

## **ARTICLE 18      DEFINITIONS**

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### **Section 1800      Definition of Terms and Applicable Regulations.**

Unless otherwise expressly stated, the following terms, words and phrases shall be construed throughout this Ordinance to have the meaning herein stated. Applicable regulations, stated in conjunction with these definitions shall be complied with. The singular shall include the plural, and the plural shall include the singular. The present tense shall include the future tense. The word "shall" is always mandatory. The words "used for" shall include "designed for."

**ACCESSORY BUILDING:** See BUILDING, ACCESSORY.

**ACCESSORY USE:** See STRUCTURE, ACCESSORY.

**ACCESSORY USE:** See USE, ACCESSORY.

**ADAPTIVE REUSE:** The development of a new activity for a building originally designed or used for another purpose.

**ALTERATION:** Any change to any portion of a building or structure for the same or a different use.

#### **APARTMENT:**

- A. **APARTMENT:** A dwelling unit constituting a separate, living area containing independent cooking and sleeping facilities for one (1) family, physically separated from any other dwelling unit, typically in a multi-family building consisting of three or more apartment units (apartment house or apartment development).
- B. **APARTMENT ACCESSORY TO A NON-RESIDENTIAL USE:** An upper floor dwelling unit within a non-residential building connected together, constituting a separate, living area containing independent cooking and sleeping facilities for one (1) family, physically separated from any other dwelling unit, and located on the second floor or higher above a separate non-residential use located in the same structure.
- C. **APARTMENT, GARDEN:** One or more (2) two or (3) three story, multi-family structures, containing separate apartments with individual access typically from a common hall, although individual entrances can be provided. Dwelling units can be located back-to-back, adjacent, or on top of one another.
- D. **APARTMENT, QUADRAPLEX:** Four attached apartment units in one building in which each unit has two open space exposures and shares one or two wall with adjoining units.

**AUTOMOBILE GASOLINE SERVICE STATION:** A use where the principal and accessory buildings used for sale of gasoline, oil and motor vehicle accessories and/or the servicing of motor vehicles including washing of cars and minor repairs, but not for body and fender work or painting.

**AUTOMOBILE REPAIR:** The use of any building or structure that involves the maintenance, servicing, repair, or painting of vehicles is conducted or rendered.

**AUTOMOBILE SALES:** The use of any building, structure, or lot for the display and sale of new or used automobiles, panel trucks or vans, trailers, or recreational vehicles and including any warranty repair work and other repair service conducted as an accessory use.

**BANK OR FINANCIAL INSTITUTION:** Any building wherein the primary occupation or use is concerned with such businesses as banking, savings and loan associations, credit unions, loan companies, mortgage companies, or investment companies.

**BASEMENT:** An enclosed space having more than one-half (0.5) of its floor-to-ceiling height below the average level of the adjoining ground.

**BED AND BREAKFAST INN:** An owner-occupied building designed, used and occupied as a single-family residence, having, as an accessory use therein, public lodging rooms and facilities for, and serving breakfast and afternoon tea prepared within the building to pre-registered transient guests, which meets the minimum requirement of this Ordinance.

**BEST MANAGEMENT PRACTICES (BMPs):** Measures employed to control stormwater runoff. BMPs include structural and non-structural practices that prevent adverse impacts to streams and other watercourses and protect watersheds from the damaging affects of uncontrolled stormwater runoff. The primary reference for implementation of BMPs in the Township shall be the *Pennsylvania Handbook of Best Management Practices for Developing Areas*, published by the PA Department of Environmental Protection, PA Association of Conservation Districts, Inc., Natural Resources Conservation Service, and Keystone Chapter, Soil and Water Conservation Society, Spring 1998, or as amended.

**BUFFER, PERIMETER:** Plantings placed along the boundary of a tract and around stormwater management basins, to diminish and mitigate views of a development from off-site.

**BUFFER, SCREEN:** Plantings placed between incompatible land uses or zoning districts to obscure views of the adjacent property or use.

**BUILDING:** Any structure having a roof supported by enclosing walls or columns and intended for the shelter, housing, or enclosure of any use or occupancy, permanently located on the land.

- A. **DETACHED:** A building which has no party wall.
- B. **SEMI-DETACHED:** A building having one (1) shared or party wall in common with an adjoining building.
- C. **ATTACHED:** A building in a group of more than two (2) buildings wherein there are two (2) or more party walls in common with the adjoining buildings, provided that there are no more than eight (8) such buildings in a group.

**BUILDING, ACCESSORY:** A building that is not a principal building or structure and which is used for purposes that are entirely incidental and subordinate to those of the principal building or structure and located on the same lot. For purposes of this ordinance, structures, such as, but not limited to, tennis courts, swimming pools, bath houses, carports and garages shall be considered accessory structures. Except in the case of non-enclosed tennis courts and non-enclosed swimming pools, no single accessory structure shall exceed forty (40) percent of the ground area occupied by the principal structure on the lot.

**BUILDING MATERIALS, STORAGE AND SALES:** A commercial use involving the storage of and/or sales and display of building materials, such as lumber, masonry, plumbing and electric supplies and HVAC equipment.

**BUILDING, PRINCIPAL:** The main building on a lot, or any building that is not an accessory building. Each single family dwelling or apartment building and each commercial, industrial or institutional building which houses a separate commercial, industrial or other enterprise, or a group of permitted commercial or industrial uses, shall be construed to be a principal building for the purposes of this Ordinance.

**BUILDING HEIGHT:** The vertical distance from the average grade (the average of the grades taken at ten (10) foot intervals around the building perimeter) to the top of the highest roof beams of a flat roof, or to the mean level of a sloped roof, provided that chimneys and spires shall not be included in measuring

the height. Elevator, stair and equipment penthouses, tanks and air conditioning towers shall not be included. The height shall be measured from finished grade, but such measurement shall not be made from a point higher than eight (8) feet above original grade.

**BUILDING SETBACK LINE:** The line, uniformly equidistant from an adjacent street line, established by the required front yard, within a property that defines the *minimum required distance between any building to be erected and an adjacent street right-of-way*. In the case of an existing interior lot not fronting a street for its entire width, the building setback line shall be a line parallel to the street right-of-way measured from the property interior line nearest the street, defining the minimum distance in which no building may be constructed.

**BUILD-TO LINE:** A line which dictates the placement of a building or structure from the street right-of-way on which the building or structure fronts. On a corner lot, there shall be a build-to line on each side of a lot abutting a street. In the case of an interior lot, the build-to line shall be measured as defined for the interior of lots under building setback line.

**BUSINESS OFFICE:** An office for the management, consulting, record keeping, and clerical work of a commercial, industrial, mercantile, or service enterprise and not for the sale of goods located on the property or for personal services rendered such as in Personal Service Commercial use, below.

**CALIPER:** The diameter of a tree trunk measured at a point six (6) inches above the ground, for trees up to and including four (4) inches in caliper size. For trees of larger size caliper, the measurement is taken twelve (12) inches above the ground level.

**CERTIFICATE OF OCCUPANCY:** A statement signed by a duly authorized official (such as the Building Code Officer) setting forth that a building, structure, or use legally complies with the Building Code and the Zoning Ordinance and that the same may be used for the purpose stated therein.

**CLEARCUTTING/CLEARCUT OPENING:** The complete removal of all trees on a site, or any portion thereof, greater than one-half (1/2) acre in contiguous area, during a single timber harvesting operation or within a three (3) year period.

**COMMERCIAL COMMUNICATIONS ANTENNA:** A device used to collect and/or transmit wireless communications or radio signals, including panels, microwave dishes, wires, and single poles known as "whips"; also referred to in this Zoning Ordinance as an antenna or antennas.

**COMMERCIAL COMMUNICATIONS ANTENNA SUPPORT STRUCTURE:** Any pole, mono pole, telescoping mast, tower, tripod, lattice construction steel structure or similar structure which supports or has attached to it one (1) or more commercial communications antennas; a "Tower".

**COMMERCIAL COMMUNICATIONS ANTENNA SUPPORT STRUCTURE HEIGHT:** The vertical distance measured from the base of a tower at the undisturbed grade to the highest point of the tower. If the tower is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the tower's height.

**COMMERCIAL DAY CARE CENTER:**

- A. **ADULT DAY CARE CENTER:** A commercial or non-profit facility where daytime supervision is provided for adults not related to the caregiver, where tuition, fees, or other forms of compensation may be charged, and where the facility is not being used as a family residence.
- B. **CHILD DAY CARE CENTER:** A commercial or non-profit facility which exclusively provides supplemental parental care and/or instruction to children not related to the caregiver or operator, where tuition, fees, or other forms of compensation may be charged, where the facility is not being used as a family residence, and which is licensed or approved to provide child care by the Commonwealth of Pennsylvania.

**COMMERCIAL RECREATION:** A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities, that is operated as a business where the use of such place or facility is available for a fee.

**COMMUNITY CENTER:** A building used for recreational, social, educational, and cultural activities, usually owned and operated by a public or nonprofit group or agency.

**CONDITIONAL USE:** See USE, CONDITIONAL

**CONSERVATION:** The planned management of a natural resource to prevent its exploitation, destruction or neglect.

**CONTINUING CARE RETIREMENT COMMUNITY (CCRC):** A continuing care retirement community (CCRC) is a community that offers several levels of assistance, including independent living, assisted living and nursing home care. It is different from other housing and care facilities for seniors because it usually provides a written agreement or long-term contract between the resident (frequently lasting the term of the resident's lifetime) and the community which offers a continuum of housing, services and health care system, commonly all on one campus or site. (from ALFA) Such facilities shall be operated for mature adults, generally fifty-five (55) years old or older, that may include one or any combination of an independent living facility, assisted living facility, or nursing home, as follows:

- A. INDEPENDENT LIVING:** A residential living setting for elderly or senior adults that may or may not provide hospitality or supportive services. Under this living arrangement, the senior adult leads an independent lifestyle that requires minimal or no extra assistance. Generally referred to as elderly housing in the government-subsidized environment, independent living also includes rental assisted or market rate apartments or cottages where residents usually have complete choice in whether to participate in a facility's services or programs. (from ALFA)
- B. ASSISTED LIVING:** A special combination of housing, personalized supportive services and health care designed to meet the needs -- both scheduled and unscheduled -- of those who need help with activities of daily living. Services provided in Assisted Living residences usually include:
- Three meals a day served in a common dining area
  - Housekeeping services
  - Transportation
  - Assistance with eating, bathing, dressing, toileting and walking
  - Access to health and medical services
  - 24-hour security and staff availability
  - Emergency call systems for each resident's unit
  - Health promotion and exercise programs
  - Medication management
  - Personal laundry services
  - Social and recreational activities
- (from ALFA)
- C. NURSING HOME:** Provides 24-hour skilled care for the more acute patients. Patients generally rely on assistance for most or all daily living activities (such as bathing, dressing and toileting). (from ALFA) One step below hospital acute care. Regular medical supervision and rehabilitation therapy are mandated to be available, and nursing homes are eligible to participate in the Medicaid program. These facilities are State Licensed. Also referred to as Nursing Facility or Convalescent Home. (from ALFA)

\* Assisted Living Federation of America (ALFA)

**CONSTRUCTION, NEW:** Structures for which the "start of construction" commenced on or after the effective date of this Ordinance.

**CONVENIENCE STORE:** A retail activity designed to serve a local market, which involves a delicatessen, small food, and sundries market. These uses may also be accompanied by the sale of automotive fuels, subject to the applicable zoning district ordinance provisions.

**DECK:** A structure that is an unroofed platform supported by pillars or posts, either freestanding or attached to the principal structure, that shall meet all applicable setbacks for the zoning district in which the structure is located and shall be considered as an impervious surface so long as the deck surface is open (allowing for water to pass between gaps in the deck surface) and the ground surface below the deck allows for the infiltration of water.

**DEVELOPMENT:** Any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures; the placement of manufactured homes; streets, and other paving; utilities; filling, grading, and excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land.

**DRAINAGE:** The movement of water from an area by stream or sheet flow and removal of excess water from soil by downward flow.

**DRIVE THROUGH SERVICE:** An establishment where by design, physical facilities, services, or packaging procedures, encourages or permits customers to receive services, or obtain goods while remaining in their vehicles.

**DWELLING:**

- A. **SINGLE-FAMILY:** A building, on a lot, designed and occupied exclusively as a residence for one (1) family.
- B. **TWO-FAMILY:** A building on a lot, designed and occupied exclusively as a residence for two (2) families, living independently of one another, in one (1) of the following configurations:
  - 1. **DUPLEX:** A building designed for and occupied exclusively as a residence, containing two (2) dwelling units, in an "over and under" arrangement, separated by a horizontal common or party wall and having yards on all sides.
  - 2. **TWIN:** A building designed for and occupied exclusively as a residence, containing two (2) dwelling units separated by a vertical common or party wall and having yards on all but one (1) side.
- C. **MULTI-FAMILY:** A building on a lot designed for and occupied by more than two (2) families.

**DWELLING UNIT:** A structure or a part of a structure used exclusively for the residence of one (1) family.

**EASEMENT:** A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose, and within which the owner of the property shall not erect any permanent structures, but shall have the right to make any other use of the land which is not inconsistent with the rights of the grantee.

**EDUCATIONAL USE:** Use of land or building(s) for the establishment and maintenance of a public or private college, secondary, or elementary school, or other educational institution for the primary purpose of instruction and learning during daytime hours. A use requiring certification, licensing, or review by the Pennsylvania Department of Education.

**FAMILY:**

- A. A single person; or

- B. Any number of persons related by blood, marriage or adoption, including foster children and including not more than two (2) other persons, for example, boarders, lodgers or domestic help; or
- C. Unrelated persons living together as a single cooperative household unit, however, excluding occupants of a rooming/boarding house or dormitory; or
- D. A group of individuals with disabilities living together as the functional equivalent of a family and entitled to a reasonable accommodation to allow them adequate housing choices pursuant to the Federal Fair Housing Amendments Act of 1988 (42 U.S.C. §§ 601 et. seq.) and the Pennsylvania Human Relations Act (43 P.S. §§ 951-963). The Zoning Officer or other official Township representative shall have the authority to determine whether a group of individuals is living together as the functional equivalent of a family for purposes of this Section.

**FARM:** A parcel of land used for agricultural purposes such as growing crops, grazing of livestock, growing fruit trees, or similar uses.

**FENCE:** A structure serving as an enclosure, barrier or boundary made of posts, stakes, boards, wire or rails or similar materials.

**FENCE, OPEN:** A fence with the ratio of the open portion to the solid portion of not less than four-to-one (4:1).

**FENCE/WALL HEIGHT:** The vertical distance of such structure measured from the grounds natural contour to the top of the highest component of the fence or wall.

**FLOOD:** A general and temporary condition of partial or complete inundation of relatively dry land areas from (1) the overflow of inland or tidal waters (2) the unusual and rapid accumulation or runoff of surface waters from any source.

**FLOOD, BASE:** An inundation having a one (1) percent chance of being equaled or exceeded in any given year. On the average, this flood is likely to occur once every one hundred (100) years and this is also known as a one hundred (100) year flood.

**FLOODPLAIN:** A floodplain is a relatively flat or low area adjoining a river, stream, or watercourse that is subject to partial or complete inundation, or an area subject to the unusual and rapid accumulation or runoff of surface areas. For the purpose of this Ordinance, the floodplain shall be delineated as specified in **Section 702**, Flood Hazard Area, of this Ordinance.

**FLOODWAY.** The designated area of a Flood Hazard Area or Floodplain Area required to carry and discharge floodwaters of a given magnitude. For purposes of this Ordinance, the Floodway shall be capable of accommodating and discharging the base flood of a one-hundred (100) year magnitude storm without increasing the water surface elevation more than one (1) foot.

**FLOOD HAZARD AREA:** The area is: The bed or channel of any perennial stream, river, or other of water course, or any lake, pond impoundment, or other contained body of water (provided such lake, pond, impoundment of other body of water is in excess of one (1) acre in area); The lands adjacent to the foregoing that must be reserved in order to discharge a flood of a one-hundred (100) year frequency; and all areas designated as being within the one-hundred (100) year floodplain in the Flood Insurance Study prepared for Easttown Township, Chester County, Pennsylvania by the Federal Emergency Management Agency-Federal Insurance Administration and shown on the accompanying maps. Prior to any change in this floodplain area, the approval of the Federal Insurance Administrator shall be obtained. The Flood Hazard Area consists of all land in the flood area.

**FLOOD HAZARD MAP:** The Flood Hazard Area shall be shown on both the Township Flood Hazard Area Map and the Flood Boundary and Floodway Map and Flood Insurance Rate Maps, which

accompany the Flood Insurance Study. These maps are incorporated herein by reference. The maps, together with the Flood Insurance Study and other explanatory material, shall be available for inspection at the Township's principal office.

**FLOOR AREA, GROSS:** The total area of all floors measured to the outside finished surfaces of permanent outer building walls, without any deductions. All enclosed floors of the building, including basements, attic, garages, mechanical equipment floors, penthouses, and the like, shall be calculated as a part of gross floor area.

**FLOOR, LOWEST:** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

**FORESTRY (TIMBER HARVESTING OPERATION):** The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling of trees for profit, which does not involve any land development, specifically the uprooting or removal of more than four (4) trees of greater than six (6) inches dbh per acre from any lot which has a gross area prior to any subdivision or land development of more than three (3) acres, and when required is undertaken in compliance with an approved timber harvesting plan. Forestry, as defined by the Municipalities Planning Code, shall be considered timber harvesting and shall require the submittal and approval of a timber-harvesting plan. Timber harvesting does not include the clearing of land for approved construction or the creation or maintenance of approved roads.

**FUNCTIONAL CLASSIFICATION:** A classification of roadways based on traffic volumes, access, and other factors as denoted in the Easttown Township Comprehensive Plan, 2001.

**FUNERAL HOME:** A building used for the preparation of the deceased for burial and the display of the deceased and rituals connected therewith before burial or cremation.

**GARAGE, RESIDENTIAL:** A residential accessory structure designed, built or used by the owner or tenant of the principal structure on a lot in which no business, service, or industry connected directly, or indirectly, with motor vehicles is conducted.

**GARAGE, SERVICE:** A structure, not a residential garage, used for the repair, servicing, or storage of motor vehicles. See Section 907, when applicable.

**GREEN AREA:** The required open area on a lot consisting of an unpaved natural surface such as a grassed area.

**GOLF CLUB:** An organized, unlighted playing area containing a minimum of nine (9) holes, constructed according to P.G.A and U.S.G.A standards and excluding miniature golf courses and driving ranges.

**GROCERY STORE:** A store at which the primary activity is the selling of perishable goods for profit.

**GYMNASIUM OR RECREATIONAL FACILITY:** A place designed and equipped for the conduct of sports and leisure time activities such as an enclosed gymnasium for court sports such as basketball, or an open field for outdoor field sports such as softball or soccer.

**HABITABLE FLOOR AREA:** The sum of the area of the several floors of the residence measured from the face of the interior walls, excluding basement space, elevator shafts, stairwells, attic space, roof, terraces, exterior balconies, breezeways or porches, space devoted to heating, air conditioning or other mechanical equipment and any space located in an accessory building or structure.

**HEDGEROW:** A linear plant community dominated by trees and/or shrubs. Hedgerows often occur along roads, fence lines, property lines, or between fields, and may occur naturally or be specially planted

(e.g. as a windbreak). For the purposes of this Ordinance, hedgerows are considered woodlands and regulated as such, regardless of area or tree size.

**HISTORIC STRUCTURE:** Any structure that is:

- A. A dwelling that is designated by either the Easttown Township Open Space, Recreation and Environmental Resources Plan (see Map 5) or the Easttown Township Comprehensive Plan (see Map 6) as either a National Register Site or National Historic Landmark or considered a significant historic resource by the Township as listed on Map 6 of the Easttown Township Comprehensive Plan; or
- B. The applicant can document to the satisfaction of the zoning officer that the dwelling that is more than one hundred (100) years old.

**HOME DAY CARE:** Home day care is a major home occupation in which a private residence is used for the care and supervision of between four (4) and six (6) children or adults, not related to the caregiver. (Day care provided for more than six (6) children is considered a "commercial day care center" for the purposes of this Ordinance and is not permitted in residential districts. Care provided to three (3) or fewer children is considered "baby-sitting" and is not formally regulated.)

**HOME OCCUPATION, MINOR (NO-IMPACT HOME-BASED BUSINESS):** A business or commercial activity administered or conducted as an accessory use, which is clearly secondary to the use as a residential dwelling and which involves neither customer, client, or patient traffic; no pickup, delivery, or removal functions, in excess of those normally associated with residential use. The activity must further satisfy specified requirements under Section 915.

**HOME OCCUPATION, MAJOR:** A home occupation that does not meet one (1) or more of the criteria listed under Section 915 shall be defined as a major home occupation/major home-based business. Major home occupations shall be permitted only by special exception in those zoning districts where major home occupations are permitted and where applicable criteria of this Ordinance can be met.]

**HOSPITAL:** An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, and other physical or mental conditions and including, as an integral part of the institution, related facilities, such as laboratories, outpatient facilities, and medical offices.

**HOTEL, MOTEL OR INN:** A building offering short-term accommodations to the general public for compensation and providing additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.

**IMPERVIOUS SURFACE:** Land that is occupied by principal and accessory structures, buildings, streets, extended roofs, eaves, overhangs, asphalt, concrete, driveways, parking areas, pools (excluding the water surface area), grass pavers, pervious paving, and other man-made cover that prohibit or slow the percolation and infiltration of water into the soils.

**LAKES AND PONDS:** Natural or artificial bodies of water which retain water year-round. Dams, or result from excavation may create artificial bodies of water. Lakes are bodies of water two (2) or more acres in area. Ponds are bodies of water less than two (2) acres in area.

**LANDSCAPE ARCHITECT:** A landscape architect registered in the Commonwealth of Pennsylvania or any other state having a reciprocal registration agreement with Pennsylvania.

**LANDOWNER:** The legal, equitable, 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 conditions), a

lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in the land.

**LAND DISTURBANCE:** A construction or other human activity which disturbs the surface of land including, but not limited to, clearing and grubbing, grading, excavations, embankments, land development, agricultural plowing or tilling, timber harvesting activities, road maintenance activities, mineral extraction, and the moving, depositing, stockpiling, or storing of soil, rock, or earth materials.

**LAND SITE:** A tract or parcel of land that contains a Wireless Communications facility and associated parking, if any, and may include other uses associated with and ancillary to wireless communication transmission.

**LAUNDROMAT / DRY CLEANER:** An establishment providing washing, drying, or dry-cleaning machines on the premises for rental use to the general public or as a service for sale to the general public.

**LIGHT MANUFACTURING/INDUSTRY:** The assemblage, production, processing, manufacture, storage and distribution of materials and products not involving a retail activity on the lot and not including a junkyard, the slaughtering of animals or any industry involving the assemblage, production, processing, manufacturing, storage and distribution of heavy metals, plastics and similar materials and chemicals.

**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.

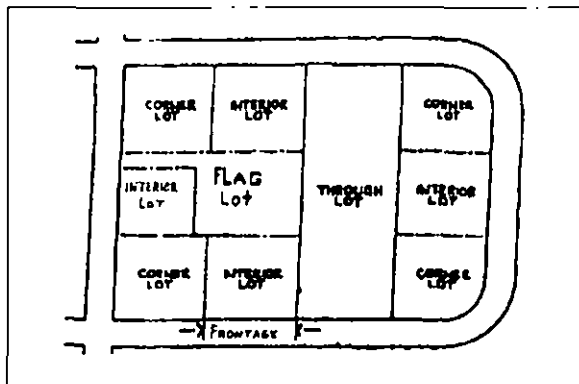
- A. **LOT AREA, GROSS:** The area of land contained within the limits of the legally described property lines bounding the lot.

**LOT AREA, NET:** The area of land contained within the limits of the legally described property lines bounding the lot, exclusive of any street or railroad rights-of-way; access easements and flag lot access strips; easements for fuel or communications transmission, whether below or above ground, that do not exclusively serve the lot traversed; very steep slopes and fifty (50) percent of moderately steep slopes; above ground stormwater management basins greater than eighteen (18) inches in depth that do not exclusively serve the lot; below ground stormwater management basins; and areas within riparian buffer zones, along with the natural resources that they protect, provided that at least fifty (50) percent of the required minimum lot area be contiguous land, lying outside of these exclusions.

- B. **LOT, CORNER:** A lot bounded on at least two (2) sides by streets, whenever the lines of such streets, extended, form an interior angle of one-hundred thirty-five (135) degrees or less. See Figure 18-1 on page 18-10, below.
- C. **LOT, FLAG:** An irregularly shaped lot characterized by an elongated extension ("pole") of required minimum width that provides access to a street to the principal part of the lot that does not adjoin a street. See Figure 18-1 on page 18-10, below.
- D. **LOT, THROUGH:** An interior lot having frontage on two (2) streets, also called a double frontage lot. See Figure 18-1 on page 18-10, below.
- E. **LOT LINE, FRONT:** The lot line separating the lot from the abutting street line.
- F. **LOT WIDTH:** The horizontal distance between side lot lines and/or street lines measured at the minimum prescribed building line. See Figure 18-1 on page 18-10, below.
- G. **LOT COVERAGE:** The total area of all impervious surfaces on a lot, including coverage by buildings, structures, and extended roofs, eaves, overhangs, asphalt, concrete, grass pavers,

pervious paving, or other man-made cover. The Township Engineer shall resolve any dispute as to whether cover is impervious.

**Figure 18-1 Lot Diagram**



**LOT AVERAGING:** A residential development design option that provides flexibility in the layout of individual lots in response to natural features and configuration of a site.

**MANUFACTURED HOME (MOBILE HOME):** A structure intended for permanent occupancy, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term does not include a recreational vehicle, as herein defined.

**MITIGATION:** Any action taken to lessen the specified undesirable impacts of a proposed land use or land disturbance activity, including those which would adversely affect the health or longevity of a natural feature, pose a visual intrusion or conflict or otherwise be deemed incompatible with surrounding properties.

**MULTI-FAMILY BUILDING:** A building containing two (2) or more single-family dwelling units.

**MUNICIPALITIES PLANNING CODE:** The "Pennsylvania Municipalities Planning Code", Act 247 of 1968, as amended.

**NATURAL RESOURCES:** A component of a landscape existing or maintained as a part of the natural environment and having ecological value. Such resources include those, which, if disturbed, may cause hazards or stress to life, property and the natural environment. For the purposes of this Chapter, natural resources shall include, but not be limited to wetlands, floodplain, steep slopes, and woodlands.

**NATURAL RESOURCE PROTECTION ORDINANCE:** Ordinance 370.06, Natural Resource Protection Ordinance of Easttown Township, Chester County, as adopted.

**NO-IMPACT HOME-BASED BUSINESS:** See HOME OCCUPATION

**NON-CONFORMING LOT:** A lot or site which does not comply with the applicable dimensional regulations, including those related to site area, lot area, and lot width, in this Ordinance or amendments hereafter enacted where such lot was lawfully in existence prior to enactment of this Ordinance or amendments.

**NON-CONFORMING STRUCTURE:** A structure which does not comply with the applicable dimensional regulations, including those relating to impervious surfaces, building coverage, building height, and setbacks in this Ordinance or amendments hereafter enacted where such structure was lawfully in existence prior to enactment of this Ordinance. Such structures include, but are not limited to, buildings, fences, and swimming pools.

**NON-CONFORMING USE:** Use of buildings, structures, premises, land or parts thereof, which does not comply with the applicable use provisions in this Ordinance or amendments hereafter enacted where such use was lawfully in existence prior to the enactment of this Ordinance or amendments.

**NURSERY / LANDSCAPING SALES-SERVICE:** An area of land and associated structures for retailing and servicing plants, shrubbery, and trees with intent to sell, either retail or wholesale, along with other associated retail items such as pavers, timbers, fertilizers, and other landscaping products; may or may not be associated with landscape services offered as part of the establishment.

**OPEN SPACE:** An area of land and/or water, substantially free of structures and paved areas, permanently restricted for common enjoyment and recreational use by residents of a development and possibly the general public, but not including individually owned private yards.

**OUTDOOR CAFÉ:** An outdoor patio area of an associated restaurant or tavern, used for the express purpose of furnishing food and beverages to the public to be consumed on the premises, and directly abutting and on the same lot as the principal building in which the associated restaurant or premises (licensed by the Pennsylvania Liquor Control Board pursuant to the regulations of the said Board, Part 1, Chapter 5(b), Section 7.21, of Title 40 of the PA Code) is located.

**OWNER:** For the purposes of a Bed and Breakfast facility, an adult individual, sui juris, but not a corporation, partnership or other legal entity, limited as follows: In the case of a single owner: ownership of one hundred percent of the fee interest in the property; In the case of a husband and wife: their ownership of one hundred percent of the fee interest in the property, whether actually occupied by one or both; or In the case of a joint tenancy or tenancy in common: ownership of one hundred percent of the fee interest in the property by no more than two co-tenants, each owning an equal and undivided interest therein.

**OVERLAY DISTRICT:** A zoning district not be deemed to be an independent zoning district, but rather shall be deemed a district overlay to the end that to the extent any building, use, or structure is permitted by the terms of this Section, special relief, variance, or other order of any administrative office, agency, or body, or any judicial determination, the same shall be governed by the general terms of this ordinance, applicable to the uses, structures, and other regulations pertaining to the zoning district in which the building, use or structure is situated. Thus the provisions for an Overlay District shall serve as supplements to the underlying zoning district provisions.

**PARKING SPACE:** An outdoor space or a garage space used for parking motor vehicles that shall measure not less than nine (9) feet by twenty (20) feet and to which there is access from a street, alley or driveway.

**PARKING LOT:** An off-street, ground level, open area, paved with an all weather surface, for the temporary storage of motor vehicles.

- A. **PARKING LOT, PUBLIC:** A parking lot available to the general public with or without payment of a fee, owned or operated by a municipality, private organization, or business.
- B. **PARKING GARAGE:** A structure specifically to provide parking to the general public, with or without payment of a fee, owned and operated by a municipality, private organization, or business. A parking garage may or may be an enclosed, roofed, or multi-level structure.
- C. **PARKING GARAGE/LOT, PRIVATE:** A parking garage or lot for the exclusive use of the owners, tenants, lessees, or occupants of the lot on which it is located, or customers, employees, or whomever else is exclusively permitted by the owner.

**PERSONAL SERVICE COMMERCIAL:** A building or portion of a building in which the services of a person permitted to practice a specific profession are offered to the general public. Examples of such

uses include agents, artists' studios, barbers, beauticians, optometrists, photographers, tailors, and similar uses.

**PLACE OF WORSHIP:** A building used for public worship by a congregation, excluding buildings used exclusively for residential, educational, burial, recreational or other uses not normally associated with worship.

**PREMISES:** Any lot, building, business establishment or combination thereof held under single lease or ownership.

**PRINCIPAL RESIDENCE:** The actual and factual place of domicile and abode of the owner.

**PRINCIPALLY ABOVE GROUND:** A minimum of fifty-one (51) percent of the actual cash value of the structure, less land value, is above ground.

**PROFESSIONAL OFFICE:** A business facility housing the practice of those professionals who provide a service requiring academic training, including, but not limited to: accountants, architects, engineers, lawyers, physicians, and planners.

**PUBLIC / GOVERNMENT FACILITY:** Any building, structure, facility, complex, or area used by the general public or which provides a service to the public, whether constructed by a federal, state, county, or municipal government agency, or any private individual, partnership, association, or corporation.

**PUBLIC NOTICE:** Notification of a public meeting shall be published in a newspaper(s) of general circulation in the Township indicating the time, place, and nature of the public hearing. Such notice shall be published once a week for two (2) successive weeks prior to the date fixed for the hearing. The first (1) publication shall not be more than thirty (30) days and the second (2) publication shall not be less than seven (7) days from the date of the hearing, in accordance with requirements of Act 247, the Municipalities Planning Code, as amended.

**RECREATIONAL VEHICLE.** A vehicular-type unit which is designed to be self-propelled or towable; that is primarily designed as a temporary living accommodation for recreational, camping, travel, or seasonal use; including but not limited to travel trailers, truck campers, camping trailers, self-propelled motor homes, and any combination of a boat and/or boat trailer.

**RECTORY.** An official residence provided by a place of worship for its parson, minister, vicar, or rector.

**REDEVELOPMENT:** Reconstruction of an existing improved, developed property, as of the effective date of this Ordinance.

**RESTAURANT:** An establishment furnishing food and beverages to the public for consumption on or off the premises, or both.

**RESTAURANT, FAST FOOD:** An eating establishment where customers place their orders at a service area located indoors, but separate from any seating facilities, and where food is either consumed at seating facilities or is taken out for consumption.

**RETAIL COMMERCIAL:** A commercial establishment, having its primary function to provide goods and merchandise to the general public where such goods and merchandise are available for immediate purchase and removal of the product from the premises by the customer. Examples of goods and merchandise include, but are not limited to, the following: dry goods, variety and general merchandise, specialty shop, pharmacy, clothing, flowers, food and beverages, household supplies, hardware store, optical shop, sale and repair of jewelry, watches and clocks, musical instruments, televisions and other electronic entertainment equipment and similar items.

**RIGHT-OF-WAY:** The total width of any land reserved or dedicated as a street, alley, crosswalk, or for other public purposes.

**RIPARIAN BUFFER:** An area surrounding a watercourse, floodplain or wetland, containing trees and other vegetation that intercepts surface water runoff, wastewater, subsurface flow, and/or deep groundwater flows from upland sources and function to remove or buffer the effects of associated nutrients, sediment, organic matter, pesticides, or other pollutants prior to entry into surface waters. This transition area between aquatic and terrestrial environments may also provide wildlife habitat, control water temperature, attenuate flood flow, and provide opportunities for passive recreation.

**RIPARIAN BUFFER ZONE:** The total area encompassing the riparian buffer and the natural resources the buffer protects, which may include watercourses, ponds and lakes, wetlands, and floodplains.

**ROOMING HOUSE:** A single family dwelling in which the occupant, for compensation supplies living accommodations but no meals, by the week or longer to other than members of his family, provided that there shall be at least five-hundred (500) square feet of habitable space for each roomer.

**ROUTINE PROPERTY MAINTENANCE:** Periodic cutting, killing and/or removal of entire plants or portions of plants, which may include lawn mowing, weed and vine control, the removal of invasive plants and the removal of dead trees or limbs.

**SHOPPING CENTER:** A discrete use designed and developed as an integrated unit, consisting of multiple retail sales and personal service uses arranged as contiguous but separate stores, shops and establishments in one or more buildings and sharing common vehicular and pedestrian access and parking.

**SIGHT DISTANCE:** The required length of street visible to the driver of a passenger vehicle at any given point on the street when the view is unobstructed by traffic. Sight distance measurements shall be made from a point four (4) feet above the center line of the street surface to a point five-tenths (0.5) foot above the center line of the street surface

**SIGN:** For all definitions relating to signs, see Article 11.

**SINGLE AND SEPARATE OWNERSHIP OF A LOT:** The ownership of a lot by one (1) or more persons, partnerships, or corporation, which ownership is separate and distinct from that of any abutting or adjoining lot.

**SPECIAL EXCEPTION USE:** See USE, SPECIAL EXCEPTION

**START OF CONSTRUCTION:** The first placement of permanent construction of a structure (other than a mobile home) on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property or accessory buildings, such as garages or sheds not occupied as dwelling units or not as part of the main structure. For a structure (other than a mobile home) without a basement or poured footings, the "start of construction" includes the first permanent framing or assembly of the structure or any part thereof on its piling or foundation. For mobile homes not within a mobile home park or mobile home subdivision, "Start of Construction" means the affixing of the mobile home to its permanent site.

For mobile homes within mobile home parks or mobile home subdivisions, "Start of Construction" is the date on which the construction of facilities for servicing the site on which the mobile home is to be affixed (including, at a minimum, the construction of streets, either final site grading or the pouring of concrete pads, and the installation of utilities) is completed. ?

**STEEP SLOPES:** Steep slopes shall be divided and delineated into the following two categories:

- A. **Moderately Steep Slopes:** Those areas of land where the grade is fifteen to twenty-five percent (15-25%).
- B. **Very Steep Slopes:** Those areas of land where the grade is twenty-five percent (25%) or greater.

**STREET:**

- A. **STREET, PUBLIC.** A strip of land, including the entire right-of-way (i.e., not limited to the cartway) intended for general public use as a means of vehicular and pedestrian circulation to provide access to more than one (1) lot. The term "Public Street" includes any thoroughfare intended for public use. Public streets are further classified according to the functions they perform.
  - 1. **Alley:** An alley is a street right-of-way providing secondary vehicular access to the side or rear of lots, but shall not provide the principal means of access for vehicular traffic to an abutting property.
  - 2. **Cul-de-sac Street:** A minor street intersecting another street and terminating in a vehicular turn-around at the other end.
  - 3. **Half (partial) Street:** A street, generally parallel and adjacent to a property line, having a lesser right-of-way width than normally required for improvement and use of the street.
  - 4. **Marginal Access Street:** A minor street, parallel and adjacent to a major street (but separated from it by a reserve strip), which provides access to abutting properties and control of intersections with the major street.
  - 5. **Internal Street:** A minor street used for circulation and access within a development involving multi-family developments, commercial, and industrial uses.
  - 6. **Minor Local Street:** A street used primarily to provide access to abutting properties.
  - 7. **Collector Street:** A street which, in addition to providing access to abutting properties, intercepts minor streets to provide a route serving fifty (50) or more dwelling units to give access to community facilities and/or other collector and major streets (streets in industrial commercial subdivisions shall generally be considered collector streets); sometimes called a "feeder street", which connects a local street system and a major street or highway system.
  - 8. **Major Street or Through Highway (Arterial):** A street serving a large volume of comparatively high speed and long-distance traffic, including all facilities classified as main and secondary highways by the Pennsylvania Department of Transportation: a highway on which preference is given to the through movement of traffic at the expense of cross traffic.
- B. **STREET, PRIVATE.** A strip of land or roadway intended for use as a means of vehicular and pedestrian circulation to provide access to more than one (1) lot. A private street is intended for use of only the lots served rather than the general public.

**STREET, CENTERLINE:** A line that is an equal distance from both street lines unless officially designated otherwise.

**STREET LINE:** The right-of-way, or the dividing line between a lot and the outside boundary of a public street, road or highway, legally open or officially plotted, or between a lot and outside the boundary of a privately owned street, road or way over which the owners or tenants of two (2) or more lots each held in single and separate ownership have the right-of-way.

**STRUCTURE:** Any man-made object having an ascertainable stationary location on or in land or water, whether or no affixed to the land.

**STRUCTURE, ACCESSORY:** A structure subordinate to the principal use or structure on the lot or tract and used for purposes customarily incidental to those of the principal use or structure.

**STRUCTURES TO SERVE ACTIVE OUTDOOR USES:** Those structures serving active uses such as swimming, tennis, and riding rings shall not be located within the required minimum yard setbacks for the district the lot is located in.

**STRUCTURES TO SERVE PASSIVE OUTDOOR USES:** Those structures serving passive uses such as storage sheds, pet shelters (except as noted below), greenhouses, and playground equipment shall be set back a minimum of ten (10) feet from a side and rear lot line

**STRUCTURAL ALTERATION:** Any change in or addition to the supporting or structural members of a building or other structure, such as, but not limited to, the bearing walls, partitions, columns, beams or girders, or any change which could convert an existing building or other structure into a different structure, or adapt it to a different use, or which, in the case of a non-conforming building or other structure, would prolong the life of such building or other structure.

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:** Ordinance 118, Subdivision and Land Development Ordinance of Easttown Township, Chester County, as adopted and amended.

**SUBSTANTIAL DAMAGE:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50) of the market value of the structure before the damage occurred.

**SUBSTANTIAL IMPROVEMENT:** Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either: (a) before the improvement or repair is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either: (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places

**THEATER:** A building or part of a building devoted to showing motion pictures or for dramatic, dance, musical, or other live performances.

**TIMBER HARVESTING PLAN:** A description, by means of text and maps, of proposed actions involving the removal of trees from a tract of land. Such Plan shall have been prepared by a PA Certified Forester with demonstrable expertise in forest management, and shall document measures to be taken to: control erosion and sedimentation; protect water quality; minimize impacts from skid trails and logging roads, land areas, and the tree removal process; and ensure site restoration. The Plan shall be consistent with the minimum forest practices of the Pennsylvania Model Forestry Regulations published by the Penn State

School of Forest Resources. (Note: A copy of the model regulations can be obtained at the Township office.)

**TOWNSHIP:** The Township of Easttown, Chester County, Pennsylvania.

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

**UNIFIED GROUP OF BUILDINGS:** A cluster of two (2) or more buildings on a lot containing separate but related main uses which is designed as a single or common management and maintenance unit with common open spaces, maintenance, service and other facilities and services.

**USE, ACCESSORY:** A use of a building, structure, or land that is not a principal permitted use, but which is entirely incidental and subordinate to the principal permitted use on the same lot.

**USE, ACTIVE OUTDOOR:** 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, ball fields, and swimming pools.

**USE, BY-RIGHT:** A use that is permitted in a zoning district without the need for a special exception, variance, or conditional use permit.

**USE, CONDITIONAL:** A use which is generally not appropriate to a particular zoning district as a whole, but which may be suitable in certain localities within the district only when specific conditions and factors prescribed for such cases within this Ordinance are present. Conditional uses are allowed or denied by the Board of Supervisors after a public hearing and review and comments from the Planning Commission.

**USE, MULTI-FAMILY BUILDING:** A building containing two (2) or more dwelling units, each with independent kitchen, bathroom and bedroom facilities, which may have independent outside access, including, but not limited to apartments, quadraplex, and garden apartments.

**USE, MULTI-FAMILY DEVELOPMENT:** A development that includes more than one (1) multifamily structure, including but not limited to apartments, townhouse, quadraplex and garden apartment developments in an orderly, appropriate manner in areas accessible to public water and sewer service as well as to a road network sufficient to accommodate the increased traffic to be anticipated from such multi-family development and to insure that such development projects are built in the manner and to the specifications shown on approved plans.

**USE, PASSIVE OUTDOOR:** Recreational pursuits which can be carried out with little alteration or disruption of the area in which they are performed. Such uses include, but are not limited to, hiking, biking, environmental education activity, and picnicking.

**USE, SPECIAL EXCEPTION:** A use which is not permitted as a right, but which, when provided for in this Ordinance and deemed suitable, with or without the imposition of conditions or restrictions under applicable standards, may be allowed by the Zoning Hearing Board after public hearing.

**VARIANCE:** Permission, approval or authorization granted by the Zoning Hearing Board after compliance with the applicable provisions of this Ordinance constituting a modification of or deviation from the exact provisions of this Ordinance as applied to a specific parcel of property and not to be construed as a precedent.

**VETERINARY CLINIC:** A medical facility specializing in the treatment of injury or disease afflicting animals, especially domestic animals and household pets, and the boarding of animals for medical reasons is incidental to the medical facility use.

**WAREHOUSE:** A building used primarily for the storage of goods and services, but not for direct retail sales.

**WATERCOURSE:** A stream, creek, run, or other body of running water with a defined bed and banks in which water flows in a definite direction or course, whether natural or artificial, with perennial or intermittent flow, as depicted on the most current USGS Quadrangle Map, or more accurate information, as available. Field verification to determine evidence and location of natural channelized flow may be required for specific determinations.

**WETLANDS:** Those areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas. Any area meeting the official wetland definition of the US Army Corps of Engineers, the US Environmental Protection Agency, or the Pennsylvania Department of Environmental Protection, shall be considered a wetland for the purposes of this Ordinance. In the event the definition of a wetland conflicts between any of these agencies, the more restrictive definition shall apply.

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

**WIRELESS COMMUNICATIONS FACILITY:** Includes one (1) or more of the following facilities when authorized for location in a particular zoning district: a commercial communications antenna support structure, the commercial communications antenna(e), the wireless communications equipment structure, coaxial cables, parking, and/or other structures and equipment involved in receiving or transmitting wireless communications or radio signals.

**WIRELESS COMMUNICATIONS EQUIPMENT STRUCTURE:** A building or cabinet in which electronic receiving, relay, or transmitting equipment for a wireless communications facility is housed.

**WOODED LOT:** Any building lot up to two (2) acres in size, having more than one (1) viable tree, six (6) inches or greater in diameter dbh, per 1,500 square feet of lot area.

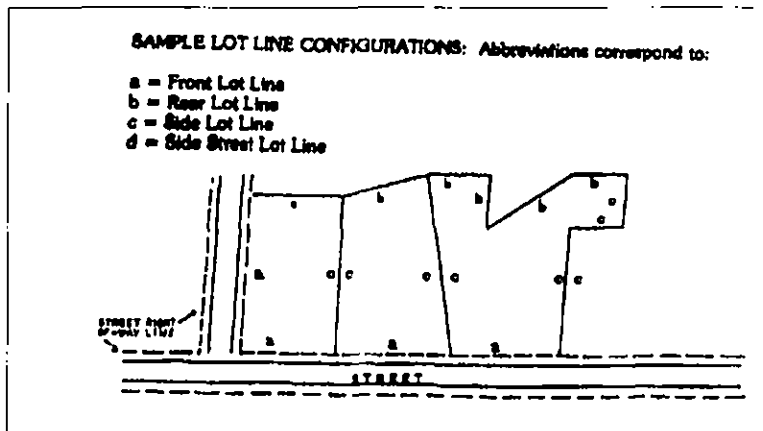
**WOODLAND:** A plant community, of one-quarter (0.25) acre or larger in area, well-stocked and comprised predominantly of healthy trees, six (6) inches and greater in diameter dbh, and other woody vegetation, growing more or less closely together, the branches of which form a complete or nearly complete aerial canopy. For the purposes of this Chapter, the extent of any woodland shall be measured from the drip line of the outer trees. Woodlands do not include orchards, commercial nurseries, Christmas tree farms, or oldfields, where more than seventy-five (75) percent of the trees are smaller than six (6) inches dbh.

**YARD:** Where a minimum depth of a yard setback is specified in a District, an open space of at least the specified depth shall be provided between the street line(s) or lot line(s) and the nearest point of any building or structure, except when permitted elsewhere in this Ordinance. See Figure 18-2 on page 18-18, below.

- A. **FRONT:** The minimum open space extending the full width of the lot, from the right-of-way line to any structure, principal, accessory or other, on a lot, exclusive of cornices, eaves, gutters and chimneys projecting not more than two (2) feet from the building. Front yard lot lines shall be parallel to the front lot line.
- B. **SIDE:** The minimum open space required between each side lot line and any principal building on the lot, exclusive of cornices, eaves, gutters and chimneys projecting not more than two (2) feet from the building. Side yard lines shall be substantially perpendicular to front lot lines.

- C. **REAR:** The minimum open space extending the full width of a lot, required between the rear line of the lot and any principal building on the lot, exclusive of cornices, eaves, gutters and chimneys projecting not more than two (2) feet from the building. Rear yard lines shall be parallel to rear lot lines.
- D. **YARD REQUIREMENTS FOR CORNER LOTS:** In the case of a corner lot having frontages on two (2) streets, the yard facing each street shall equal the required front yard for the Zoning District in which the lot is located. The yard opposite the principal entrance to the residence shall be a rear yard, and the remaining yard shall be a side yard.

**Figure 18-2 Yard Diagram**



**ZONING ORDINANCE:** The designation of specified districts within Easttown, Chester County, reserving them for certain uses, together with limitations on lot size, heights of structures and other stipulated requirements within this zoning Ordinance of Easttown Township, as amended.

**ZONING DISTRICT, BASE:** The basic system of zoning, which, under the Township Zoning Ordinance, as amended, divides all land in the Township into separate, distinct zoning district classes, and sets limits and requirements for land use in each of these base zoning districts.

**ZONING DISTRICT, OVERLAY:** Regulations that apply in addition to the regulations applicable to the base zoning districts. Where conflicts exist between the overlay and base zoning, the most restrictive provision applies.

**ZONING HEARING BOARD:** The Zoning Hearing Board of Easttown Township.

**ZONING MAP:** The Zoning Map of Easttown Township, Chester County, Pennsylvania as adopted and amended.

**ZONING OFFICER:** An individual appointed by the Board of Supervisors on an annual basis to administer the provisions of the Township Zoning Ordinance who shall not hold any elective office within Easttown Township.

**ZONING PERMIT:** A permit issued indicating that a proposed use, building or structure is in accordance with the provisions of this Ordinance, which authorizes an applicant to proceed with said use, building or structure.