

# Article XII: Dale Summit FBC

## Definitions

### § 200-7 Definitions.

[Amended 1-8-1987 by Ord. No. 100]

Unless a contrary intention clearly appears, the following words and phrases shall have the meaning given in this section. All words and terms not defined herein shall be used with a meaning of standard usage. Where a definition given herein conflicts with the definition of such term found in the Pennsylvania Municipalities Planning Code, the definition of such term in the Planning Code shall prevail.

#### A-GRID

A road or network of roads that by virtue of their preexisting pedestrian-supportive qualities, or their future importance to pedestrian connectivity, require that properties along them be held to the highest standards prescribed by this code.

#### ACCESSORY DWELLING UNIT

~~A second unit either in, added to or on the property of an existing single family detached dwelling in which there is no means of access between the two dwelling units. An accessory dwelling unit shall comply with § 200-11, Use regulations.~~ A separate additional dwelling unit, including kitchen, sleeping, and full bathroom facilities, attached or detached from the primary residential unit, on a single-unit lot, and subordinate in size, location, and appearance to the primary dwelling unit.

#### ACCESSORY COMMERCIAL UNIT

A separate commercial unit, attached or detached from the primary residential unit, on a single-unit lot, and subordinate in size and appearance to the primary dwelling unit. It is up to a maximum of 800 square feet, faces the sidewalk or public frontage, and has sufficient fire separation to satisfy building code requirements.

[Added 4-6-2000 by Ord. No. O-00-01; amended 6-21-2012 by Ord. No. O-12-01]

#### ACCESSORY STRUCTURE OR BUILDING

A separate and subordinate structure or building used to house or provide for an accessory use.

#### ADDITION

See "extension."

#### ADULT ARCADE

An establishment where, for any form of consideration, one or more booths are provided for motion-picture projectors, slide projectors or similar machines for viewing by five or fewer persons each, are used to show films, motion pictures, videocassettes, slides or other photographic reproductions that are characterized by an emphasis upon the depiction or description of specified anatomical areas.

[Added 12-21-2000 by Ord. No. O-00-04]

#### ADULT BOOKSTORE

An establishment that has a substantial portion of its stock-in-trade and offers for sale, for any form of consideration, any one or more of the following:

[Added 12-21-2000 by Ord. No. O-00-04]

A. Books, magazines, periodicals, or other printed matter, or photography, films, motion pictures, videocassettes, slides or other visual representations that are characterized by an emphasis upon the depiction of specified sexual activities or specified anatomical areas; or

B. Instruments, devices or paraphernalia that are designed for use in connection with specified sexual activities.

#### **ADULT BUSINESSES AND ENTERTAINMENTS**

Commercial exploitation of explicit sexual conduct through the public exhibition of lewd films and the display and/or sale of lewd publications and the use of so-called massage parlors and model studios for purposes of lewdness, assignation or prostitution which constitutes a debasement and distortion of a sensitive key relationship of human existence central to family life, community welfare and the development of human personality and is offensive to the senses and to public morals and interferes with the comfortable enjoyment of life and property, the interest of the public in the quality of life and total community environment, the tone of commerce in the Township, property values and the public safety.

[Added 1-8-1987 by Ord. No. 100]

#### **ADULT CABARET**

A nightclub, bar or restaurant or similar establishment that regularly features live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities, or films, motion pictures, videocassettes, slides or other photographic reproductions in which a substantial portion of the presentation time is devoted to the showing of material that is characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

[Added 12-21-2000 by Ord. No. O-00-04]

#### **ADULT DAY CARE CENTER**

The use of land and structures for the provision of out-of-home, nonmedical care for elderly or disabled adults for part of a twenty-four-hour day, excluding care provided by relatives.

[Added 2-18-2016 by Ord. No. O-16-02]

#### **ADULT MOTION-PICTURE THEATER AND/OR MINI-MOTION-PICTURE THEATRE**

An establishment where, for any form of consideration, films, motion pictures, videocassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas.

[Added 12-21-2000 by Ord. No. O-00-04]

#### **ADULT THEATER**

A theater, concert hall, auditorium or similar establishment characterized by (activities featuring) the exposure of specified anatomical areas or by specified sexual activities.

[Added 12-21-2000 by Ord. No. O-00-04]

#### **AIRPORTS AND LANDING STRIPS**

All facilities for the storage, maintenance, takeoff and landing of motorized aircraft.

#### **AISLE**

A corridor within a parking lot used by motor vehicles for access to the parking spaces.

#### **ALLEY**

A street, usually located to the rear or side of properties otherwise abutting a street, used primarily for vehicular service access.

#### **ALTERATION**

As applied to a structure, a change or rearrangement in the structural parts, including supporting members such as bearing walls, columns, beams or girders, or an enlargement, whether by extending on a side or by increasing in [height](#), or the moving from one location or position to another.

#### **ALTERNATIVE WIRELESS COMMUNICATIONS STRUCTURE**

A new man-made structure located wholly outside of the public right-of-way that supports communication antennas which are concealed or camouflaged from view by unobtrusively blending in aesthetically with the surrounding environment. Such structures include simulated trees, clock towers, bell steeples, flagpole, silos. For regulatory purposes, such structures shall be considered attached wireless communications facilities.

[Added 12-15-2016 by Ord. No. O-16-11]

#### **AMENDMENT**

Any duly enacted change or revision of this chapter.

[Amended 12-27-1990 by Ord. No. O-90-09]

#### **AMUSEMENT ENTERPRISES**

The provision of entertainment or games of skill to the general public for a fee, such as arcades, billiards, bowling, skating, miniature golf, or other similar businesses.

[Added 5-15-2014 by Ord. No. O-14-06]

#### **ANIMAL KENNELS**

A place where domesticated animals, such as dogs or cats, are trained, and/or boarded.

[Added 9-7-2006 by Ord. No. O-06-15]

#### **APPLICANT**

A landowner or developer who has filed an application for a zoning permit.

#### **APPURTENANCES**

Ground-mounted installations of mechanical, electrical, or other utility hardware for a development or subdivision. This includes transformers, electrical switches, HVAC equipment and the like. This does not include such equipment as ATMs, gas pumps, electric vehicle charging stations (excluding transformers or switches related to vehicle charging), or other similar devices intended for use and access by the general public.

[Added 4-4-2019 by Ord. No. O-19-01]

#### **ARCADE**

An arched or covered passageway within a building or attached to a building and supported on at least one side by columns. An arcade may overlap the sidewalk.

#### **ARCHITECT**

A professional licensed by the Commonwealth of Pennsylvania to practice architecture.

[Added 12-27-1990 by Ord. No. O-90-09]

#### **AREA MEDIAN FAMILY INCOME**

For the purposes of this chapter, the [area median family income](#) shall be based on data for Centre County produced annually by HUD or the Census Bureau.

[Added 5-21-2009 by Ord. No. O-09-06]

#### **ARTISTS, ARTISAN and CRAFTSMAN**

Persons who are skilled in any one of the following or related professions: e.g., painter, illustrator, miniaturist, engraver, designer, etcher, commercial artist, sculptor, carver, medalist, chiseler, writer, dancer, musician, builder, landscape designer, photographer, videographer, decorator and fabric artisan.

[Added 3-11-1993 by Ord. No. O-93-02]

#### **AUTOMOBILE SERVICE STATION**

The use of land and structures engaged in the retail sale of gasoline unless within a shopping center as defined in § 88-3, oil, grease, batteries, tires and other motor vehicle accessories, which may also provide minor mechanical repairs and servicing of motorized vehicles.

[Amended 12-18-2003 by Ord. No. O-03-17]

#### **AUTO WRECKING, JUNK AND SCRAP ESTABLISHMENTS**

The use of land and structures for the storage, baling, packing, sorting, handling, disassembling, purchase or sale of any material which has been used, salvaged, scrapped or reclaimed but is capable of being reused in some form, including metals, fiber, paper, cloth and rags, rubber, rope, bottles, machinery, tools, appliances, fixtures, utensils, lumber, boxes, crates, pipe and pipe fittings, tires, motor vehicles which are inoperable and do not have a current inspection sticker or current license as required by the Commonwealth of Pennsylvania and motor vehicle parts, but not including garbage or other organic wastes.

#### **AWNING**

A screen, extending over or in front of a building, structure, window or door. An awning may be fixed in place or retractable to a position against the building.

#### **AWNING SIGN**

A sign consisting of information painted on, sewn on, imprinted on, or attached to the surface of an awning.

#### **B-GRID**

A road or network of roads that by virtue of their use, location, or absence of preexisting pedestrian - supportive qualities, may qualify properties along them for standards lower than that of the A-grid.

#### **BANK**

An establishment for the custody, loan, exchange, or issue of money, for the extension of credit, and for facilitating the transmission of funds. Such an establishment shall be permitted where retail establishments are permitted.

[Added 3-19-2015 by Ord. No. O-15-03]

#### **BASEMENT**

~~Any area of the building having its floor below ground level on all sides.~~ a portion of a building located partly or wholly underground, but having less than half its clear floor-to-ceiling height below the average grade of the adjoining ground.

[Added 4-16-2009 by Ord. No. O-09-08]

#### **BAY WINDOW**

A window built to project outward from an outer wall.

#### **BED-AND-BREAKFAST HOME**

An owner-occupied single-family detached dwelling unit providing, for compensation, sleeping accommodations and breakfast for transient guests in three or less guestrooms.

[Added 8-7-2003 by Ord. No. O-03-13]

#### **BED-AND-BREAKFAST INN**

An owner-occupied single-family detached dwelling unit providing, for compensation, sleeping accommodations and breakfast for transient guests in 10 or less guestrooms.

[Added 8-7-2003 by Ord. No. O-03-13]

#### **BIKE PATH**

A minimum eight-foot-zero-inch-wide paved path intended to furnish bicycle and pedestrian access.

[Added 12-27-1990 by Ord. No. O-90-09]

**BIKEWAY**

A general term to describe any bike lane or path, cycle track, multi-use path, or other route specifically designed and designated for bicycle travel including marked routes shared with other users.

~~**BLOCK and BLOCK FACE**~~

~~The area which encompasses the houses on both sides of the street, bordered at either or both sides by the nearest cross street.~~

[Added 6-13-1985 by Ord. No. 59-H]

**BLOCK**

A term collectively describing the lots, alleys and open areas bounded by streets.

**BLOCK FACE**

The extent of the bounding line of a block along one block edge.

**BLOCK PERIMETER**

The total length of a line enclosing the block along thoroughfare right-of-ways and lot frontages.

**BOTTLE CLUB**

An establishment operated for profit or pecuniary gain, which admits patrons upon the payment of a fee, has a capacity for the assemblage of 20 or more persons and in which alcoholic liquors, alcohol or malt or brewed beverages are not legally sold but where alcoholic liquors, alcohol or malt or brewed beverages are either provided by the operator or agents or employees of the operator for consumption on the premises or are brought into or kept at the establishment by the patrons or persons assembling there for use and consumption. The term shall not include a licensee under the act of April 12, 1951 (P.L. 90, No. 21), known as the "Liquor Code," or any organization as set forth in Section 6 of the Act of December 19, 1990 (P.L. 1200, No. 202), known as the "Solicitation of Funds for Charitable Purposes Act."

[Added 12-21-2000 by Ord. No. O-00-04]

**BOULEVARD**

A broad internal street with landscaped medians and planted rights-of-way lined with trees and grass cover.

[Added 12-27-1990 by Ord. No. O-90-09]

**BOUNDARY**

A line marking the limit or border of a lot or district.

[Amended 12-27-1990 by Ord. No. O-90-09]

**BUFFER**

a designated area of land, including landscaping, walls, fences, and building setbacks, used as a visual and ambient screen to protect a property of lower intensity uses from impacts of other higher intensity uses.

**BUILDABLE AREA**

The portion of a lot remaining after required setbacks have been provided. Buildings may be placed in any part of the buildable area, but other requirements such as impervious area or lot occupation may limit use of buildable area.

**BUILDING**

A structure, including any part thereof, having a roof and used for the shelter or enclosure of persons, animals or property, excluding trailers and tents.

**BUILDING CONFIGURATION**

The form of a building based on its massing, frontage and height.

**BUILDING FACADE**

The exterior wall of a building (syn: Building elevation)

**BUILDING FRONTAGE** (See Frontage, Building)

**BUILDING HEIGHT** (see Height, Building)

**BUILDING PLACEMENT**

The placement of a building on its lot.

**BUILDING, PRINCIPAL**

The main building or buildings on a lot, usually located towards the frontage.

**BUILDING SCALE**

The relationship between the mass of a building and its surroundings, including the width of street, nearby open space, and the mass of buildings on adjacent properties.

**BUILDING MATERIALS AND LUMBER STORE**

A freestanding building which sells hardware, building materials and lumber. The lumber may be in the main building or in a yard or storage area.

[Added 5-1-2008 by Ord. No. O-08-01]

**BUILDING SETBACK LINE**

The line within a lot defining the required minimum setback distance between any structure and the adjacent street line.

**BULK STORAGE**

The placement of material in any state (solid, liquid, or gas) that will be utilized other than on site.

[Added 3-19-2015 by Ord. No. O-15-03]

**BUSINESS INCUBATOR**

A building that offers office, light manufacturing and/or laboratory space, common facilities and shared services at below market rates to tenants.

[Added 12-27-1990 by Ord. No. O-90-09]

**BUSINESS SERVICES**

Any establishment wherein the primary occupation is the provision of services or supplies principally to the business, commercial or institutional community. Examples of business services include, but are not limited to, printing and copying services, messenger or courier services, stationery and office supply facilities and sandwich shops.

[Added 12-27-1990 by Ord. No. O-90-09]

**BY-RIGHT**

Characterizing a proposal or component of a proposal for a development plan or building plan that complies with the Code and is permitted and processed administratively.

**CALIPER**

The diameter of a tree measured at 4 1/2 feet above the top of the root ball. In the case of a multi-stem tree, the caliper is determined by the average of the stems.

[Added 4-20-2006 by Ord. No. O-06-11]

**CAMPS AND CAMPING GROUNDS**

The use of land and structures by campers for seasonal, recreational and temporary living purposes in cabins, tents or outdoor recreational vehicles.

## **CANOPY**

A fixed-roofed overhanging structure, which provides shade or protection and is in whole or in part self-supporting with open sides.

### **CANOPY TREE**

A deciduous tree, either single-stemmed or multi-stemmed (clump form), which has a caliper of at least two inches to 2 1/2 inches at planting and is of a species which, at maturity, can be expected to reach a height of at least 30 feet.

[Added 4-20-2006 by Ord. No. O-06-11]

### **CARTWAY**

The portion of a street right-of-way designed or intended for vehicular use.

### **CENTER LINE**

A line running parallel to and equidistant from both sides of a street.

### **CHICKEN COOP**

Any fully enclosed and covered structure providing a predator-resistant shelter that is thoroughly ventilated, provides adequate sun and shade and all-season protection from the elements, designed to be easily accessed and cleaned where backyard chicken live.

[Added 2-18-2021 by Ord. No. O-21-02]

### **CHICKEN HEN**

A domesticated female chicken considered a chick, pullet or adult.

[Added 2-18-2021 by Ord. No. O-21-02]

### **CHICKEN RUN**

A covered, secure enclosure that allows chicken hens access to the outdoors.

[Added 2-18-2021 by Ord. No. O-21-02]

### **CHILD DAY-CARE CENTER**

The use of land and structures for supervised day care of seven or more children.

[Amended 3-11-1993 by Ord. No. O-93-02]

### **CHILD DAY-CARE HOME**

The use of land and structure for the care and supervision in a single-family home of no more than six nonresident children.

[Added 3-11-1993 by Ord. No. O-93-02]

### **CHURCHES AND OTHER PLACES OF WORSHIP**

The use of land and structures for religious worship, education and related activities; includes chapels, cathedrals, temples, synagogues, on-site parish houses, convents and the like. Other establishments maintained by religious organizations, such as primary and secondary educational institutions, institutions of higher education, day-care centers, hospitals, recreational athletic facilities or camps and the like are classified as a land use according to their respective activities separate from that of a church/place of worship.

[Amended 7-15-2010 by Ord. No. O-10-04]

## **CIVIC**

The general term that defines services dedicated to the public, typically including culture, education, recreation, government, transit, and municipal parking.

**CIVIC BUILDING**

A building dedicated to culture, education, recreation, government, and transit, or for a use approved by the public.

**CIVIC SPACE**

Open space designed to specific standards which are structured to support regular, active and passive uses of the space.

**CIVIL SUPPORT / GOVERNMENT USES**

Uses that define the basic facilities that are necessary to support the day to day life of communities. Civil support facilities are typically provided by the public sector agencies, but may also be provided by private and not-for-profit agencies.

**CLUBS, LODGES AND FRATERNAL ORGANIZATIONS**

The nonprofit use of land and structures for social activities among group members and their guests.

**COMMERCIAL**

A use category intended to collectively define non-residential workplace land-use such as office, retail, food establishments, entertainment and leisure establishments.

**COMMERCIAL DAIRY**

The use of land and structures for the manufacture and processing of dairy products.

**COMMERCIAL PARKING FACILITIES**

A parking lot that provides parking that is not specific to any particular accessory use. A fee may or may not be charged. A lot that provides both parking for a specific use and regular fee parking for people not connected to any nearby use is also considered a commercial parking use.

[Added 3-19-2015 by Ord. No. O-15-03]

**COMMERCIAL VEHICLE**

As defined by the Commonwealth of Pennsylvania in 75 Pa.C.S.A. § 1603.

[Added 8-20-2015 by Ord. No. O-15-08]

**COMMON ENTRY**

A single collective building entrance to a multi-tenant lobby.

**COMMUNICATIONS ANTENNA**

Any structure or device used for the purpose of collecting or transmitting electromagnetic waves, including, but not limited to, directional antennas, such as panels, microwave dishes, satellite dishes and omnidirectional antennas such as whip antennas. Not included are antennas and supportive structures on residential dwellings for private noncommercial amateur purposes, including, but not limited to, ham radios and citizens band radios that are regulated by the residential district sections of this chapter.

[Added 10-16-1997 by Ord. No. O-97-05; amended 4-16-2015 by Ord. No. O-15-05; 9-15-2016 by Ord. No. O-16-09]

**COMMUNITY CENTER**

The nonprofit use of land and structures for social and community service activities, including recreational programs, professional counseling services and/or human service agencies and programs, provided that the sale of intoxicating beverages on the premises shall be prohibited.

[Added 6-13-1985 by Ord. No. 59-H]

**COMMUNITY CORRECTIONS FACILITY OR CENTER**

A public or private temporary residential facility providing transitional housing, employment assistance, counseling, and/or other services to offenders who are placed in such a facility under terms of probation, parole, or pretrial status.

[Added 5-18-2017 by Ord. No. O-17-01]

**COMPLETELY DRY SPACE**

A space which will remain totally dry during flooding; the structure is designed and constructed to prevent the passage of water and water vapor.

[Added 4-16-2009 by Ord. No. O-09-08]

**COMPREHENSIVE PLAN**

The officially adopted College Township Comprehensive Plan.

[Added 12-27-1990 by Ord. No. O-90-09]

**CONSERVATION USES**

Areas for the conservation of [open space](#), water, soil, and wildlife resources. Such areas include nature centers and preserves, wildlife sanctuaries, and other areas that preserve natural and environmentally sensitive features in their natural state.

[Added 11-20-2014 by Ord. No. O-14-17]

**CONSTRUCTION**

The construction, reconstruction, repair, extension, expansion, alteration or relocation of a building or structure, including the placement of manufactured homes.

[Added 7-13-1989 by Ord. No. O-89-03]

**CONVENIENCE STORE**

Small stores providing food, beverages, sundries and/or fuel and designed in a manner for quick turnover of customers.

[Amended 6-23-1994 by Ord. No. O-94-03; 12-6-2001 by Ord. No. O-01-13; 2-20-2014 by Ord. No. O-14-01]

**COPY**

The linguistic or graphic content or message of a sign.

**COPY AREA**

The advertising display surface encompassed within any sign.

**CORNER LOT** (see Lot, Corner)

**CORNICE**

An ornamental molding that finishes or crowns the top of a building, wall, arch, etc.

**CORPORATE OFFICE**

A building, or portion thereof, that is used by a center of administration that supports the internal operations of a corporation. An office that provides external operations or services similar to those of a business, financial, and/or professional office shall not be defined as a "corporate office."

[Added 12-27-1990 by Ord. No. O-90-09; amended 9-7-2006 by Ord. No. O-06-15]

**CORRECTIONAL FACILITY**

Public or privately operated facilities housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense, including but not limited to jails, prisons, and juvenile detention centers.

[Added 5-18-2017 by Ord. No. O-17-01]

## **COUNCIL**

The Council of the Township of College, County of Centre, Pennsylvania.

## **CREMATORY**

A building equipped with a furnace for cremating dead bodies.

[Added 5-17-2001 by Ord. No. O-01-03]

## **CURB**

The edge of the vehicular pavement that may be raised or flush to a swale. It usually incorporates the drainage system.

## **CURB RETURN**

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

## **DATA CENTER**

A centralized facility for the storage, management, processing, and dissemination of electronic data and information. Typical facilities include but are not limited to mainframe computers, servers, networking equipment, backup power supply, and other devices associated with electronic data and information.

[Added 3-19-2015 by Ord. No. O-15-03]

## **DATA COLLECTION UNIT**

Any ground-mounted structure that is designed and constructed primarily for the purpose of data collection, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes structures used to wirelessly read utility meters and for other remote monitoring purposes. For the purposes of this chapter, the term includes facilities that are not solely under the jurisdiction of the Pennsylvania Public Utility Commission, except where permitted by law. The term includes the structure and any supporting structures thereto.

[Added 4-16-2015 by Ord. No. O-15-05]

## **DAY CARE CENTER**

A structure that provides an interactive and supervised environment to care for children or adults with ailments or disabilities for a portion of a 24-hour day, and licensed by the State of Pennsylvania.

## **DAY CARE HOME**

A structure in which the owner or resident resides in that structure and, as a home-based business for compensation, provides supervision and temporary care for ten persons or less.

## **DEDICATION**

The conveyance of land or objects to some public use, made by the owner and accepted for such use by or on behalf of the public by a municipality, school district, public authority or other government agency.

[Added 12-27-1990 by Ord. No. O-90-09]

## **DENSITY**

The number of dwelling units within a given land area. Density is specified as a number of dwelling units on a per acre basis, net of any water bodies and conservation areas.

## **DESIGN PATTERN**

The generalized spatial distribution and arrangement of development which establishes an identifiable and legible relationship of buildings to open space.

[Added 12-27-1990 by Ord. No. O-90-09]

## **DEVELOPMENT**

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

[Added 7-13-1989 by Ord. No. O-89-03; amended 12-4-2003 by Ord. No. O-03-18]

#### **DIRECT ACCESS**

Access to an existing public road or otherwise developed right-of-way which does not traverse lands held in ownership by others.

[Added 7-28-1988 by Ord. No. O-88-7]

#### **DISTRICT**

All land and watercourses located within designated boundaries on the [Official Zoning Map](#); a zoning district.

#### **DRIVE-IN COMMERCIAL USE**

The use of land and structures in which goods or services are dispensed directly to the patron in a motor vehicle by any means which eliminates the necessity for the patron to exit the motor vehicle.

#### **DRIVE-THROUGH FACILITY**

An establishment or portion thereof which accommodates a patron's motor vehicle, from which the occupants may receive a service or in which products are purchased without the need for the occupants to leave the motor vehicle.

[Added 5-15-2014 by Ord. No. O-14-06]

#### **DRIVEWAY**

A ~~corridor~~ **vehicular lane** which provides motor vehicle access from a street into a lot.

[Amended 12-27-1990 by Ord. No. O-90-09]

#### **DWELLING**

A building designed for human living quarters.

[Amended 6-23-1994 by Ord. No. O-94-03; 8-21-2008 by Ord. No. O-08-07; 6-16-2011 by Ord. No. O-11-02]

A. **DWELLING UNIT** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, cooking, sleeping, eating and sanitation. The maximum occupancy of a dwelling unit is established by § 200-11Z.

B. **SINGLE-FAMILY HOUSE** A building designed for one dwelling unit and surrounded by [open space](#) or yards and not attached to any other dwelling. One additional dwelling unit either in, added to or on the property of a single-family house may be considered accessory and permitted in accordance with § 200-11.

C. **PATIO HOUSE (ZERO LOT LINE)** A single-family home located on a lot where it is set back on three sides and one side built on a side property line or a single-family home built among a group of other single-family homes on the same lot where each patio home is owned by a different homeowner and a homeowners' or condominium association maintains the majority or all of the land around the homes. (See the supplemental regulations in § 200-38.3.) [Amended 11-20-2014 by Ord. No. O-14-12]

D. **DUPLEX** A building containing two dwelling units located side by side sharing a common wall with each dwelling unit having its own access. The dwelling units may be located on the same lot or separate lots. [Amended 9-15-2016 by Ord. No. O-16-05]

E. **TOWNHOUSE** A building containing three or more dwelling units where each dwelling has its own outside access.

**F. MULTIFAMILY BUILDING** A building containing **four or more** ~~than two~~ dwelling units where access to individual dwelling units is provided by a common entrance(s) to the building. Dwelling units may be located on top of one another. [Amended 9-15-2016 by Ord. No. O-16-05]

**G. CONDOMINIUM** A dwelling, building or group of buildings in which the dwelling unit is owned individually and the structure, common areas and facilities are owned by all the owners or an association.

**H. TWO-FAMILY DETACHED DWELLING** A building containing two dwelling units one above the other.

**I. TWO-FAMILY SEMI-DETACHED DWELLING** A building containing two levels of individual dwelling units with two units on each level sharing a common wall.

**EAVE**

The edge of the roof that meets or overhangs the walls of a building.

**ENCROACHMENT**

An extension of a building or building elements onto the area of the required setback..

**ENGINEER**

A professional engineer licensed by the Commonwealth of Pennsylvania to practice engineering.

[Added 12-27-1990 by Ord. No. O-90-09]

**ENGINEER, TOWNSHIP**

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

[Added 12-27-1990 by Ord. No. O-90-09]

**ENTRY FEATURE**

A sign, flag, fence, wall, fountain, kiosk or pavilion, plant material or a combination of such structures or decorative elements located at the entrance to a site to indicate or mark an access point.

[Added 12-27-1990 by Ord. No. O-90-09]

**ENTRANCE, PRINCIPAL**

The main point of access of pedestrians into a building.

**ERECTION**

Construction or assembly.

**EROSION AND SEDIMENTATION**

**A. EROSION** The removal of soil, stone and other surface materials by the action of natural elements.

**B. SEDIMENTATION** The process by which mineral or organic matter is accumulated or deposited by the movement of wind and water or by gravity.

**ESSENTIALLY DRY SPACE**

A space which will remain dry during flooding, except for the passage of some water vapor or minor seepage; the structure is substantially impermeable to the passage of water.

[Added 4-16-2009 by Ord. No. O-09-08]

**ESSENTIAL SERVICES**

Facilities for the distribution of utility services, including gas, electric, steam, water and sewerage, excluding wireless communications facilities.

[Amended 10-16-1997 by Ord. No. O-97-05; 12-15-2016 by Ord. No. O-16-11]

**EVERGREEN TREE**

A tree, either single-stemmed or multi-stemmed (clump form) which is a minimum of six feet tall at planting and is of a species which at maturity can be expected to reach a [height](#) of at least 20 feet.

[Added 4-20-2006 by Ord. No. O-06-11]

#### EXCAVATION

Any act by which earth, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed.

[Added 4-9-1992 by Ord. No. O-92-05]

#### EXTENSION

An [addition](#) to the [floor area](#) of an existing structure; an increase in the size of a structure or an increase in that portion of a lot occupied by an existing use; an enlargement.

#### FACING WALLS

- A. Walls of a structure opposite and parallel to one another; or
- B. Wall lines, or wall lines extended of opposite walls, intersecting at angles of less than 65°.

#### FAMILY

A person or two or more persons, all of whom are related by blood, marriage, parentage, adoption or legal guardianship, including foster children, living together as a single housekeeping unit. In [addition](#) to the family, two or fewer persons who are not related to the family may reside within the housekeeping unit in the dwelling unit.

[Amended 2-23-1984 by Ord. No. 59-G; 6-13-1985 by Ord. No. 59-H; 6-16-2011 by Ord. No. O-11-02]

#### ENTRANCE, PRINCIPAL

The main point of access of pedestrians into a building.

#### FACADE, BUILDING

The exterior wall of a building.

#### FACADE, PRIMARY

A side of a building that faces a public or private right-of-way or roadway or has the primary customer entrance. (A building may have more than one primary facade.)

#### FACADE, SECONDARY

A side of a building that is not a primary facade and either is visible from a public or private right-of-way or roadway or has a secondary or tertiary customer entrance. (A building may have more than one secondary facade.)

#### FAR (FLOOR AREA RATIO)

The ratio of [gross floor area](#) of a building or buildings within a land planning unit to the gross land area of the land planning unit.

[Added 12-27-1990 by Ord. No. O-90-09]

#### FARM USE

The employment of the land and structures for one or more of the following uses: tilling or cultivation of the land; raising, harvesting and selling of crops, fruits and vegetables; horticulture use related to the raising, propagating and selling of trees, shrubs, flowers, and other plant material; forestry uses related to harvesting of lumber products; the keeping and raising of livestock, poultry; dairying and the sale of dairy products; or any other agriculture, horticultural, animal husbandry or any combination thereof.

"Farm use" does not include the on-site tilling or cultivation of up to 50% of an individual parcel for the raising and maintenance of trees, shrubs, plants, flowers, garden crops, fruits and vegetables intended for personal use or eventual off-site donation or sale. This shall also not include any plants for the purpose of landscape or aesthetics.

[Amended 2-18-2021 by Ord. No. O-21-02]

**FAST-FOOD RESTAURANT**

Any establishment whose principal business is the sale of food or beverages with rapid turnover to customers in a ready-to-consume state for consumption either within the building or for carry-out off the premises and whose design or principal method of operation includes the following: foods and beverages are usually served in disposable or edible containers; it is self-service, with customers expected to clean up after themselves; and menus are posted.

**FILL**

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

[Added 4-9-1992 by Ord. No. O-92-05]

**FINISHED LIVING AREA**

All habitable interior space, excluding unheated porches, carports and garages.

[Added 11-14-1985 by Ord. No. 59-J]

**FIREWOOD**

Trunks and branches of trees and bushes, but does not include leaves, needles, vines or brush smaller than three inches in diameter.

[Added 10-16-2008 by Ord. No. O-08-09]

**FLEET VEHICLE**

One or more motor vehicles owned by a business, government, or similar entity utilized for the provision of services and/or goods.

[Added 8-20-2015 by Ord. No. O-15-08]

**FLOODPLAIN AREA**

A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse, and/or any area subject to the unusual and rapid accumulation of surface waters from any source.

[Amended 4-14-1983 by Ord. No. 59-C; 1-8-1987 by Ord. No. 100; 7-13-1989 by Ord. No. O-89-03]

**FLOODWATERS**

Waters which escape from streams or other bodies of water and overflow adjacent lands, as distinct from runoff.

[Added 4-14-1983 by Ord. No. 59-C]

**FLOODWAY**

The designated area of a floodplain required to carry and discharge floodwaters of a given magnitude. For the purposes of this Chapter, the floodway shall be capable of accommodating a flood of the one-hundred-year magnitude.

[Added 4-16-2009 by Ord. No. O-09-08]

**FLOOR AREA, GROSS**

The sum of the horizontal areas of the stories of a building or buildings, measured from the exterior faces of exterior walls or from the centerlines of walls which separate buildings. Gross floor area includes the areas of all stories, interior balconies or mezzanines, and any other space reasonably usable for any purpose except vehicular parking and loading areas. This term does not include the area of any parking

garage structure, but does include all other interior spaces including those which are not heated or air conditioned.

**FLOOR AREA, NET**

The occupied area of a building not including hallways, elevator shafts, mechanical rooms, stairways, restrooms, and wall thicknesses. Net Floor Area is typically used for parking requirement calculations.

**FOOD & BEVERAGE**

a premises used for the sale of prepared foods and drinks, for immediate consumption either on the premises or to take away. It includes: cafés, takeaways, bars, and restaurants, but excludes businesses principally selling packaged foods such as convenience stores and grocery stores.

**FREE-STANDING SIGN**

A sign which is not attached to a building or the ground and is readily movable. Such a sign is typically on display during business hours and is stored when the business is not open.

**FRONTAGE**

The portion of a lot boundary abutting a street.

**FRONTAGE, BUILDING**

The length of that portion of a building facing a primary or secondary frontage.

**FRONTAGE, PRIMARY**

The property line along a road, open space, or pedestrian way of greater pedestrian importance, which buildings should be oriented towards, typically coincident with the property address.

**FRONTAGE, SECONDARY**

The property line along a road, open space, or pedestrian way of lesser pedestrian importance, as compared to the primary frontage.

**FRONTAGE LINE**

The property line along a primary and secondary frontage.

**FRONTAGE YARD**

The area between the primary and secondary frontage line and a line coinciding with the average setback of the principal structure, extending to both side lot lines at the primary frontage and from the front to rear lot line for the secondary frontage.

**FUNERAL HOME OR PARLOR**

A business establishment where the bodies of the dead are prepared for burial or cremation and where funeral services can be held; mortuary.

[Added 5-17-2001 by Ord. No. O-01-03]

**FRONTAGE**

~~The portion of a lot boundary abutting a street.~~

**GALLERY**

A covered walkway attached to a building and supported on at least one side by columns with no enclosed building space above.

**GAMING ESTABLISHMENT**

The use of land for the legal operation of a business which allows for any form of wagering, including a licensed gaming entity with the exception of lotteries.

[Added 2-16-2006 by Ord. No. O-06-05]

**GOVERNING BODY**

The Council of the Township of College, County of Centre, Commonwealth of Pennsylvania.

[Added 12-27-1990 by Ord. No. O-90-09]

#### **GRADE**

The slope of ground, street or other public way, specified in percentage of change in elevation per horizontal distance.

[Added 12-27-1990 by Ord. No. O-90-09]

#### **GRADING**

The act of excavating and/or filling land for the purpose of changing natural slope.

[Amended 12-27-1990 by Ord. No. O-90-09]

#### **GRAZING**

The act of pasturing livestock on growing grass or other growing herbage or on dead grass or other dead herbage existing in the place where grown, as the principal subsistence of the livestock so grazed.

[Added 5-16-2013 by Ord. No. O-13-02]

#### **GREEN**

A civic open space type for unstructured recreation.

#### **GREENWAY**

A civic open space type consisting of a corridor in largely natural conditions, which may include trails for bicycles and pedestrians.

#### **GREEN ROOF**

An engineered, multi-layered roofing system sustaining the growth of plants on a rooftop while protecting the integrity of the underlying structure. The components of a green roof consist of a waterproofing membrane, root barrier, drainage layer, retention layer, filter fabric, growing medium and plants.

#### **GROSS FLOOR AREA (GFA) or FLOOR AREA**

The sum of the gross horizontal areas of all floors of a building measured from the exterior face of exterior walls, or from the center line of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles or any space where the floor-to-ceiling height is less than six feet.

[Added 4-9-1992 by Ord. No. O-92-05]

#### **GROUP HOME**

A dwelling unit in which care and residence are provided in accordance with regulations of the appropriate state agency(ies) for three and not more than six nonadjudicated clients who are dependent children or elderly, mentally ill or disabled adults.

[Added 6-13-1985 by Ord. No. 59-H]

#### **GROUP LIVING FACILITIES**

A category for the following similar uses: personal care boarding fraternities, sororities and elderly housing developments.

[Added 5-1-2008 by Ord. No. O-08-01]

#### **GROUND SIGN**

A sign commonly supported by uprights or braces that is placed on, near or at ground level, that is not attached to any building. The definitions of ground sign and pole sign are mutually exclusive. (Syn: monument sign)

#### **HABITABLE SPACE**

A building space which has a frequent human presence and where activities occur such as meeting rooms, offices, waiting areas, living spaces, work spaces, and other such locations, excluding parking areas, storage areas, and similar spaces with infrequent human activity or where human activity is secondary.

**HALFWAY HOUSE/REHABILITATION CENTER**

A temporary residential facility for people who have had issues with alcoholism, drug abuse, mental illness, or antisocial conduct or victims thereof to live in a supportive living arrangement with the intended goal of transitioning the residents to independent or semi-independent living. This term specifically excludes correctional and community corrections facilities.

[Added 6-13-1985 by Ord. No. 59-H; amended 5-18-2017 by Ord. No. O-17-01]

**HARDSCAPE**

The paved features of a lot, such as walkways, patios, driveways, and other paved areas.

**HEIGHT, BUILDING**

~~The vertical distance of a structure measured from the average elevation of existing grade at the proposed building perimeter prior to construction, to the finished ceiling of the highest habitable space. See figure below. Also see § 200-14 for exceptions.~~ The vertical distance of a building or structure measured in stories and/or feet. Vertical distance shall be measured from the finished floor elevation of the front side of the structure to the highest point of the roof.

[Amended 12-27-1990 by Ord. No. O-90-09; 8-8-1997 by Ord. No. O-97-04]

**HISTORIC PROPERTIES**

Properties listed in the United States Department of Interior National Register of Historic Places.

[Added 12-29-1982]

**HISTORIC STRUCTURE**

Any structure that is:

[Added 4-16-2009 by Ord. No. O-09-08]

- A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
- D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

**HOME OCCUPATION**

An accessory use of a dwelling for gainful employment.

**HOSPITAL**

A business or nonprofit establishment for the diagnosis, treatment and other care of the general public through an organized medical staff which is primarily engaged in providing in-patient care. The establishment shall be licensed by the Pennsylvania Department of Health and have as its mission the provision of acute care medical and nursing services to the injured, disabled, pregnant, diseased or sick or mentally ill persons and/or the provision of rehabilitation services for such persons and to provide further services which promote good health and well-being of people.

[Amended 4-14-1988 by Ord. No. O-88-3]

## **HOTEL**

A structure used and maintained as a place where sleeping accommodations are supplied to transient guests. Hotels include timeshares that have a divided form of ownership where multiple owners are considered transient guests receiving ownership rights for a period of time less than one year. Hotels are considered short-term rentals.

## **HOUSEHOLD**

All the people who occupy a dwelling unit. A household includes the related family members and all the unrelated individuals, if any, such as lodgers, foster children, wards, or employees who share the dwelling unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.

[Added 6-20-2013 by Ord. No. O-13-01]

## **HUNTING AND FISHING CABINS**

A building used for seasonal and temporary living purposes by persons engaged in hunting, fishing and similar recreational purposes.

## **ILLUMINATED SIGN**

A sign which is lighted by an artificial light source, either internal or external to the sign, for the purpose of illuminating the sign.

## **IMPERVIOUS SURFACE**

A surface that limits the infiltration of water into the ground, including any rooftop surface or swimming pool surface, or any asphaltic pavement, concrete or compacted gravel; any of which is used for driveways, ditches or courts.

[Added 7-28-1988 by Ord. No. O-88-07; amended 12-27-1990 by Ord. No. O-90-09; 5-18-2000 by Ord. No. O-00-02]

## **IMPROVEMENT**

Those physical additions, installations and changes required to render land suitable for the use intended, and including but not limited to streets, curbs and gutters, sidewalks, street signs and lights, walkways, sewer and water facilities, monuments and markers, shade trees, grading and stormwater drainage facilities.

[Added 12-27-1990 by Ord. No. O-90-09]

## **INDOOR RECREATIONAL FACILITY**

A building in which indoor recreational structures are contained. Such recreational structures shall be for athletic or fitness purposes and not include those uses defined as an amusement enterprise.

[Added 3-19-2015 by Ord. No. O-15-03]

## **INDUSTRIAL**

A use category intended to collectively define land uses and structures used for light and heavy manufacturing, assembly, fabrication, repairing, warehousing, storage, processing of raw materials, and craftsmanship work.

## **INDUSTRIAL, CRAFT AND LIGHT**

Activities connected with a business involving small-scale manufacturing, production, assembly, or repair with little to no noxious by-products, noise, odor, or traffic generation.

## **INDUSTRIAL PARK**

An area planned for the integrated design of two or more primary industrial uses and structures on a lot held in single ownership.

## **INDUSTRIAL SERVICE**

An establishment engaged in the repair or servicing of industrial or commercial machinery, equipment, products, or by-products. Typical uses include welding shops, machine shops; industrial tool repair; fuel oil distributors; solid fuel yards; laundry, drycleaning, and/or carpet cleaning plants.

[Added 3-19-2015 by Ord. No. O-15-03]

## **INTENSIVE MANUFACTURING**

The manufacturing of acetylene, cement, lime, gypsum or plaster of paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials and the like. In [addition](#), this shall include smelting, animal rendering, natural gas and oil refining operations.

[Added 3-19-2015 by Ord. No. O-15-03]

## **INTERNALLY LIT SIGN**

A sign (either pole-mounted, ground-mounted, wall-mounted, or projected style) of which any portion of the sign face (e.g., individual letters, numbers, or graphics, or a portion of the surrounding cabinet background or sides) utilizes a transparent or translucent (e.g., polycarbonate, acrylic, or other) surface through which an internal or rear light source travels. (Syn: back lit sign, rear lit sign, cabinet lit sign)

## **INVASIVE SPECIES**

A species that has become a weed pest, a plant which grows aggressively, spreads, and displaces other plants. Generally, invasive species are plants that are not native to North America, spread quickly, reproducing by roots or shoots, mature quickly, can grow in many different conditions and be exploiters and colonizers of disturbed ground. For the purposes of this chapter "invasive species" shall be those defined as serious or moderate threats to Pennsylvania's noninvasive plant species as established by the Pennsylvania Department of Conservation and Natural Resources.

[Added 4-20-2006 by Ord. No. O-06-11]

## **LABORATORY SPACE**

Area within a building which is intended for applied and developmental research use.

[Added 12-27-1990 by Ord. No. O-90-09]

## **LAND DEVELOPMENT**

[Added 2-20-2014 by Ord. No. O-14-01]

A. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:

- (1) A group of two or more buildings;
- (2) The division or allocation of land or space between or among two or more existing or prospective occupants by means of or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features; or
- (3) The grading or filling of a lot or portion thereof whereupon the contours of the land are altered in a manner which will impact an adjoining property or public or private right-of-way by way of stormwater runoff, erosion or any other impact.

B. A subdivision of land.

## **LAND PLANNING UNIT**

A unit of analysis for planning purposes not to exceed a certain acreage defined by district requirements. Boundaries of a land planning unit are to be determined by natural or other physical features that result in a contiguous land area.

[Added 12-27-1990 by Ord. No. O-90-09]

**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 persons having a proprietary interest in land.

[Added 12-27-1990 by Ord. No. O-90-09]

**LANDSCAPE ARCHITECT**

A professional licensed by the Commonwealth of Pennsylvania to practice landscape architecture.

[Added 12-27-1990 by Ord. No. O-90-09]

**LANDSCAPING**

The use of plants and grading to create a desired effect. Landscaping elements may consist of, but are not limited to, turf and other ground covers, shrubs, vines, hedges, trees, berms, and complementary structural landscape features such as rocks, fountains, sculptures, and decorative walls.

**LAND SURVEYOR**

A professional licensed by the Commonwealth of Pennsylvania.

[Added 12-27-1990 by Ord. No. O-90-09]

**LEWD, IMMORAL OR IMPROPER ENTERTAINMENT**

Includes, but is not limited to, the following acts of conduct:

[Added 12-21-2000 by Ord. No. O-00-04]

- A. Acts or simulated acts of sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation or excretion or any sexual acts which are prohibited by law.
- B. Any person being touched, caressed or fondled on the buttocks, anus, vulva, genitals or female breasts. This subsection includes stimulation.
- C. Scenes wherein a person displays or exposes to view any portion of the pubic area, anus, cleft of the buttocks, vulva, genitals or any portion of the female breast directly or laterally below the top of the areola. This subsection includes stimulation.
- D. Scenes wherein artificial devices or inanimate objects are employed to portray any of the prohibited activities described in Subsections A, B or C.
- E. Employment or use of any person in the sale and service of alcoholic beverages while such person is unclothed or in such attire, costume or clothing as to expose to view any portion of the anatomy described in Subsection C.
- F. Employment or use of the services of a person while the person is unclothed or in such attire as to expose to view any portion of the anatomy described in Subsection C.
- G. Permitting any person on the premises to touch, caress or fondle the buttocks, anus, vulva, genitals or female breasts of any other person.
- H. Permitting any person on the premises while such person is unclothed or in such attire as to expose to view any portion of the anatomy described in Subsection C.
- I. Permitting any person to wear or use any device or covering exposed to view which stimulates the human buttocks, anus, vulva, genitals or female breasts.
- J. Permitting any person to show, display or exhibit on the premises any film, still picture, electronic reproduction or any other visual reproduction or image the content of which primarily depicts graphic sexual acts as described in Subsections A and E.

**LICENSED GAMING ENTITY**

A facility which provides for slot machines as permitted and regulated under Act 72 of 2004, Pennsylvania Race Horse Development and Gaming Act, as amended.

[Added 2-16-2006 by Ord. No. O-06-05]

#### **LIGHT MANUFACTURING**

Any manufacturing uses with no or low environmental impacts, where by their very nature produce no impacts to nearby properties in terms of smoke, noise, soot, dirt, vibration, etc., and in which all work, including storage of materials, occurs inside the building, such as but not limited to the production and/or assembly of photographic equipment; precision instruments; ceramic products; electrical equipment, components and accessories; electronic or mechanical measuring instruments and control devices; optical equipment; communications equipment; computers; instruments, accessories and supplies used in medical diagnosis or treatment; the publishing of newspapers, books, magazines and the like.

[Added 12-27-1990 by Ord. No. O-90-09; amended 3-19-2015 by Ord. No. O-15-03]

#### **LIMITED USES**

Land and building uses within a PRBD that are restricted to certain percentages of the total FAR for the land planning unit.

[Added 12-27-1990 by Ord. No. O-90-09]

#### **LINER BUILDING**

A building or part of a building with habitable space, specifically designed to face a public space, masking an inactive use, such as, but not limited to, a parking lot, parking garage or storage facility.

#### **LIVE-WORK**

A property that contains a residential use and a small scale commercial, office, or light industrial use.

#### **LIVING SPACE**

The portion of the floor area of a dwelling relegated to use for residential purposes but excluding crawl spaces, garages, carports, breezeways, attics or portions thereof with clear ceiling heights of less than five feet, open porches, balconies, terraces and accessory structures.

#### **LOADING DOCK**

A platform where trucks can be loaded or unloaded.

[Added 4-20-2006 by Ord. No. O-06-11]

#### **LOT**

A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

[Amended 12-27-1990 by Ord. No. O-90-09]

A. **CORNER LOT** A lot at the junction of and abutting on two or more intersecting streets or at the point of abrupt change of a single street where the interior angle is less than 135° and the radius of the street is less than 100 feet.

B. **INTERIOR LOT** A lot with only one frontage on a street.

C. **IRREGULAR-SHAPED LOT** A lot which exhibits one or more of the following traits: [Added 3-19-2009 by Ord. No. O-09-02]

(1) Cannot be defined as one of the lots noted herein;

(2) Contains more than four sides;

(3) Lot lines do not create right angles leading to a trapezoidal shape.

D. **FLAG LOT** A parcel of land shaped like a flag; the "flag" portion represents the bulk of the property, with a thin part of the parcel stretching from the "flag" to the road for access very much like the "pole" holding the flag. [Added 3-19-2009 by Ord. No. O-09-02]

E. **THROUGH LOT** A lot with front and rear street frontage.

F. **TRIANGULAR LOT** A lot with only three sides. [Added 3-19-2009 by Ord. No. O-09-02]

**LOT AREA, GROSS**

The land area included in the legal description of a property.

**LOT AREA, NET**

The land area included in an individual lot, excluding rights-of-way, easements, wetlands, and water bodies.

**LOT COVERAGE**

The area of the lot occupied by all covered structures.

**LOT DEPTH**

The distance measured from the midpoint of the front line to the midpoint of the opposite rear line of the lot.

**LOT LINE**

A boundary line of a lot; includes property line.

A. **FRONT LOT LINE**The line separating the lot from the street right-of-way.

B. **SIDE LOT LINE**Any lines which are not front or rear lot lines that extend to and connect the front and rear lot lines. Where two or more side lot lines are adjoining, they shall be treated as segments of a single side lot line. [Amended 3-19-2009 by Ord. No. O-09-02]

C. **REAR LOT LINE**The line or lines that are most nearly opposite and most distant from the front lot line which connect the rearmost points of the side lot line(s). [Amended 3-19-2009 by Ord. No. O-09-02]

**LOT SIZE**

The area contained within the boundary lines of a lot.

**LOTTERY**

Any scheme or procedure whereby one or more prizes are distributed by chance among persons who have paid or promised consideration for a chance to win such prizes, whether such scheme or procedure is called a lottery, raffle, gift, sale or some other name.

[Added 2-16-2006 by Ord. No. O-06-05]

**LOT WIDTH**

The horizontal distance between side lot lines.

**LOWEST FLOOR**

The lowest floor of the lowest fully enclosed area (including basement). An unfinished, flood-resistant partially enclosed area, used solely for the parking of vehicles, building access, and incidental storage, in an area other than a basement area is not considered the lowest floor of a building, provided that such space is not designed and built so that the structure is in violation of the applicable non elevation design requirements of this chapter.

[Added 4-16-2009 by Ord. No. O-09-08]

**MAJOR VARIATION**

Any of the following changes to the approved preliminary plan may constitute a major variation:

[Added 12-27-1990 by Ord. No. O-90-09]

A. An increase in the percentage of the total limited uses as shown on the approved preliminary plan.

B. A decrease in the open space, as shown on the approved preliminary plan.

C. A change in the location of vehicular access points.

D. An increase in the [FAR](#), as shown on the approved preliminary plan.

E. A change that departs from the design pattern.

#### **MANUFACTURED HOME**

A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation only when connected to the required utilities. The term includes park trailers, travel trailers, recreational and other similar vehicles placed on a site for more than 180 consecutive days.

[Added 7-13-1989 by Ord. No. O-89-03]

#### **MANUFACTURED HOME PARK**

A parcel (or contiguous parcels) of land which has been planned and improved for the placement of two or more manufactured homes.

[Added 7-13-1989 by Ord. No. O-89-03]

#### **MANUFACTURING**

Establishments engaged in the chemical or mechanical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products, and the blending of materials such as lubricating oils, resins or liquors.

[Added 5-17-2001 by Ord. No. O-01-03]

#### **MARKET-RATE DWELLING UNIT**

A dwelling unit other than mobile homes as defined herein which sells on the market at a price which is affordable to those households which make above 100% of [area median family income](#).

[Added 5-21-2009 by Ord. No. O-09-06]

#### **MASSAGE PARLOR**

An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, is administered for purposes of specified sexual activities.

[Added 12-21-2000 by Ord. No. O-00-04]

#### **MASSING**

The three- dimensional form a building or structure.

#### **MATERIAL**

The substance or substances out of which a thing is or can be made; of or relating to matter; something physical.

[Added 3-2-2006 by Ord. No. O-06-07]

#### **MAXIMUM BUILDING COVERAGE**

The percentage of area of the land planning unit which may be occupied by the ground [floor area](#) of all primary, limited and accessory use buildings.

[Added 12-27-1990 by Ord. No. O-90-09]

#### **MAXIMUM DESIGN CAPACITY (MDC)**

The actual number of occupants for whom each occupied space, floor or building is designed.

[Added 4-9-1992 by Ord. No. O-92-05]

#### **MAXIMUM LOT COVERAGE**

The maximum percentage of lot area which may be occupied by the ground [floor area](#) of all buildings.

[Amended 11-10-1983 by Ord. No. 59-F]

**MEDICAL OFFICE/CLINIC**

Any building, or portion thereof, used by any company, corporation, partnership, or sole proprietor primarily engaged in furnishing medical, surgical and related services to individuals, including the offices of physicians, dentists, chiropodists, chiropractors, ophthalmologists, psychologists, psychiatrists, medical, optical, optometric, osteopathic and other health practitioners, medical and dental laboratories, out-patient-care facilities, blood banks, oxygen and miscellaneous types of medical supplies and services. Hospitals, whether for profit or not for profit, licensed by the State of Pennsylvania are excluded from this definition.

[Added 9-7-2006 by Ord. No. O-06-15; amended 3-19-2015 by Ord. No. O-15-03]

**MEZZANINE**

is an intermediate, partial floor that projects between two floors of a building and therefore typically is not counted among the overall floors of a building.

**MINING AND QUARRYING**

The use of land for the purpose of extracting rocks and minerals for sale, exclusive of grading a lot preparatory to the construction of a structure for which a zoning permit has been issued.

**MINI STORAGE/SELF-STORAGE**

A building(s) in which a storage unit or vault is rented for the storage of goods. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

[Added 5-1-2008 by Ord. No. O-08-01]

**MIXED-USE BUILDING**

A building which contains both residential and nonresidential uses. For the purposes of this chapter, a mixed-use building shall have at a minimum the entire ground floor dedicated to nonresidential uses, such as retail or office, the size of which shall be equal to or greater than the floors above it. The use of the ground- or first-floor area cannot be utilized for parking and still be defined as a mixed-use building.

[Added 5-15-2014 by Ord. No. O-14-06]

**MIXED-USE BUILDING**

Multiple functions within the same building, typically on different floors. For the purposes of this chapter, a mixed-use building shall have at a minimum the majority of the ground floor dedicated to nonresidential uses, such as retail or office, the size of which shall be equal to or greater than the floors above it. The use of the ground- or first-floor area cannot be utilized for parking and still be defined as a mixed-use building.

**MOBILE FOOD PEDDLER**

A licensed mobile vehicle that is equipped to vend only sealed, prepackaged food and treats in the original sealed container or package that vends by transporting food and treats from place to place, or upon any public right-of-way for the purpose of selling or delivering food or goods.

[Added 8-6-2020 by Ord. No. O-20-02]

**MOBILE FOOD VENDOR**

A readily movable licensed motorized vehicle or a licensed towed vehicle designed and equipped to prepare, serve, and sell food and frozen dairy or frozen water-based food products, but which does not include mobile vending carts.

[Added 2-20-2014 by Ord. No. O-14-01; amended 8-6-2020 by Ord. No. O-20-02]

**MOBILE HOME**

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

**MOBILE HOME PARK**

A form of development permitted in Chapter 127, Mobile Homes.

**MOBILE VENDING CART**

A mobile food cart that does not travel under its own power that is set up on the street that is licensed to sell food to passers-by. Prior to submission of the application for permitting, such applicants shall obtain a waiver from College Township Council to operate from public sidewalks.

[Added 8-6-2020 by Ord. No. O-20-02]

**MODEL HOME**

A residential structure constructed of similar materials and appearing similar to other structures located within the same residential development to "model" the type(s) of residential structures being offered for sale by the developer. The purpose of a model home is to display the exterior and interior of a typical residential structure and to display the developer's/builder's options offered in the residential structures to be built in the same residential development/subdivision as the model home unless it is built to commercial building code standards.

[Added 7-5-2007 by Ord. No. O-07-12]

**MONOPOLE**

A wireless communications facility or site that consists of a single pole structure, designed and erected on the ground or on top of a structure, to support communications antennas and connective appurtenances. Connective appurtenances can include, but are not limited to, feeder cables, climb ladders, platforms, ice shields, and other accessory infrastructure associated with a wireless communications facility.

[Added 4-16-2015 by Ord. No. O-15-05]

**MORTUARY**

A place where dead bodies are kept before burial or cremation, as a morgue or funeral home.

[Added 5-17-2001 by Ord. No. O-01-03]

**MUNICIPAL**

Of or for the Township of College, unless specifically in reference to another municipality.

[Added 12-27-1990 by Ord. No. O-90-09]

**NEIGHBORHOOD FOOD STORE**

Small stores permitted in selected rural and residential districts which retail food and nonalcoholic beverages primarily to the immediately surrounding population.

[Added 6-23-1994 by Ord. No. O-94-03]

**NEW CONSTRUCTION**

Structures for which the start of construction commenced on or after August 10, 1989, and includes any subsequent improvements thereto.

[Added 4-16-2009 by Ord. No. O-09-08]

**NONCONFORMITIES**

Any nonconforming lot, structure or use of land or structures.

- A. **NONCONFORMING LOT** A lot which does not comply with the lot size or width requirements for the use and district in which it is located where such lot was legally recorded prior to the enactment of this chapter or amendment thereto.
- B. **NONCONFORMING USE** A use, whether of land or of structure, which does not comply with the applicable use provisions of this chapter or amendment thereto where such use was lawfully in existence prior to the enactment of this chapter or amendment or prior to the application of this chapter or amendment to its location by reason of annexation.
- C. **NONCONFORMING STRUCTURE** A structure or part of a structure manifestly not designed to comply with the applicable use provisions in this chapter or amendment thereto where such structure lawfully existed prior to the enactment of this chapter or amendment or prior to the application of such chapter or amendment to its location by reason of annexation.

**NONINVASIVE SPECIES**

A plant species not defined as invasive.

[Added 4-20-2006 by Ord. No. O-06-11]

**NONPARTICIPATING LANDOWNER**

Any landowner except those on whose property all or a portion of a wind energy facility is located pursuant to an agreement with the facility owner or operator.

[Added 10-18-2007 by Ord. No. O-07-14]

**NORTH POINT**

An arrow on a plan depicting true North.

[Added 12-27-1990 by Ord. No. O-90-09]

**NURSING HOMES AND OTHER CONVALESCENT HOMES**

A building with sleeping rooms where persons are housed or lodged and furnished with meals, nursing care for hire and which is approved for such by the Pennsylvania Department of Public Welfare.

**OCCUPIED BUILDING**

A residence, school, hospital, church, public library or other building used for public gathering that is occupied or in use when the permit application is submitted.

[Added 10-18-2007 by Ord. No. O-07-14]

**OFFICE**

~~Any building or portion thereof used for the practice of a profession or for the conduct of business or daily operations by a government or its agency, business, corporation, institution, nonprofit entity and the like. Activities performed in an office include administrative and clerical functions, design work, software development, general research (not involving a laboratory) and the like. For the purposes of this chapter, this term shall not include a medical or veterinarian office or an office that has regular contact with the public or is dependent upon foot traffic/walk-in customers, such as a bank.~~ **A building use in which administrative, business, clerical, or professional activities are undertaken. Visits by members of the public are accessory to the main activity of the occupier.**

~~[Added 9-7-2006 by Ord. No. O-06-15; amended 11-21-2013 by Ord. No. O-13-07; 3-19-2015 by Ord. No. O-15-03]~~

**OFFICIAL ZONING MAP**

The map setting forth the boundaries of the districts of this chapter and adopted by the governing body of the Township.

**OFF-SITE SEWER SERVICE**

A sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant.

#### **OFF-STREET LOADING SPACE**

A space not located within any street right-of-way used by motor vehicles for the temporary storage of trucks and other commercial vehicles while loading and unloading merchandise or materials.

#### **OFF-STREET PARKING SPACE**

A space not located within any street right-of-way used by motor vehicles for the temporary storage of one motor vehicle.

#### **ONE-HUNDRED-YEAR FLOOD**

A flood that, on the average, is likely to occur once every 100 years (i.e., that has a one-percent chance of occurring each year, although the flood may occur in any year).

[Added 7-13-1989 by Ord. No. O-89-03]

#### **ON-SITE SEWER SERVICE**

A sanitary sewage disposal system in which sewage is treated and discharged on the same lot as the use which it serves.

#### **OPEN AIR MARKET**

Retail sales operated substantially in the open air including, but not limited to: farmers markets, flea markets, and the like. Open air markets include multiple vendors engaged in wholesale or retail sales and are considered separate and distinct entities.

#### **OPEN SPACE**

That area within the perimeter boundaries of a plan that is intended to provide light and air and is designed for preservation of natural features, buffering or scenic or recreational purpose. Open space may include but need not be limited to lawns, decorative plantings, walkways, active and passive recreation structures and areas, children's playgrounds, fountains, pools or ponds, undisturbed natural areas, agriculture, wooded areas, and/or water bodies. Open space shall also be open and accessible to all tenants or users of the proposed development. Open space for the purposes of required open space requirements pursuant to §§ 200-27.1E and 200-27.2E shall not include areas within required setbacks and/or buffer yard areas and/or areas set aside for public facilities (e.g., schools, utilities or municipal facilities).

[Added 12-29-1990 by Ord. No. O-90-09; amended 2-20-2014 by Ord. No. O-14-01]

#### **OPEN SPACE TYPE**

Open spaces organized by their physical characteristics, including size, location, and surface material.

#### **OUTDOOR DINING AREA**

An open air space related to a food and beverage establishment that accommodates dining but not food preparation.

#### **OUTDOOR FURNACE**

Any equipment, device or apparatus, or any part thereof, which is installed, affixed or situated outdoors or in a structure not normally occupied for human habitation for the primary purpose of combustion of fuel to produce heat or energy used as a component of a space or water heating system in a building or structure of which the unit is located outside of.

[Added 10-16-2008 by Ord. No. O-08-09]

#### **PARENT TRACT**

Shall refer to each tract of land as it lies in College Township at the effective date of any ordinance referring to it.

[Added 8-16-2007 by Ord. No. O-07-10]

#### **PARKING BAY**

A row of parking spaces abutting one another along the length of each space.

**PARKING ISLAND**

A raised, landscaped area located interior to a parking lot generally found every 10 spaces or at the end of a parking bay.

[Added 4-20-2006 by Ord. No. O-06-11]

**PARKING LOT**

An area designed and used for the parking of motor vehicles outside of a public or private right-of-way, generally consisting of off-street parking spaces, drive aisles to access such spaces, and required landscaping. Areas containing off-street parking spaces for a single-family home, or an individual unit in a duplex or townhome building, shall not be considered a parking lot and thereby only need to meet the requirements for off-street parking spaces.

[Amended 5-1-2008 by Ord. No. O-08-01; 12-20-2012 by Ord. No. O-12-13]

**PARKING, SHARED**

An area dedicated to the parking of motor vehicles which is shared between more than one use, wherein day/night and weekday/weekend schedules allow a reduced number of parking spaces to sufficiently service multiple uses.

**PARKING STRUCTURE**

A structure or portion thereof composed of one or more levels or floors used exclusively for the parking or storage of motor vehicles. A parking structure may be totally below grade (as in underground parking garage) or either partially or wholly above ground with those levels being either open or enclosed.

[Added 8-16-2018 by Ord. No. O-18-05]

**PASSAGE**

A pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long blocks and connect rear parking areas to frontages.

**PASSIVE RECREATION**

Recreational activities that are commonly unorganized and noncompetitive, including, but not limited to, picnicking, bird watching, kite flying, bicycling, and walking. Site amenities for such activities include, but are not limited to, picnic tables, photo stands, open play areas where substantial clearing is not required, rest rooms, boardwalks, paved paths, pathways, benches, and pedestrian bridges and appurtenant structures. This is to specifically not include swimming pools, BMX tracks, skate parks, sports facilities, and the like.

[Added 11-20-2014 by Ord. No. O-14-17]

**PATIO**

A paved space at ground level that adjoins a residence and is used for dining or recreation.

[Added 8-16-2007 by Ord. No. O-07-03]

**PEDESTRIAN FORECOURT**

A frontage yard type where a portion of the building is close to the frontage line and the central portion is set back, that creates a yard which is not used for motor vehicles.

**PEDESTRIAN SHED**

A circular delineation of a geographic area sized in approximation of the distance an average person can walk within a period of time (approximately 5 minutes).

**PENNSYLVANIA MUNICIPALITIES PLANNING CODE**

Act of 1968, July 31, P.L. 805, as amended (53 P.S. § 10101 et seq.).

**PERIMETER BOUNDARY**

The line marking the outside limit of a plan.

[Added 12-27-1990 by Ord. No. O-90-09]

**PERSONAL CARE BOARDING HOME FOR ADULTS**

As defined by the regulations for personal care boarding homes of the Pennsylvania Department of Public Welfare.

[Added 6-9-1983 by Ord. No. 59-D]

**PERSONAL PROPERTY**

Any movable thing that is subject to ownership.

[Added 11-17-2005 by Ord. No. O-05-18]

**PERSONAL SERVICES**

Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, specifically related to services that would occur on the premises of the business.

[Added 5-18-2000 by Ord. No. O-00-02]

**PHASE**

A component or definable part of a whole; a stage of development. A phase of a development plan is that part of the entire plan which, if implemented, is capable of standing on its own. A phase of planned development shall be able to function independently of the undeveloped phases, while being compatible with adjacent or neighboring land uses, even if the remainder of the planned development were to be discontinued.

[Added 12-27-1990 by Ord. No. O-90-09]

**PILOT PLANT**

A facility where the production and/or testing of materials or processes is conducted at a scale larger than bench top and smaller than commercial production and/or testing.

[Added 12-27-1990 by Ord. No. O-90-09]

**PLACE OF ASSEMBLY**

The use of land or structures where people assemble for a common purpose, such as social, cultural, and/or religious purposes, in an organized manner. Place of assembly includes any place of worship, [community center](#), auditorium, exhibition/assembly hall, club, fraternal organization and the like.

[Added 7-15-2010 by Ord. No. O-10-04]

**PLANNED RESEARCH AND BUSINESS PARK (PARK)**

An area of land, controlled by a landowner, to be developed as a single entity for a mixture of research and business uses.

[Added 12-27-1990 by Ord. No. O-90-09]

**PLANNED RESIDENTIAL DEVELOPMENT**

A form of development permitted in Chapter 145, Planned Residential Development.

**PLANNING COMMISSION**

The College Township Planning Commission, Township of College, County of Centre, Pennsylvania.

**PLAZA**

An open space that is primarily paved.

**POCKET PARK**

A small open space designed for passive or active recreational activities.

**PORCH**

A covered platform at an entrance to a structure.

[Added 8-16-2007 by Ord. No. O-07-03]

**PORTABLE STORAGE UNIT**

Any container designed for the storage of personal property that is typically rented to owners or occupants of property for their temporary use and which customarily is delivered and removed by truck. For the purpose of this chapter, a portable storage unit may also be identified as simply a unit(s).

[Added 11-17-2005 by Ord. No. O-05-18]

**PREMISES**

A house or building, along with its grounds.

[Amended 3-19-2009 by Ord. No. O-09-02]

**PREPACKAGED FOOD**

Food that is packaged at a licensed premises or federally inspected premises other than the premises at which it is offered for sale.

[Added 8-6-2020 by Ord. No. O-20-02]

**PRIVATE**

Not publicly owned, operated or controlled.

**PRODUCT(S)**

Something produced by human or mechanical effort or something created by a natural process, such as a plant, vegetable or honey, for personal or commercial use or consumption, and that may usually be considered tangible personal property.

[Added 3-2-2006 by Ord. No. O-06-07]

**PROJECTING SIGN**

A sign affixed to a building which projects in such a manner that both sides of the sign are visible.

**PROPERTY LINE**

The boundary that legally and geometrically demarcates a lot..

**PUBLIC**

Owned, operated or controlled by a government agency.

**RAIN GARDEN**

A bio-retention area; a shallow surface depression designed to accept runoff from adjacent surfaces and retain or detain stormwater before it is infiltrated or discharged downstream, planted with specially selected native vegetation and sometimes rocks and stones, to capture and treat runoff.

**RECREATION, ACTIVE**

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

**RECREATION, PASSIVE**

Those recreational pursuits which can be carried out with little alteration or disruption in the area in which they are performed. Such uses include, but are not limited to, walking, hiking, sitting, and picnicking.

**RECREATIONAL STRUCTURE**

A man-made structure or facility which is intended for active and/or passive recreational use. Examples of such recreational structures include but are not limited to swimming pools, pavilions, gazebos, play equipment and tennis courts. This shall not be construed to include amusement enterprises.

[Added 12-27-1990 by Ord. No. O-90-09; amended 5-18-2000 by Ord. No. O-00-02; 5-15-2014 by Ord. No. O-14-06]

#### **REGULATED SUBSTANCE**

An element, compound, mixture, solution or substance that, when released into the environment, may present substantial danger to the public health, welfare or the environment, which is one of the following:

[Added 12-20-2012 by Ord. No. O-12-07]

- A. A substance defined as a hazardous substance in section 101(14) of CERCLA, including hazardous substances that are liquid or gaseous, or suspended therein regardless of holding temperature, but not including a substance regulated as a hazardous waste under Subtitle C of the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §§ 6921 through 6931);
- B. Petroleum, including crude oil or a fraction thereof and petroleum hydrocarbons which are liquid at standard conditions of temperature and pressure (60° F. and 14.7 pounds per square inch absolute), including, but not limited to, oil, petroleum, petroleum mixed with ethanol, fuel oil, oil sludge, oil refuse, oil mixed with other nonhazardous wastes and crude oils, gasoline and kerosene;
- C. Other substances determined by the Pennsylvania Department of Environmental Protection by regulation whose containment, storage, use, or dispensing may present a hazard to the public health and safety or the environment, but not including gaseous substances used exclusively for the administration of medical care. This includes the following other regulated substances:
  - (1) Nonpetroleum oils, including biodiesel; synthetic fuels and oils, such as silicone fluids; tung oils and wood-derivative oils, such as resin/rosin oils; and inedible seed oils from plants, which are liquid at standard conditions of temperature and pressure. The requirements in this chapter for petroleum tanks in Subsection B apply for this group of substances;
  - (2) Pure ethanol intended for blending with motor fuel.

#### **RELATED EQUIPMENT**

Any piece of equipment related to, incidental to, or necessary for, the operation of a tower-based WCF or an attached WCF. By way of illustration, not limitation, related equipment includes generators and base stations.

[Added 9-15-2016 by Ord. No. O-16-09]

### **RESIDENTIAL**

A use category intended to collectively define land use and buildings used for permanent housing.

#### **RESIDENTIAL SITE PLAN**

A plan for a lot within a residential zone drawn to scale, showing uses and structures proposed for a single-family dwelling, an [addition](#) thereto or accessory structure 600 square feet or greater and/or site grading.

[Added 6-6-2002 by Ord. No. O-02-01]

#### **RESIDENT OWNER**

An occupant of a dwelling who is the properly recorded legal owner of record of the dwelling property and who uses the property as his primary or principal residence. The owner's children or relatives are not legal owners of record unless their names are recorded on the deed in the Courthouse of Centre County.

[Added 11-14-1985 by Ord. No. 59-J; amended 3-19-2009 by Ord. No. O-09-02]

**RETAIL SALES**

Establishments engaged in the selling of foods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

[Added 5-17-2001 by Ord. No. O-01-03]

**REZONING**

A change of zoning designation on a lot.

**RIDING STABLE AND ACADEMY**

An establishment where horses are kept for riding or driving or are stabled for compensation as part of a club, association, ranch or similar establishment.

**RIGHT-OF-WAY**

A corridor of land set aside for use, in whole or in part, by a street.

**ROOF LINE**

The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys or minor projections.

**RUNOFF**

The surface water discharge or rate of discharge of a given watershed after a fall of rain, snow or other form of precipitation that does not enter the soil but runs off the surface of the land.

**SCALE**

The spatial relationship among structures along a street or block front, including height and massing relationships. Scale also refers to the proportional relationship of the size of parts to one another and to the human figure.

**SCHEDULE**

A schedule of development is the projected time frame in which the several phases of a development are to be implemented.

[Added 12-27-1990 by Ord. No. O-90-09]

**SCHOOL**

Any place offering instruction in any branch of knowledge under the supervision of the Commonwealth of Pennsylvania or a lawfully constituted ecclesiastical governing body, person, partnership or corporation meeting the requirements of the Commonwealth of Pennsylvania.

**SCREENING**

Visually shielding or obscuring one structure or use from another by a liner building, fencing wall or densely planted vegetation.

**SEMITRAILER**

A trailer so constructed that some part of its weight rests upon or is carried by the towing vehicle.

[Added 11-17-2005 by Ord. No. O-05-18]

**SERVICE AREA**

An equipment area, loading area or dock, trash collection area, trash compaction area, truck parking area, recycling area, or other similar service function area.

**SETBACK**

The area of a lot measured from the property line towards the interior of the lot that is required to be clear of specific structures.

**SERVICE ESTABLISHMENT**

An establishment whose primary activity is the provision of assistance, as opposed to tangible products to individuals, business, industry, government, institutional or other enterprises. Examples include but are not limited to dry cleaners, laundromats, barbers and beauticians, health and fitness clubs, tanning salons, funeral homes, mortuaries, tailors, automobile repair/maintenance facilities, printing/copying services, messenger/courier services, etc.

[Added 5-15-2014 by Ord. No. O-14-06]

#### **SHALLOW YARD**

A frontage yard type with the building facade close to the primary frontage.

#### **SHOPFRONT**

A frontage used for retail use, with glazing. The facade is often close to the property line with the building entrance at sidewalk grade.

#### **SHOPPING CENTER**

An integrated commercial development of at least 30,000 square feet of retail, service and/or sales space.

[Amended 7-28-1988 by Ord. No. 0-88-7]

#### **SHORT-TERM RENTAL**

Where the length of stay under the rental or lease arrangement is 179 consecutive days or less within a year.

#### **SHRUB**

An ornamental plant with woody stems that is at least two gallons at planting.

[Added 4-20-2006 by Ord. No. O-06-11]

#### **SIGN**

Any surface, fabric, device, name, identification, image description, message, display or illustration using graphics, symbols, words, letters, or numbers which is affixed to, painted on, or represented directly or indirectly upon a building, structure, or lot.

#### **SIGN FACE**

The part of a sign, including trim, embellishments, and background which contains the copy.

#### **SMALL WIND ENERGY FACILITY**

An electric generation facility, whose main purpose is to supply electricity, consisting of one or more wind turbines and other accessory structures and buildings to a primary use located on the same site as the wind turbine(s) and has a rated capacity of 60 KW or less.

[Added 10-18-2007 by Ord. No. O-07-14]

#### **SOFTWARE DEVELOPMENT BUSINESS**

A business whose activities result in the development of computer software products. Software development may include new product development, modification, reuse, reengineering, maintenance or any other activity that results in computer software products.

[Added 5-17-2001 by Ord. No. O-01-03]

#### **SOLAR COLLECTOR SURFACE**

Any part of a solar energy system that absorbs or reflects solar energy for use in the system's transformation process including any portion of the frames, supports and mounting hardware.

[Added 8-18-2016 by Ord. No. O-16-04]

#### **SOLAR ENERGY SYSTEM**

An energy system that converts solar energy to usable thermal, mechanical, chemical, or electrical energy.

[Added 8-18-2016 by Ord. No. O-16-04]

**SOLAR ENERGY SYSTEM, BUILDING-INTEGRATED**

Those solar energy systems that are an integral part of a primary or accessory structure rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the structure. Building-integrated systems include but are not limited to photovoltaic or hot water solar systems that are contained within roofing materials, windows, skylights, awnings making them virtually indistinguishable from standard building materials.

[Added 8-18-2016 by Ord. No. O-16-04]

**SOLAR ENERGY SYSTEM, BUILDING-MOUNTED**

A solar energy system whose components are mounted directly to a roof and/or wall of an accessory or primary structure.

[Added 8-18-2016 by Ord. No. O-16-04]

**SOLAR ENERGY SYSTEM, GROUND-MOUNTED**

A solar energy system whose components are placed or mounted on the ground.

[Added 8-18-2016 by Ord. No. O-16-04]

**SOLAR ENERGY SYSTEM, SELF-CONTAINED**

A solar energy system that is incorporated into a manufactured device in which the system generates energy exclusively for said device. Such solar energy systems include but are not limited to light fixtures, signs, or mechanical devices, such as pumps, fans, water level monitoring stations, etc.

[Added 8-18-2016 by Ord. No. O-16-04]

**SPECIFIED ANATOMICAL AREAS**

As used herein, specified anatomical areas means and includes any of the following: less than completely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areola.

[Added 12-21-2000 by Ord. No. O-00-04]

**SPECIFIED SEXUAL ACTIVITIES**

Includes any of the following:

[Added 12-21-2000 by Ord. No. O-00-04]

- A. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;
- B. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
- C. Masturbation, actual or simulated; or
- D. Excretory functions as part of or in connection with any of the activities set forth in Subsections A through C.

**SQUARE**

A civic open space type designed for unstructured recreation and civic purposes, consisting of paths, lawns, and trees formally disposed.

**STACK or CHIMNEY**

Any structure enclosing a flue or flues that carries off smoke or exhaust from a furnace located inside or outside of a structure.

[Added 10-16-2008 by Ord. No. O-08-09]

**STEALTH DESIGN**

Camouflaging methods applied to wireless communications facilities, communications antennas, and other facilities that render them more visually appealing and virtually indistinguishable from the structure that it is mounted to. Such methods include, but are not limited to, using architectural materials to screen the WCF from view, painting the WCF to match the building or structure it is mounted to, designing and constructing the WCF in a manner to resemble another object such as a flagpole, clock tower, decorative street light, chimney, grain silo, etc.

[Added 4-16-2015 by Ord. No. O-15-05; amended 9-15-2016 by Ord. No. O-16-09; 12-15-2016 by Ord. No. O-16-11]

#### **STEEP SLOPE**

Land whose slope (surfaces at an angle to the plane of the horizon) is 25% or more (a vertical difference of 25 feet or more per 100 feet of horizontal distance).

#### **STOOP**

An exterior stair or landing at the entrance to a building, which may be roofed.

#### **STORY**

That portion of a building included between the surface of any floor and the surface of the floor directly overhead or, if there is no floor directly above, then the space between such floor and the ceiling above it.

#### **STREET**

A public or private corridor used as a means of vehicular and pedestrian access to two or more lots; a highway, road or alley.

[Amended 12-27-1990 by Ord. No. O-90-09; 3-19-2009 by Ord. No. O-09-02]

- A. **ARTERIAL STREET** A major street with fast or heavy traffic of considerable continuity used primarily as a traffic artery connecting two or more neighborhoods or areas. Primary arterial streets extend through the entire urban area, while secondary arterial streets extend through only a portion of the area. For the purposes of this chapter, existing primary and secondary arterial streets are listed in Article VI of Chapter 177, Classification of Streets. [Amended 9-16-2021 by Ord. No. O-21-05]
- B. **COLLECTOR STREET** A major street which carries traffic from local streets to arterial streets. For the purposes of this chapter, existing collector streets are listed in Article VI of Chapter 177, Classification of Streets. [Amended 9-16-2021 by Ord. No. O-21-05]
- C. **LOCAL STREET** Any street not herein defined as an alley, arterial, collector or marginal access street.
- D. **NEIGHBORHOOD STREET** A minor street serving only residential uses. For the purposes of this chapter, existing neighborhood streets are listed in Article VI of Chapter 177, Classification of Streets. [Amended 9-16-2021 by Ord. No. O-21-05]
- E. **MARGINAL ACCESS STREET** A minor street parallel and adjacent to a major street which provides direct access to abutting properties and control of intersections with the major street.

#### **STREET LINE**

The dividing line between a street and a lot; includes right-of-way line and front lot line.

#### **STREETSCAPE**

The physical components of streets, composed of: the pavements for vehicles, bicycles and pedestrians; landscape such as trees and plantings, and furnishings such as streetlights, bollards, and benches.

#### **STREETSCREEN**

A freestanding wall, fence, or opaque landscape area built along the frontage line, or aligned with the facade, which masks parking and service areas from the sidewalk or strengthens the spatial definition of the street space.

#### **STRUCTURE**

~~Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. All buildings and all satellite dish antennas are structures.~~ All permanent or temporary, fixed or movable construction, including buildings, stands, poles, signs and billboards, erected independently or affixed to exterior walls or roofs. Utility owned poles and lines are not to be considered a structure.

### STUDENT HOUSING

Any multi-unit development or portion thereof where the dwelling units are designed and constructed as 3 or more bedrooms with 3 or more bathrooms which is marketed to students attending a local college, university, community college, or private school, or any multi-unit development or portion thereof comprised of dwelling units consisting of 3 or more bedrooms and less than 3 bedrooms where the bedrooms are leased separately.

[Amended 1-8-1987 by Ord. No. 100; 8-16-2007 by Ord. No. O-07-03]

### SUBDIVISION

The division or redividing of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

[Added 12-27-1990 by Ord. No. O-90-09]

### SUBSTANTIAL DAMAGE

Damage from any cause sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% or more of the market value of the structure before the damage occurred.

[Added 4-16-2009 by Ord. No. O-09-08]

### SUBSTANTIAL IMPROVEMENT

Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage regardless of the actual repair work performed. The term does not, however, include either:

[Added 7-13-1989 by Ord. No. O-89-03; 4-16-2009 by Ord. No. O-09-08]

- A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- B. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

### SUMMER COTTAGE

A single-family detached dwelling used for seasonal and temporary living purposes during any season by persons engaged in recreational pursuits.

### SUPERMARKET

A retail store selling a complete assortment of food and food preparation materials, household items and other retail items. Sale of additional products, when clearly incidental and subordinate to the retailing of food and beverages may include housewares, periodicals, tobacco and both prescription and nonprescription drugs. Supermarkets contain a more complete line of food products and have a minimum of 5,000 square feet of gross floor area.

[Added 7-28-1988 by Ord. No. O-88-7]

### SUBSTANTIAL MODIFICATION

An alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

#### **SWALE**

A natural or slightly depressed channel or other low-lying stretch of land which collects or carries surface water runoff.

#### **TEMPORARY USE**

A use established for a fixed period of time with the intent to discontinue the use at the end of such time. Such uses do not involve the construction or alteration of any permanent structure.

[Added 2-23-1984 by Ord. No. 59-G]

#### **TEMPORARY SIGN**

A sign erected on a for a period of limited duration and for a specialized purpose.

#### **TERRACE**

A level paved area or platform next to a building (syn: patio)

#### **THOROUGHFARE**

A way for use by vehicular and pedestrian traffic and to provide access to lots and open spaces, consisting of vehicular lanes and the public frontage. (Syn: Road)

#### **TOURIST HOME**

A dwelling in which overnight accommodations are provided or offered for transient guests for compensation.

#### **TOWNSHIP**

The Township of College, County of Centre, Commonwealth of Pennsylvania.

#### **TRAILER**

A vehicle designed to be towed by another vehicle.

[Added 11-17-2005 by Ord. No. O-05-18]

#### **TURBINE HEIGHT**

The vertical distance measured from average elevation of the existing grade at the proposed tower foundation perimeter to the highest point of the turbine, including the turbine rotor blade.

[Added 10-18-2007 by Ord. No. O-07-14]

#### **UNDERSTORY TREE**

A tree, either single-stemmed or multistemmed (clump form), which has a caliper of at least 1.5 inches at planting and is of a species which at maturity, can be expected to reach a height between 10 and 30 feet.

[Added 4-20-2006 by Ord. No. O-06-11]

#### **UNRELATED PERSON**

A person not related by blood or marriage.

[Added 6-13-1985 by Ord. No. 59-H]

#### **UNTREATED LUMBER**

Dry wood which has been milled and dried but which has not been treated or combined with any petroleum product, chemical, preservative, glue, adhesive, stain, paint or other substance.

[Added 10-16-2008 by Ord. No. O-08-09]

#### **URBAN DESIGN**

Form, in terms of both beauty and function, of urban areas. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, landscape architecture, and traffic engineering.

#### **URBAN FORM**

The spatial arrangement of a particular environment, as defined by the connectivity of built mass and form, the natural environment, and the movement of persons, goods and information within.

#### **URBAN YARD**

A frontage yard type that is paved at sidewalk level and serves as an extension of the public sidewalk.

#### **USE**

Any purpose for which a lot or structure may be designed, arranged, intended, maintained or occupied, or any activity, occupation, business or operation carried on in a structure on a lot.

A. **PRIMARY USE** The main use of a lot or structure.

B. **ACCESSORY USE** A use that: [Amended 3-19-2009 by Ord. No. O-09-02; 7-15-2010 by Ord. No. O-10-04]

(1) Is subordinate in area, extent and purpose to the primary use;

(2) Contributes to the comfort, convenience or necessity of the primary use; and

(3) Is located on the same lot and in the same zoning district as the primary use.

C. **PERMITTED USE** A use allowed on a lot.

D. **PROHIBITED USE** A use not allowed on a lot.

E. **CONDITIONAL USE** A use allowed on a lot, subject to compliance with additional standards.

#### **UTILITY**

A corporation, enterprise, government entity or persons generating, transmitting, distributing, transporting and/or collecting in any manner, electricity, heat, steam, natural gas, propane, water, wastewater, communications (cable and telephone) to the public, or any portion thereof, for compensation.

[Added 12-3-2009 by Ord. No. O-09-17]

#### **UTILITY FACILITY**

A structure or building maintained by a utility for the operation and maintenance of a utility's service. For the purposes of this chapter, such facilities include buildings or structures such as electric substations, water treatment plants, water tower/tank/reservoir or pumping stations, sewage disposal or pumping plants and other similar structures. Power-generation facilities, resource-extraction activities and communication antennas are not to be included in this definition.

[Added 12-3-2009 by Ord. No. O-09-17]

#### **UTILITY FACILITY, LIMITED**

Provisions for the transmission and/or distribution of services by a utility, involving minor structures typically found within rights-of-way, easements or immediately adjacent to them and not located within buildings or equipment compounds. Examples of such include pipes/lines carrying gas, propane, electricity, telephone, cable, heat, steam, water, wastewater and the like, including associated accessories such as utility cabinets, utility poles, vaults, hydrants, valves, manholes, transformers, etc.

[Added 12-3-2009 by Ord. No. O-09-17]

#### **VARIANCE**

A permissive waiver of terms and conditions of this chapter issued by the Zoning Hearing Board.

#### **VETERINARY OFFICE/CLINIC**

Any building or portion thereof used by a licensed veterinarian for the diagnosis, treatment, or prevention of animal diseases. Temporary/limited boarding of animals for the purpose of recovery or medical

treatment may be included, as well as overnight boarding for short-term medical care. Facilities that offer emergency veterinary care are included. No outdoor boarding of animals is permitted unless animal kennels are a permitted use in the zoning district where the veterinary office/clinic is to be located.

[Added 3-19-2015 by Ord. No. O-15-03]

#### **VOCATIONAL/TECHNICAL SCHOOL**

A secondary or higher education facility primarily teaching skills related to the practical, industrial or mechanical arts or the applied sciences that prepare students for jobs in a trade or vocation.

[Added 5-17-2001 by Ord. No. O-01-03]

#### **WAIVER**

An administrative ruling that would permit a specified deviation from the Dale Summit Code, that is consistent with the intent of the Dale Summit Code. Waivers are not intended to relieve specific cases of financial hardship nor to allow circumventing the intent of the code.

#### **WALL SIGN**

A sign erected on the wall, cupola, or parapet of a building or structure in such a manner that only one side of the sign is visible, or a sign which is affixed to or painted on the wall, cupola, or parapet of a building or structure.

#### **WINDOW SIGN**

A sign painted, attached or affixed in any manner to the interior or exterior of a window which is visible, wholly or in part, from the public right-of-way.

#### **WALKWAY**

A right-of-way intended to provide pedestrian access.

[Added 12-27-1990 by Ord. No. O-90-09]

#### **WHOLESALE RETAIL SALES**

Establishments engaged in the sale of goods sold and/or packaged in bulk or larger quantities than that found in a typical store.

[Added 5-1-2008 by Ord. No. O-08-01]

#### **WHOLESALE SALES**

Establishments or places primarily engaged in the selling of merchandise to retailers; to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for or selling merchandise to such individuals or companies.

[Added 5-17-2001 by Ord. No. O-01-03]

#### **WIND TURBINE**

A wind energy conversion system that converts wind energy into electricity through the use of a wind turbine generator and includes the nacelle, rotor, tower and pad turbine, if any.

[Added 10-18-2007 by Ord. No. O-07-14]

#### **WINTER SPORTS AREA**

An establishment providing outdoor recreation during the winter, such as skiing, sledding and skating.

#### **WIRELESS COMMUNICATIONS**

Transmission of electromagnetic radiation through the air for the purpose of sending and/or receiving communications including but not limited to infrared line of sight, cellular, personal communications services (PCS), microwave, satellite, or radio signals.

[Added 9-15-2016 by Ord. No. O-16-09]

**WIRELESS COMMUNICATIONS FACILITY**

The set of equipment and network components including communications antennas, transmitters, receivers, data collection units, and related equipment used to provide wireless data and communications services.

[Added 9-15-2016 by Ord. No. O-16-09]

**WIRELESS COMMUNICATIONS FACILITY, ATTACHED**

A wireless communications facility consisting of a communications antenna attached to or mounted on a structure not specifically designed and constructed for supporting communications antennas. Such structure may include but is not limited to buildings, utility poles, signs, and water tanks. This term includes the communications antenna(s) and any related equipment.

[Added 9-15-2016 by Ord. No. O-16-09]

**WIRELESS COMMUNICATIONS FACILITIES, TOWER-BASED**

Any wireless communications tower that is designed and constructed primarily for the purpose of supporting one or more communications antennas for wireless communications purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes the wireless communications tower and any related equipment.

[Added 4-16-2015 by Ord. No. O-15-05; amended 9-15-2016 by Ord. No. O-16-09; 12-15-2016 by Ord. No. O-16-11]

**WIRELESS COMMUNICATIONS TOWER**

Any structure built for the sole or primary purpose of supporting any Federal Communications Commission licensed or authorized antennas and their associated facilities.

[Added 12-15-2016 by Ord. No. O-16-11]

**WIRELESS SUPPORT STRUCTURE**

A freestanding structure, such as a guyed or self-supporting monopole or tower, electrical transmission tower, water tower or other structure not classified as a wireless support structure, that could support the placement or installation of wireless telecommunications facilities, if approved by the Township.

[Added 4-16-2015 by Ord. No. O-15-05; amended 9-15-2016 by Ord. No. O-16-09; 12-15-2016 by Ord. No. O-16-11]

**WORKFORCE HOUSING DWELLING UNIT (WORKFORCE HOUSING)**

A dwelling unit which is affordable to those making up to 100% of the area median income (AMI).

[Added 5-21-2009 by Ord. No. O-09-06; amended 6-20-2013 by Ord. No. O-13-01]

**YARD**

An unoccupied space, open to the sky, extending from the lot line to a structure. The size of a required yard shall be measured as the shortest distance between the structure and lot line.

- A. **FRONT YARD** The yard extending the full length of the front lot line.
- B. **SIDE YARD** A yard extending along the side lot line from the required front yard to the required rear yard setback area.
- C. **REAR YARD** The yard extending the full length of the rear lot line.
- D. **BUFFER YARD** A yard covered with vegetation and designed to provide an area of separation between different districts or uses.

**YARD SETBACK**

The minimum allowable distance between the lot line and a line drawn parallel to the lot line as specified in the chapter for front, side or rear yard setbacks.

[Added 11-10-1983 by Ord. No. 59-F]

**YARD SETBACK AREA**

An area bounded by a lot line and a line drawn parallel to the lot line at a distance specified in the chapter for front, side or rear yard setbacks.

**YIELD STREET**

A thoroughfare intended for very low speed two-way movement, facilitated by a roadway too narrow for two vehicles to pass each other, requiring one of the vehicles to move into the parking lane in order to allow the other vehicle to pass.

**ZONING OFFICER**

The officially designated Zoning Officer of the Township of College, County of Centre, Commonwealth of Pennsylvania.

**ZONING MAP**

The official map or maps that are part of the zoning ordinance and delineate the boundaries of zones and districts.