

Inn - A detached facility where between one (1) and five (5) rooms are rented to provide temporary lodging for a fee to registered overnight guests on a daily basis not to exceed two (2) weeks, in which meals may be served only to those overnight guests.

Intensive Agricultural Production Facility - A farm building, mushroom house, kennel, structure and/or facility specially designed, constructed and/or operated for the intensive and accelerated raising of poultry, animal or agricultural produce and/or by-products of the same for commercial sale including, but not limited to, an environmentally controlled house or other confined housing for poultry, animals, mushrooms, and/or by-products.

Intensive Farming Operation - See Concentrated Animal Operation.

Intensive Beef Cattle Operation - An operation involving fifty (50) or more beef cattle.

Intensive Dairy Cattle Operation - An operation involving fifty (50) or more dairy cattle.

Intensive Horse Operation - An operation involving fifty (50) or more horses.

Intensive Hog, Sheep, or Goat Operation - An operation involving one hundred and fifty (150) or more hogs, sheep or goats.

Intensive Poultry Operation - An operation involving one thousand (1,000) or more birds, such as, but not limited to, chickens and turkeys.

Intensive Small Animal Operation - An operation involving one thousand (1,000) or more small animals, such as, but not limited to, guinea pigs, rabbits, and minks.

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

Junk - Any discarded material or article and shall include, but not be limited to, scrap metal, scrapped, abandoned or junked motor vehicles, machinery, equipment, paper, glass, containers, and structures. It shall not include, however, refuse or garbage kept in a proper container for the purpose of prompt disposal.

Junk Dealer - Any person, as hereinafter defined, who shall engage in the business of selling, buying, salvaging and dealing in junk and who maintains and operates a junkyard within the Township of Huntington.

Junk Yard - An area of land, with or without buildings, used for the storage, outside a completely enclosed building, of used and discarded materials, including but not limited to, waste paper, rags, metal, building materials, house furnishings, glass, motors, machinery, vehicles, or parts thereof, with or without the dismantling, processing, salvage, sale or other use or disposition of the same. The deposit or storage on a lot of one (1) or more unlicensed, wrecked, abandoned, junked, or disabled vehicles, or the major part thereof, shall be deemed to constitute a "junk yard". [A disabled vehicle is a vehicle intended to be self-propelled that shall not be operable under its own power for any reason, or a vehicle that does not have a valid current registration plate or that has a certificate of inspection which is more than sixty (60) days beyond the expiration.] Any lot, parcel, tract, building, structure or part thereof, which is used to collect, store or transfer any garbage, municipal, residential or solid waste as defined by the DEP, toxic or hazardous substances shall not be considered a junk yard.

Kennel or Stable - Any lot on which three (3) or more animals are kept, boarded or trained for a fee, whether in special buildings or runways or not, including but not limited to, dog and cat kennels, horse stables or riding academies.

Land Development - Any of the following activities:

- A. The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:
 1. A group of two (2) or more residential or non-residential buildings, whether proposed initially or cumulatively or single non-residential building on a lot or lots regardless of the number of occupants or tenure; or,
 2. The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features;
- B. A subdivision of land.
- C. Land development does not include development which involves:
 1. The conversion of an existing single family detached dwelling or single family semi-detached dwelling into not more than two (2) residential units, unless such units are intended to be a condominium or a cooperative;
 2. The addition of an accessory building, including farm building, on a lot or lots subordinate to an existing principal building; or

3. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the purpose of this subsection, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.

Landowner - The legal or beneficial owner or owners of land, including the holder of any option or contract to purchase (whether or not such option of contract is subject to any condition); a lessee having a remaining term of not less than forty (40) years, or other person having a proprietary interest in land shall be deemed to be a landowner for the purposes of this Ordinance.

Landscape Area - The non-impervious area of a lot which contains plant matter, trees, and/or vegetative ground cover.

Landscaping - Landscaping shall include, but not be limited to, grass and other live plantings such as trees, shrubs and bushes and may also include mulch and/or decorative stone.

Large Livestock Operation - An animal concentration on contiguous lands owned by the same owner or owners.

Line, Building Setback - The line of a structure or building existing at the effective date of the Zoning Ordinance or the legally established line which determines the location of a future building or structure or portion thereof with respect to any lot line.

Liquid Manure - Manure with sufficient water added to form a mixture containing less than fifteen (15%) percent solids. It is stored in a tank, a pit, or similar container, and removed by means of a pump for spreading.

Livestock - Any living creature maintained for commercial use or profit, but not maintained as a pet.

Lot - A plot or parcel of land which is, or in the future, may be offered for sale, lease, conveyance, transfer or improvement as one unit, regardless of the method or methods in which title was acquired. It may be vacant, devoted to a certain use, occupied by a structure or occupied by a group of structures that are united by a common interest or use. The area and depth of a lot shall be measured to the legal right-of-way line of the street, and all lots shall front on public or private streets. The area and depth of a lot shall be measured to the legal right-of-way line of the street, and all lots shall front on public or private streets.

Lot Area - The area contained within the property lines for individual lots of lands, excluding any area within a street right-of-way and excluding the area of any easement.

Lot Corner - A parcel of land at the junction of an abutting on two (2) or more intersecting streets.

Lot Coverage - A percentage of the lot area which may be covered with an impervious surface (e.g. driveways, sidewalks, buildings, parking areas, etc.)

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

Lot Interior - A lot other than a corner lot.

Lot Line - A line dividing one lot from another or from a street or alley.

Lot Line, Front - Front lot line shall mean the line separating such lot from any street or other public way. In the case of corner lots, the lot lines of the property adjoining the street or public way shall both be front lot lines.

Lot Line, Rear - Rear lot line shall mean that lot line which is opposite and most distant from the front line. In the case of corner lots, the two lot lines opposite of the front lot lines shall be rear lot lines. The rear lot line of any irregular or triangular lot shall, for the purpose of this Ordinance, be a line entirely within the lot, ten (10) feet long.

Lot Line, Side - Any lot line that is not a front or rear lot line.

Lot Width - The distance measured between the side lot lines at the required or proposed building setback line. When there is only one (1) side lot line, as in the case of single family semi-detached or some single family attached dwellings, the lot width shall be measured between the side lot line and the centerline of the party wall. For interior single family attached dwellings, lot width shall be measured between the center lines of party walls. On corner lots, lot width shall be measured between the right-of-way line for the non-address street and directly opposite property line.

Manufactured Home or House - A transportable, single-family dwelling intended for permanent occupancy, office or place of assembly, contained in one (1) or more sections, built on a permanent chassis, 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 on a permanent foundation. Each manufactured home shall bear a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards. In the Floodplain district, the term includes park trailers, travel trailers and other similar vehicles which are placed on a site for more than one hundred eighty (180) consecutive days.

Manure - The fecal and urinary defecations of livestock and poultry with additional straw, sawdust or other bedding material.

Manure Storage Facility - A structure built to store manure for future use, including, but not limited to underground storage, in-ground storage, trench silos, earthen banks, stacking areas, and above ground storage. Commercial waste storage facilities are those which are owned and operated for profit to provide animal waste storage services to the agricultural community.

Maximum Flood Elevation - The water surface elevations of a flood which would completely fill the floodplain to the boundaries of the Floodplain District.

Mean Sea Level - The average height of the sea for all stages of the tide, using the National Geodetic Vertical Datum of 1929.

Mediation - A voluntary negotiating process in which parties in a dispute mutually select a neutral mediator to assist them in jointly exploring and settling their differences, culminating a written agreement which the parties themselves create and consider acceptable.

Medical or Dental Center, Medical or Dental Office, Medical or Dental Clinic - A building or part thereof used for medical, psychiatric, obstetrical, dental or surgical care. The term "Medical Center" shall include facilities similar to general hospitals, mental hospitals, tuberculosis hospitals children's hospitals and any other such facility which provides care, whether or not on a 24-hour basis, but does not provide services or care for overnight stays. Home offices of health care professionals shall be considered home occupations and shall not be included in this definition.

Mining - The extraction of minerals from the earth, from waste or stockpiles, or from pits or banks which require the removal of over-burden, strata, or material overlying above or between minerals, or by otherwise exposing or retrieving materials found on the lands. Such activities shall include strip, drift, auger and open-pit mining, quarrying, leaching and box cutting, but shall not include activities carried out beneath the surface of the earth by means of shafts, tunnels, or other subterranean mining openings.

Mini-storage Facilities - A building and/or series of buildings divided into separate storage units for personal property and/or property associated with some business or other organization. These units shall be used solely for storage and no processing, manufacturing, sales, research and development testing, service and repair, or other non-storage activities shall be permitted.

Mixed-use Structure - A building occupied by more than one (1) use, including, but not limited to, specialty retail, commercial, residential, and professional office uses.

Mobile Home - A transportable, single-family dwelling intended for permanent occupancy, contained in one (1) unit, or in two (2) units designed to be joined into one (1) 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. Transport trucks or vans equipped with sleeping space for a driver or drivers, and travel trailers are not considered mobile homes under this definition. Mobile homes placed in mobile home parks shall meet the requirements for Mobile Home Parks listed in this Ordinance. Mobile homes placed on individual lots shall be considered "dwellings" and be bound by the requirements there-imposed.

Mobile Home Lot - A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home, which is leased by the park owner to the occupants of the mobile home erected on the lot.

Mobile Home Park - A parcel or contiguous parcels of land under single ownership which has been planned and improved for the placement of mobile homes for nontransient use, consisting of two or more mobile home lots.

Mobile Home Stand - That part of an individual mobile home space which has been reserved for the placement of a mobile home and appurtenance structures and connections.

Motel - A building or group of buildings, whether detached or in connected units, used as individual sleeping or dwelling units designed primarily for transient automobile travelers and provided with accessory off-street parking facilities. The term "motel" includes buildings designed as tourist courts, motor lodges, auto courts and other similar designations, but shall not be construed to include mobile or immobile trailers or homes.

Multi-family Community - A group of multi-family dwellings developed on a single parcel of land and sharing common parking, recreation and landscaping areas.

MPC - The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

Municipal Use - Any use owned or operated by the Township or an authority created by the Township.

Municipal Waste - Municipal waste as defined in the Municipal Waste Planning, Recycling, and Waste Reduction Act of July 28, 1988, as may be amended and supplemented.

Natural Feature - A component of a landscape existing or maintained as part of the natural environment and having ecologic value in contributing beneficially to air quality, erosion control, groundwater recharge, noise abatement, visual amenities, growth of wildlife, human recreation, reduction of climatic stress or energy costs. Such features include those which, if disturbed, may cause hazards or stress to life, property or the natural environment.

New Construction - Structures for which the start of construction commenced on or after the effective date of this Ordinance.

Noise - Any sound which annoys or disturbs humans or which causes or tends or may tend to cause an adverse psychological or physiological effect on humans.

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

Nonconforming Sign - See Nonconforming Structure.

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

Nonconforming Use - A use, whether of land or of a structure, which does not comply with the applicable use provision in this Ordinance or any amendment theretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of this Ordinance or amendment, or prior to the application of this Ordinance or amendment to its location by reason of annexation.

Nonconformity - A use, structure, or lot (1) existing on the effective date of this Ordinance, or (2) existing at any subsequent amendment of this Ordinance, or (3) created by variance, and in conflict with the regulations of this Ordinance.

Nonconformity, Dimensional - A lot of structure which is nonconforming because it is not in compliance with the extent-of-use or dimensional regulations of this Ordinance.

Non-Residential - Any use other than single or multi-family dwellings. Any institutional

use in which persons may reside, such as a dormitory, prison, nursing home or hospital, shall also be considered a non-residential use.

Normal Farming Operations - The customary and generally accepted activities, practices, and procedures that farmers adopt, use, or engage in year after year in the production and preparation for market of crops, livestock and livestock products and in the production and harvesting of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities.

Nursing, Rest or Retirement Home - Facilities designed under one (1) roof to provide housing, boarding, and dining for the elderly or infirm with some level of nursing care on a 24-hour basis for five (5) or more persons. This is distinctly differentiated from "Retirement Community".

Occupancy - Use of a building or lot for a specified purpose.

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

Official Zoning Map - The map adopted by this Ordinance.

Off-Lot Sewer Service - A sanitary sewerage collection system in which sewage is carried from individual lot or dwelling units by a system of pipes to a central treatment and disposal plan which may be publicly or privately owned and operated.

On-Lot Sewer Service - A single system of piping, tanks or other facilities serving only a single lot and disposing of sewage in whole or in part into the soil.

Open Space - A parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of a development, not including streets, off-street parking areas and areas set aside for public facilities. A space unoccupied by buildings or paved surfaces and open to the sky or to living vegetation, which may be on the same lot with the building.

Operator - Any person owning, operating, managing, or conducting any establishment. Whenever used in any clause prescribing penalty, the word "operator" shall include the

members, partners, officers, and managers of any firm, association, partnership, or corporation.

Outdoor Recreational Use - A use of open land for leisure time activities such as a beach, lake, pond or public swimming pool, tennis court, riding stable or golf course.

Owner - Any person who, alone or jointly or severally with other persons, has legal title to any premises. This includes any person who has charge, care or control over any premises as (a) agent, officer, fiduciary, or employee of the owners; (b) the committee, conservator, or legal guardian of an owner who is incompetent, a minor otherwise under a disability; (c) trustee, elected or appointed, or a person required by law to act as a trustee, other than trustee under a deed of trust to secure the payment of money; or (d) an executor, administrator, receiver, fiduciary, officer appointed by any court, attorney-in-fact, or other similar representative of the owner or his or her estate. This does not include a lessee, sub-lessee or other person who merely has the right to occupy or possess a premises.

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

Parcel - For purposes of this Ordinance, a parcel shall mean all contiguous land owned by the same owner or owners at the date of the proposed transfer. Land shall be considered contiguous even though separated by public or private roads and/or by land adversed from the original tract.

Parent Tract - When used in determining the permissible number of lots which may be subdivided or dwellings erected in the Agricultural-Conservation District, all contiguous land held in single and separate ownership, regardless of whether

- A. such land is divided into one or more lots, parcels, purparts or tracts;
- B. such land was acquired by the landowner at different times or by different deeds, devise, partition or otherwise; or
- C. such land is bisected by public or private streets or rights-of-way

which was held by the landowner or his predecessor in title at the adoption of this Ordinance.

Park, Private - A recreational facility owned or operated by a non-public agency and/or conducted as a private gainful business.

Parks, Public and/or Non-Profit - Those facilities designed and used for recreational purposes by the general public that are (1) owned and operated by a government or governmental agency/authority, or (2) area operated on a non-profit basis. This definition is meant to include the widest range of recreational activities, excluding adult entertainment uses and amusement arcades.

Parking Garage - A building where vehicles may be stored for short-term, daily or overnight off-street parking.

Parking Lot - An open lot where passenger vehicles may be stored for short-term, daily, or overnight off-street parking.

Parking Space - An off-street space available for the parking of a motor vehicle and which in this Ordinance is held to be an area ten (10) feet wide and twenty (20) feet long, exclusive of passageways and driveways appurtenant thereto and giving access thereto.

PennDOT - The Pennsylvania Department of Transportation.

Pennsylvania Municipalities Planning Code - Act 170 of 1988, as amended.

Permit, Zoning - A certificate issued by a designated Township official stating that the purpose for which a building or land is to be used is in conformity with all requirements of the Zoning Ordinance for the zoning district in which the use is situated.

Permitted Use - A use of a lot, parcel, tract, building, structure, sign or part thereof which is permitted as of right in a particular zoning district.

Person - An individual, corporation, partnership, association, estate, trust, or other legally recognized entity, and the officers of such corporation or the members of such partnership or association.

Personal Service Establishments - Commercial establishments providing services, which do not involve retail sales or professional advisory services. The term "personal service establishments" shall include those oriented to serving personal needs, such as barber and beauty shops, shoe repair shops, household appliance repair shops, dry cleaning and laundry pickups, shoe shine parlors and other similar establishments.

Plan - A drawing submitted as part of the required application for a Zoning Permit, prepared and sealed by a registered professional engineer, architect, landscape architect or surveyor unless the "plan" is for another purpose.