, even though it might be under the same ownership;
2. Any land which is used for, or devoted to, a separate purpose unrelated to the advertised activity; or

3. Any land which is in closer proximity to the highway than to the principal activity, and developed or used only in the area of the sign site or between the sign site and the principal activity and whose purpose is for advertising purposes only. In no event shall a sign site be considered part of the premises on which the advertised activity is conducted if the site is located on a narrow strip of land which is non-buildable land, or is a common or private roadway, or is held by easement or other lesser interest than the premises where the activity is located.

PRINCIPAL WASTE HANDLING FACILITY - A principal use whereby waste is brought to the site for storage, processing, treatment, transfer, or disposal.

PRIOR ORDINANCE - Strasburg Township Zoning Ordinance of 1972, as amended.

PRIVATE CLUB - An organization catering exclusively to members and their guests in premises or buildings for social, recreational and administrative purposes which are not conducted for profit. At a private club, there shall be no vending stands, merchandising or commercial activities, except as required to serve the members of the club. Clubs shall include, but not be limited to, service and political organizations, labor unions, as well as social and athletic clubs. Private clubs shall not include adult-related facilities nor off-track betting parlors, as defined herein.

PRIVATE TAKE-OFF/LANDING STRIPS - An area used, or intended to be used, which is privately owned, for the landing, taking off and surface maneuvering of aircraft, including ultralights and gliders.

PROCESSING - A function which involves only the cleaning, sorting, sizing and/or packaging of products and materials.

PUBLIC - Owned, operated, or controlled by a governmental agency (Federal, State, or local, including a corporation created by law for the performance of certain specialized governmental functions). This definition shall not include the Lampeter-Strasburg School District.

PUBLIC HEARING - A formal meeting held pursuant to public notice by the governing body or planning agency, intended to inform and obtain public comment, prior to taking action on zoning-related matters.

PUBLIC MEETING - A forum held pursuant to notice under the act of July 3, 1986 (P.L. 388, No. 84), known as the Sunshine Act, and subsequent amendments.

PUBLIC NOTICE - Notice published once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days, and the second publication shall not be less than seven days from the date of the hearing. Public notice for rezoning, special exception, conditional use and/or variance requests shall also include the posting of a sign(s) at a conspicuous location(s) along the perimeter of the subject property; this sign(s) shall be continuously posted for at least one week prior to the hearing and will exhibit the nature, date, time and location of the hearing.

PUBLIC SEWER - A municipal sanitary sewer or a comparable common or package sanitary facility approved and permitted by the Pennsylvania Department of Environmental Protection. Such systems are capable of serving multiple users.

PUBLIC UTILITY CONVEYANCE FACILITIES - Lines, pipes and other structures intended to convey and transport gas, oil, sewage, water, telephone, electricity, and other similar utilities, and whose operator is in possession of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission.

PUBLIC UTILITY STRUCTURES - Use which is operated, owned or maintained by a public utility corporation, municipality or municipal authority or which is privately owned and is approved by the Pennsylvania Public Utility Commission for the purpose of processing public sewage for disposal and/or treatment; obtaining public water supply, providing storage and/or processing treatment; or for the purpose of providing the transmission of energy or telephone service, including high voltage line towers.

PUBLIC WATER - A municipal water supply system, or a comparable common water facility approved and permitted by the Pennsylvania Department of Environmental Protection. Such systems are capable of serving multiple users.

PURE TONE - Any sound that can be heard as a single pitch or set of single pitches. For the purposes of this chapter, a pure tone shall exist if the 1/3 octave band sound pressure level in the band with the tone exceeds the arithmetic average of the sound pressure levels of the two (2) contiguous octave bands by five (5) dB for center frequencies of 500 Hz and above, and by eight (8) dB for center frequencies between 160 and 400 Hz and by 15 dB for center frequencies less than 125 Hz. (3/01)

RADIOACTIVE MATERIAL - Any natural or artificially produced substance which emits radiation spontaneously.

RAILROAD - Any form of non-highway ground transportation that runs on rails, including the road used by a rail carrier and owned by it or operated under an agreement; and a switch, spur, track, terminal, terminal facility and a freight depot, yard, and ground, used or necessary for transportation (49 CFR, Part 223.5) (Revised 7/11)

RAIL YARD - A system of auxiliary tracks used exclusively for the classification of passenger or freight cars according to commodity or destination; assembling of cars for train movement; storage of cars; or repair of equipment (36 CFR 67) (Revised 7/11)

RECREATIONAL VEHICLE - A portable structure, primarily designed to provide temporary living quarters for recreation, camping or travel purposes. In addition to the above, any of the following attributes are characteristic of a "travel trailer":

The unit is of such size or weight as not to require a special highway movement permit from the Pennsylvania Department of Transportation when self-propelled, or when hauled by a standard motor vehicle on a highway;

1. The unit is mounted or designed to be mounted on wheels;
2. The unit is designed to be loaded onto, or affixed to, the bed and/or chassis of a truck;

3. The unit contains, or was designed to contain, temporary storage of water and sewage; or
4. The unit contains some identification by the manufacturer as a travel trailer.

REHABILITATION - The process of returning a structure to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the structure which are significant to its historic, architectural, and cultural values (36 CFR 67) (Revised 7/11)

RENTAL - A procedure by which services or personal property are temporarily transferred to another person for a specific time period for compensation.

REPAIR - A function involved in correcting deficiencies of products that affect their performance and/or appearance.

REPAIR IN PLACE STRUCTURES - A small car repair facility, often a single track, in a rail yard, which may include buildings, pads and pits, hoists, lights and other equipment to permit inspection and repair of railroad cars and rolling stock. (Revised 7/11)

RESIDENTIAL OCCUPANCY – The occupancy of a dwelling unit by the same family for a period of not less than 30 continuous days. (Revised 6/2)

RESTAURANT - An establishment that serves prepared food primarily on non-disposable tableware, but can provide for incidental carry-out service so long as the area used for carry-out service does not exceed five percent (5%) of the total patron seating area nor eighty (80) square feet (whichever is less). Caterers shall be included in this definition.

RESTAURANT - DRIVE-THRU OR FAST-FOOD - An establishment that serves prepared food generally packaged in paper wrappers and/or disposable plates and containers. Such food can be consumed either on or off the site.

RETAIL - Those businesses whose primary activities involve the display and sales of goods and products to the general public. This term shall not include adult-related uses as defined herein.

RIDING STABLE - A principal use whereby equestrian instruction is offered and horses are kept, bred, trained and/or exercised upon land not occupied by the owner of the horse(s).

RIGHT-OF-WAY - A corridor of publicly owned or eased land for purposes of maintaining primary vehicular and pedestrian access to abutting properties, including but not limited to, roads, streets, highways and sidewalks. Abutting property owners are prohibited from encroaching across the right-of-way line. (See also “Street Line.”)

ROUTE 896 HIGHWAY ACCESS MANAGEMENT STUDY - The study and associated documentation adopted by the Township governing points of access to Route 896 (SR 0896) Which is in effect on the date an application for development is filed.

**SATELLITE DISH ANTENNA** - A device incorporating a reflective surface in the shape of a shallow dish, cone, horn, or cornucopia. Such device shall be used to transmit and/or receive radio or electro-magnetic waves between terrestrially and/or orbitally-based uses. This definition is meant to include but not be limited to what are commonly referred to as satellite earth stations, TVRO's, and satellite microwave antennas.

**SCHOOL** - A principal use in which supervised education or instruction is offered according to the following categories:

1. **Commercial School**: A school that may offer a wide range of educational or instructional activities (excluding vocational-mechanical trade schools as defined below) that may, or may not, be operated as a gainful business by some person or organization other than the school district.
2. **Private School**: A school that offers elementary, secondary, post-secondary and/or post graduate education that may, or may not, be operated as a gainful business.
3. **Public School**: A school licensed by the Department of Education for the purpose of providing elementary, secondary, and adult education, and operated by the School District.
4. **Vocational-Mechanical Trade School**: A school that may, or may not, be operated as a gainful business that principally offers training in any of the following occupations:
  - a. Truck driving;
  - b. Engineer repairs;
  - c. Building construction and general contracting;
  - d. Woodworking;
  - e. Masonry;
  - f. Plumbing;
  - g. Electrical contracting; and,
  - h. Other similar trades, as determined by the Zoning Hearing Board pursuant to Sections 107 and 604.5 of this Ordinance.

**SEASONAL RESIDENCE** - A dwelling, cabin, lodge or summer house which is intended for occupancy less than one hundred eighty two (182) days of the year.

**SEPTAGE** - Those remnant materials that result from the use of domestic on-site sewage disposal systems and that are not released into the ground, but are periodically pumped from the septic tank. Such materials can include solid and semi-solid matter that is often referred to as sludge and scum.

**SETBACK** - The required horizontal distance between a setback line and a street right-of-way line or a property line where there is no street.

**Setback, Front**: The distance between the center line of the road and the front setback line projected the full width of the lot. Commonly, called "required front yard."

Setback, Rear: The distance between the rear lot line and the rear setback line projected the full width of the lot. Commonly called “required rear yard.”

Setback, Side: The distance between the side lot line and the side setback line projected from the front yard to the rear yard. Commonly called “required side yard.”

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

SEWAGE FACILITIES PLAN - The official Sewage Facilities Plan adopted pursuant to the Pennsylvania Sewage Facilities Plan and the regulations of PA DEP governing the Township in effect on the date an application for development is filed.

SHADE TREE - A deciduous tree that shall have a clear trunk at least five (5) feet above the finished grade.

SHARED JOINT-USE DRIVEWAY - A common driveway that serves two adjoining single-family detached dwellings.

SHOPPING CENTER - Three (3) or more retail businesses and/or offices planned and designed for the site on which it is built, functioning as a unit, with shared off-street parking provided on the property as an integral part of the unit.

SHORT-TERM RENTAL – The use of a structure in a manner which does not meet the definition of a residential occupancy.

SIDEWALK CAFE - An exterior seating area associated with a restaurant which is under constant supervision by an employee of the business during business hours.

SIGN - A device for visual communication that is used to bring the subject to the attention of the public, but not including flags or other insignia of any government, fraternal, or similar organization.

SINGLE AND SEPARATE OWNERSHIP - The ownership of a lot by one or more persons, which ownership is separate and distinct from that of any abutting or adjoining lot. Ownership shall be considered separate and distinct where a lot has been separately described as such, by metes and bounds, in a recorded deed or conveyance prior to the enactment of this Ordinance, or an amendment thereto, and has continued since that date to be so separately described in all subsequent recorded deeds of conveyance. All real estate included in a single deed, including separate purparts, shall be considered separate and distinct ownership.

SOIL SURVEY - The latest published version of the United States Department of Agriculture's *Soil Survey for Lancaster County, Pennsylvania*.

SOLID WASTE - Garbage, sludge, refuse, and other discarded materials, including, but not limited to, solid and liquid waste materials resulting from municipal, industrial, commercial, agricultural, and residential activities. Such wastes shall not include

biological excrement nor hazardous waste materials, as defined in the Code of Federal Regulations, Title 40, Chapter 1, Part 261, dated July 1, 1984, or as amended.

**SOUND LEVEL.** The weighted sound pressure level obtained by the use of a sound level meter and frequency weighting network, such as A, B, or C, as specified by the American National Standards Institute specifications for sound level meters (ANSI S1.4-1971, or the latest revision thereof). If the frequency weighting employed is not indicated, the A-weighting shall apply. (3/01)

**SOUND PRESSURE LEVEL, A-WEIGHTED.** The sound pressure level in decibels as measured on a Type 1 or Type 2 sound level meter using the A-weighted network. Instrument response shall be “slow” for all measurements. (3/01)

**SPECIAL EVENT** - A special program, activity, or offering, added to a regular schedule, that happens at a given place and time, and which is usually temporary and occurring only periodically. (Revised 7/11)

**SPECIAL EXCEPTION** - A use that is generally compatible with a particular zone once specified criteria have been met. Special exception uses are listed by zone and approved by the Zoning Hearing Board in accordance with Section 604.3. of this Ordinance.

**SPECIFIED ANATOMICAL AREAS** - Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, female breasts below a point immediately above the top of areolae, and/or human male genitals in a discernible turgid state, even if completely and opaquely covered.

**SPECIFIED SEXUAL ACTIVITIES** - For the purposes of this Ordinance, this term shall include any of the following:

1. Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of a sexual relationship, and any of the following depicted sexually oriented acts or conduct: anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphism, zoerasty; or
2. Clearly depicted human genitals in a state of sexual stimulation, arousal or tumescence; or
3. Use of human or animal masturbation, sodomy, oral copulation, coitus, ejaculation; or
4. Fondling or touching of nude human genitals, pubic region, buttocks or female breast; or
5. Masochism, erotic or sexually oriented torture, beating, or the infliction of pain; or
6. Erotic or lewd touching, fondling or other contact with an animal by a human being; or
7. Human excretion, urination, menstruation, vaginal or anal irrigation.

**STORAGE** - A function involving the deposition of materials, goods and/or products for safekeeping.

**STORM WATER MANAGEMENT ORDINANCE** - The Strasburg Township Storm Water Management Ordinance, as amended and may be amended in the future.

**STORY** - That part of a building located between a floor and the floor or roof next above. The first story of a building is the lowest story, having seventy-five percent (75%) or more of its wall area above grade level. A half-story is a story under a gable, hip or gambrel roof, the wall plate of which on at least two (2) opposite exterior walls is not more than two (2) feet above such story.

**STREET** - Includes street, avenue, boulevard, road, highway, freeway, lane, viaduct and any other dedicated and accepted public right-of-way, or private right-of-way, used or intended to be used by vehicular traffic and/or pedestrians.

**STREET CENTERLINE** - The horizontal line paralleling the street that bisects the street right-of-way into two equal widths. In those instances where the street right-of-way cannot be determined, the street centerline shall correspond to the center of the cartway.

**STREET LINE (Right-of-Way Line)** - A line defining the edge of a street right-of-way and separating the street right-of-way from abutting property or lots. The street line shall be the same as the legal right-of-way line currently in existence.

**STRUCTURE** - Any assembly of materials constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, any portion of which is above the natural surface grade, including but not limited to buildings, sheds, cabins, mobile homes and trailers, fences, dams, culverts, roads, railroads, bridges, storage tanks, and signs.

**Structure, Accessory:** A structure associated with an accessory use, (e.g., swimming pools, patios, antennas, tennis courts, garages, utility shed, etc.).

**Structure, Principal:** A structure associated with a primary use.

**STRUCTURE HEIGHT** - A structure's vertical measurement from the mean level of the ground abutting the structure to the highest point of the structure.

**SUBDIVISIION AND LAND DEVELOPMENT ORDINANCE** - The Strasburg Township Subdivision and Land Development Ordinance, as amended and as may be amended in the future.

**SUBSTANTIAL IMPROVEMENT** - Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the fair market value of the structure either (a) before the improvement or repair is started or (b) if the structure has been damaged, and is being restored, before the damage occurred. For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the structure commences, whether or not that alteration affects the external dimensions of the structure.



SWIMMING POOL - Any pool, not located within a completely enclosed building, and containing, or normally capable of containing, water to a depth at any point greater than one and one-half (1½) feet. Farm ponds and/or lakes are not included, provided that swimming was not the primary purpose for their construction.

TEMPORARY FARM EMPLOYEE HOUSING - An accessory additional temporary dwelling unit placed on a property for occupancy by a person (and family) engaged in farm work on the subject property.

TEMPORARY OVERNIGHT LODGING FOR RAILROAD EMPLOYEES - Facilities such as dormitories or bunkhouses, not exceeding five (5) beds; bunk cars; cabooses; or bedrooms that are used by railroad employees for sleeping quarters as required by the federal Hours of Service Act, 45 U.S.C. 61-64b, as amended. (Revised 7/11)

TESTING - A function involving the examination and assessment of qualities, performances and/or capabilities of a product, good or material.

TOWNSHIP - Strasburg Township.

TRANSPORTATION - Movement of people or goods and which includes:

1. A locomotive, car, vehicle, warehouse, dock, yard, property, facility, instrumentality, or equipment of any kind related to the movement of passengers or property, or both, by rail, regardless of ownership or an agreement concerning use; and
2. Services related to that movement, including receipt, delivery, elevation, transfer, transit, storage, handling, and interchange of passengers and property (109 Stat. 806 Public Law 104-88-Dec. 29,1995) (Revised 7/11)

TWO-FAMILY CONVERSION - The conversion of an existing single-family detached dwelling unit to contain two separate dwelling units.

USE - The specific purpose for which land or a structure is designed, arranged, intended, occupied or maintained.

Use, Accessory: A use customarily incidental and subordinate to the principal use or building and located on the same lot with this principal use or building.

Use, Principal: The main or primary use of property or structures.

USE AND OCCUPANCY PERMIT - A permit issued by the Zoning Officer certifying a use's compliance with information reflected on the zoning permit and the Zoning Ordinance.

VARIANCE - A modification of any provision of this Ordinance granted by the Zoning Hearing Board subject to findings specified by the Act.

VETERINARIAN'S OFFICE - A building used primarily for the treatment, by a veterinarian, of small domestic animals such as dogs, cats, rabbits and birds or fowl. No outdoor boarding of animals is permitted.

WAREHOUSING - The reception and storage of goods and merchandise for use and sale at a later time. (Revised 7/11)

WASTE - Garbage, refuse and other discarded materials including, but not limited to, solid, semi-solid, contained gaseous and liquid materials resulting from municipal, industrial, institutional, commercial, agricultural, residential, and other activities. Such wastes shall also include biological excrement and hazardous waste materials, as defined in the *Code of Federal Regulations*, Title 40, Chapter 1, Part 261, dated July 1, 1984, or as amended. Waste shall expressly include those materials defined, at any given time, as “waste” by the Pennsylvania Department of Environmental Protection and the United States Environmental Protection Agency. For the purposes of this Ordinance, the difference between “waste” and “junk” or “recyclables” is that waste shall include materials that have entered a reasonably continuous process by which their ultimate disposal is imminent; whereas, junk includes materials that may be stored for longer periods of time awaiting potential reuse or ultimate disposal; and recyclables include materials that have entered a reasonably continuous process whereby their reuse is imminent.

WATERCOURSE - 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 artificial.

WATERSHED - All the land from which water drains into a particular watercourse.

WECS UNIT (Wind Energy Conservation System) - Any device which converts wind energy to mechanical or electrical energy and shall include blades, hubs to which blades are attached, and any device, such as a tower, used to support the hub and/or rotary blades, etc.

WETLAND - Area with the characteristics of wetland, as defined by any one of the U. S. Environmental Protection Agency, or U. S. Army Corps of Engineers, or Pennsylvania Department of Environmental Protection, or the U. S. Soil Conservation Service. Wetland areas are not limited to the locations delineated on wetland maps prepared by the U. S. Fish and Wildlife Service.

WHOLESALE - Any distribution procedure involving persons who, in the normal course of business, do not engage in sales to the general public.

WINDOW - An opening to the outside other than a door which provides all or part of the required natural light, natural ventilation or both to an interior space. The glazed portion of a door in an exterior wall may be construed to be a window in regard to provision of natural light

YARD - An area between the permitted structures and the property lines.

Yard, Front: The area contained between the street right-of-way line and the principal structure. On corner, flag and reverse frontage lots, the rear yard shall be considered the area between the principal structure and the property line directly opposite the street of address.

Yard, Rear: The area contained between the rear property line and the principal structure. On corner and reverse frontage lots, the rear yard shall be considered that area between the principal structure and the property line directly opposite the street of address. For flag lots, the rear yard shall be all building and every lot line.

Yard, Side: The area(s) between a principal structure and any side lot line(s). On corner lots, the side yard shall be considered those areas between the principal structure and the property lines directly opposite the non-address street(s).

ZONING - The designation of specified districts within the Township, reserving them for certain uses together with limitations on lot size, heights of structures and other stipulated requirements.

ZONING OFFICER - The duly constituted municipal official designated to administer and enforce this Ordinance in accordance with its literal terms.

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