**CHAPTER 22**

**SUBDIVISION AND LAND DEVELOPMENT**

**Part 7**

**Definitions**

**§701. Definitions.** Except where specified in the following definitions, all words used in this Chapter shall carry their customary meanings. Words used in the present tense include the future; the singular shall include the plural, and the plural the singular; the word “building” shall include the word “structure”; the word “shall” is intended to be mandatory; and the word “person” includes a partnership or corporation as well as individual.

Accelerated Erosion – The removal of the surface of the land through the combined action of man’s activity and the natural processes at a rate greater than would occur because of the natural process alone.

Accessory Structure – A structure subordinate to and located on the same lot as the principal building and serving a purpose customarily incidental to the use of the principal building.

Add-On Subdivision – An “add-on” subdivision, for the purposes of this Part shall be considered to be any lot, tract or parcel of land, which is substandard in area or dimension, created for transfer to the owner of a lot, tract or parcel which is contiguous to the proposed “add-on: lot, and further created for the purpose of expansion of the grantee’s existing lot of record.

 (Ordinance No. 16, adopted May 22, 2007)

Agricultural Activities – The work of producing crops and raising livestock including tillage, plowing, disking, harrowing, pasturing and installation of conservation measures. Construction of new buildings or impervious area is not considered an agricultural activity.

Agricultural Purposes – The use of more than ten (10) acres of land for the purpose of producing agricultural commodities which shall include but not be limited to: growing grains, fruits, vegetables, nursery plants, Christmas trees, or timber; raising poultry or livestock; producing agricultural commodities through greenhouse production.

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

Anchoring System – A system of tie-downs and anchors designed and installed on mobile home pads in accordance with the standards of the Department of Community Affairs to resist the flotation, collapse, and movement of mobile homes.

Applicant – A landowner or developer who has filed an application for approval to engage in any Regulated Activities as defined in this Chapter.

BMP (Best Management Practices) – Stormwater structures, facilities and techniques to control, maintain or improve the quantity and quality of surface runoff.

Building – Any structure having a roof supported by columns or walls used for shelter, housing, or enclosure or persons, animals, or property.

 Building, Principal – A building housing the main or principal use of the lot on which the building is located.

 Building, Accessory – A building housing an incidental and subordinate use to the principal use of the lot on which the building is located.

Campground – A tract or tracts of land, or any portion thereof, used for the purpose of providing two or more spaces for travel trailers or tents, with or without a fee charged for the leasing, renting or occupancy of such space.

Cartway – The surface of a street or alley available for vehicular traffic.

Centerline – A line located exactly in the center of the width of the cartway, right-of-way, easement, access, road, or street.

Channel Erosion – The widening, deepening, and headwall cutting of small channels and waterways, due to erosion caused by moderate to large floods.

Cistern – An underground reservoir or tank for storing rainwater.

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

Cluster Subdivision – A large scale residential development of ten (10) acres or more, in which individual dwelling units or buildings are grouped together. Modifications or reduction of the minimum yard and lot size requirements of the Township Zoning Ordinance are permitted in exchange for an equivalent amount of land to be preserved for scenic, recreation, or conservation purposes.

County Planning Commission – The Union County Planning Commission.

Community Facility – A building or structure, or non-structural improvement such as an easement for utilities or storm water controls, jointly owned and/or maintained by property owners within a subdivision, or by a governmental agency, to provide a service to the public.

Condominium – A building, a group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Conservation District – The Union County Conservation District.

Culvert – A structure with appurtenant works, which carries a stream under or through an embankment or fill.

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

DEP – The Pennsylvania Department of Environmental Protection.

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

Designee – The agent of the Planning Commission and/or agent of the governing body involved with the administration, review or enforcement of any provision of this Chapter by contract or memorandum of understanding, employment or appointment.

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

Detention District – Those subwatersheds in which some type of detention is required to meet the applicable requirements and the goals of Act 167.

Developer – A person, partnership, association, corporation, or other entity, or any responsible person therein or agent thereof, that undertakes any Regulated Activity.

Development – See definition of Land Development.

Development Site – The specific tract of land for which a Regulated Activity is proposed.

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

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

Drainage Easement – A right granted by a landowner to a grantee, allowing the use of private land for stormwater management purposes.

Drainage Permit – A permit issued by the Township governing body after the Drainage Plan has been approved. Said permit is issued prior to or with the final Township approval.

Drainage Plan – The documentation of the stormwater management system, if any, to be used for a given development site, the contents of which are established in this Chapter.

Driveway – That portion of a property which provides vehicular access between dwellings and a public street or right-of-way.

Drop Curb – A section of curbing which is lowered to the street pavement level to permit access into a property or properties.

Dwelling – Any structure, or portion thereof, which is designed or used for residential purposes. The term dwelling shall not be deemed to include motel, rooming house, tourist home, hotel, hospital, or nursing home.

 Dwelling, Mobile Home – A single-family detached factory manufactured housing unit built on a chassis. A mobile home shall be constructed to remain a mobile home, subject to all regulations applying thereto, whether or not wheels, axles, hitch, or other appurtenances of mobility are removed and regardless of the nature of the foundation provided. This term does not include recreation vehicles or travel trailers.

 Dwelling, Modular Home – A structure intended for permanent occupancy as a dwelling consisting of prefabricated sections or components constructed according to nationally recognized building codes at another location and transported to the site for assembly, placement upon and attachment to a permanent foundation.

 Dwelling, Single Family Attached – See Townhouse.

 Dwelling, Single Family Detached – A dwelling designed for an occupied by not more than one family and having no roof, wall, or floor in common with any other dwelling unit and having an additional lot with private yards on all four sides of the house.

 Dwelling, Two-Family – Two dwelling units, each of which is attached side to side, or one above the other, each one sharing only one common wall with the other. Each unit shall have individual access to the outside.

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

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

Easement – A defined right of use of privilege granted for a limited use of land for a public or quasi-public purpose.

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

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

Erosion and Sediment Pollution Control Plan – A plan that is designed to minimize accelerated erosion and sedimentation.

Existing Conditions – The initial condition of a project site prior to the proposed construction. If the initial condition of the site is undeveloped land, the land use shall be considered as “meadow” unless the natural land cover is proven to generate lower Curve Numbers or Rational “C” value, such as forested lands.

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

Flood, One Hundred Year – A flood that, on the average, is likely to occur once every 100 years, or that has a one percent chance of occurring in any given year.

Flood Fringe – That portion of the 100 year floodplain outside the floodway.

Floodplain – Any land area susceptible to inundation by water from any natural source or delineated by applicable Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map as being a special flood hazard area. Also included are areas that comprise Group 13 Soils, as listed in Appendix A of the Pennsylvania Department of Environmental Protection (DEP) Technical Manual for Sewage Enforcement Officers (as amended or replaced from time to time by DEP).

Floodway – The channel of the watercourse and those portions of the adjoining floodplains, which are reasonably required to carry and discharge the 100-year frequency flood. Unless otherwise specified, the boundary of the floodway is as indicated on maps and flood insurance studies provided by the appropriate federal government agency. In an area where no such maps or studies have defined the boundary of the 100-year frequency floodway, it is assumed, absent evidence to the contrary, that the floodway extends from the stream to 50-fet from the top of the bank of the stream.

Forest Management/Timber Operations – Planning and activities necessary for the management of forest land. These include timber inventory and preparation of forest management plans, silvicultural treatment, cutting budgets, logging road design and construction, timber harvesting, site preparation, and reforestation.

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

Governing Body – The Board of Township Supervisors, Township of White Deer, County of Union, Commonwealth of Pennsylvania.

Grade – A slope, usually of a road, channel, or natural ground specified in percent and shown on plans as specified herein.

 (To) Grade – To finish the surface of a roadbed, top of embankment or bottom of excavation.

Grassed Waterway – A natural or constructed waterway, usually broad and shallow, covered with erosion-resistant grasses.

Groundwater Recharge – Replenishment of existing natural underground water supplies.

HEC-HMS Model (Calibrated) – (Hydrologic Engineering Center Hydrologic Modeling System) A computer-based hydrologic model technique adapted to the West Branch Susquehanna River Watershed for the Act 167 Plan. The model has been “calibrated” to reflect annual recorded flow values by adjusting key model input parameters.

Impervious Surface – A surface that prevents the percolation of water into the ground.

Impoundment – A retention or detention basin designed to retain stormwater runoff and release it at a controlled rate.

Improvements – Those physical additions and changes to the land that may be necessary to produce usable and desirable lots.

Improvements Guarantee Agreement – A deposit consisting of cash, a bond, a binding letter of credit, escrow account, or negotiable securities **and an agreement** guaranteeing the developer will install the required improvements.

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

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

Land Development – (i) the improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving (a) a group of two or more buildings, or (b) 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; (ii) any subdivision of land; (iii) development in accordance with the PA Municipalities Planning Code (as amended from time to time).

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

Land Owner – The legal or beneficial owner or owners of land including the holder of an option or contract to purchase, a lessee if he is authorized under the lease to exercise the rights of the land owner, or any other person having a proprietary interest in land.

Leveling Area – A safe stopping area at the intersection of streets or the intersection of a driveway and a street which is designed in accordance with the standards of this Ordinance.

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

 Lot Area – The computed area contained within lot lines exclusive of any street right-of-way.

 Lot, Corner – A lot abutting the intersection of two streets.

 Lot Depth – The mean horizontal distance between the front and rear lot lines.

 Lot, Double Frontage – A lot with opposite ends both abutting on streets.

 Lot, Reverse Frontage – A lot extending between and having frontage on an arterial street and on a minor street, with vehicular access being provided solely from the minor street.

 Lot, Width – The width of the lot between side lot lines at the front building lines as prescribed by the front yard regulations.

Maintenance Guarantee – A deposit consisting of cash, a bond, a binding letter of credit, escrow account, or negotiable securities and an agreement insuring that the improvements have been properly installed (see §204(4)(b)).

Main Stem (Main Channel) Susquehanna River – Any stream segment or other runoff conveyance facility used as a reach in the West Branch Susquehanna River hydrologic model.

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

Mobile Home – See Dwelling, Mobile Home.

Mobile Home Lot – A parcel of land in a Mobile Home Park improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single Mobile Home, 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 which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

Monument – As utilized in the context of these regulations, a monument or market shall designate survey reference points utilized in laying out a given development. Each monument shall be constructed and placed as detailed in these regulations (see §411).

Municipality – The municipal corporation known as the Township of White Deer, Union County, Pennsylvania.

Municipal Engineer – A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for the township.

Nonpoint Source Pollution – Pollution that enters a watery body from diffuse origins in the watershed and does not result from discernible, confined, or discrete conveyances.

Non-Structural BMPs – Stormwater runoff treatment techniques which use natural measures to reduce pollution levels, do not require extensive construction efforts and/or promote pollutant reduction by eliminating the pollutant source. Acceptable non-structural BMPs shall be determined by the Township Engineer.

NRCS – Natural Resource Conservation Service (previously SCS).

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

Outfall – Point where water flows from a conduit, stream, or drain.

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

Outlet Structure – A pipe, weir or other appurtenant works designed to control the required detention storm.

Parking Lot Storage – Involves the use of impervious parking areas as temporary impoundments with controlled release rates during rainstorms.

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

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

Penn State Runoff Model (PSRM) – A computer-based hydrologic modeling technique.

Pipe – A culvert, closed conduit, or similar structure (including appurtenances) that conveys stormwater.

Plan – A map or plat of a subdivision or land development, whether sketch, preliminary or final (see Subdivision Plan).

Plan (Buffalo Creek) – The plan for managing stormwater runoff in the Buffalo Creek Watershed adopted by Union County as required by the Act of October 4, 1978, P.L. 864 (Act 167) and known as the “Buffalo Creek Act 167 Stormwater Management Plan.”

Plan (Susquehanna River) – The plan for managing stormwater runoff in the West Branch Susquehanna River Watershed adopted by Union County as required by the Act of October 4, 1978, P.L. 864 (Act 167) and known as the “West Branch Susquehanna River Watershed Act 167 Stormwater Management Plan.”

Plan (White Deer Creek) – The plan for managing stormwater runoff in the White Deer Creek Watershed adopted by Union County as required by the Act of October 4, 1978, P.L. 864 (Act 167) and known as the “White Deer Creek Act 167 Stormwater Management Plan.”

Planning Commission – The Planning Commission of White Deer Township, Union County, Pennsylvania.

Plat – see Plan.

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

Pseudo-hydrograph – A hydrograph derived from an established formula without the need for rainfall-runoff data analysis.

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

Recreational Vehicle – A vehicular type of portable structure without permanent foundation, which can be towed, hauled, or driven and primarily designed as temporary living accommodation for recreational, camping and travel use and including but not limited to travel trailers, truck campers, camping trailers, and self-propelled motor homes.

Recreational Vehicle Park – Any site upon which two or more recreational vehicles are or are intended to be located.

Regulated Activities – Actions or proposed actions that have an impact on stormwater runoff and that are specified in this Chapter.

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

Residual Property – The lot or parcel created through subdivision which is the remaining portion of the parent tract. The residual property shall be considered as an integral part of the proposed subdivision and shall be required to meet the standards of this Ordinance, where determined appropriate by the Township.

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

Return Period – The average interval, in years, within which a storm event of a given magnitude can be expected to recur. For example, the 25-year return period rainfall would be expected to recur on the average of once every twenty-five years.

Right-of-Way – That portion of land dedicated to the public for use as a street, drain, ditch, stream, utility easement or cross walk.

Right-of-Way, Future – The planned future width of an existing substandard right-of-way based on the criteria established by this Ordinance, applicable Township plans, or PennDOT.

Riser – A vertical pipe extending from the bottom of a pond that is used to control the discharge rate from the pond for a specified design storm.

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

Runoff – Any part of precipitation that flows over the land surface.

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

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

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

Sedimentation – The process by which mineral or organic matter is accumulated or deposited by the movement of water.

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

Setback – The horizontal distance between a structure and a street line or property line.

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

Shopping Center – A commercial land development.

Shoulder – That portion of the roadway which is adjacent to the cartway and is provided for lateral support of the pavement and for emergency stopping.

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

Soil Group, Hydrologic – A classification of soils by the Natural Resources Conservation Service, formerly the Soil Conservation Service, into four runoff potential groups. The groups range from A soils, which are very permeable and produce little runoff, to D soils, which are not very permeable and produce much more runoff.

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

Storm Frequency – The number of times that a given storm “event” occurs or is exceeded on the average in a stated period of years. See “Return Period.”

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

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

Stormwater Hotspot – A stormwater hotspot is defined as a land use or activity that generates higher concentrations of hydrocarbons, trace metals, or toxicants than are found in typical stormwater runoff, based on monitoring studies. A list of categories of typical hotspots is contained in the Plan (Susquehanna River).

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

Stormwater Management Site Plan – The plan prepared by the developer or his representative indicating how stormwater runoff will be managed at the particular site of interest according to this Chapter.

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

Street – A public or private thoroughfare which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley.

 Street, Alley or Service Drive – A minor right-of-way, privately or publicly owned, which provides a secondary access primarily to the rear of a property.

 Street, Arterial – A street or highway serving large traffic volumes at comparatively high rates of speed primarily serving as a traffic artery for commuting between large areas.

 Street, Collector – A street that interconnects with a local street that provides access to another Collector Street or an Arterial Street.

 Street, Cul-de-Sac – A street intersecting another street at one end and terminating at the other in a vehicular turn-around.

 Street, Dead-end – A street with only a single outlet.

 Street, Local – Streets or roads within subdivisions and land development including cul-de-sac streets, which are designed to provide primary access to abutting properties.

 Street, Marginal Access – A street which is parallel and adjacent to arterial or limited access highways and is intended to provide access to abutting properties and control intersections along collector or arterial streets.

 Street, Private – All streets or roads and rights-of-way not dedicated to the Township.

 Street, Public – All streets and right-of-way open to public use and maintained by, or dedicated to and accepted by the Township or PennDOT.

Street Right-of-Way Line – The closest edge of the right-of-way as required by this Chapter.

Street System – All of the public and private streets that make up the highway system of the Township.

 Street System, Township – All public streets, roads, and right-of-way maintained by White Deer Township, including minor and collector streets.

 Street System, State – All public streets and right-of-way maintained by the Pennsylvania Department of Transportation, including minor, collector, arterial, and interstate highways.

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

Subdivider or Developer – Any landowner, agent of such landowner or tenant with the permission of such landowner who makes or causes to be made a subdivision of land or land development.

Subdivision – The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, or lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new streets or easements of access or any residential dwelling, shall be exempted. As further exception, the division of small portions of existing lots, tracts, or parcels of land being acquired by governmental units or public utilities for sue in road improvements, utility lines, or utility structures may be exempt from the requirements of this Ordinance as per P.U.C. regulations, state law, or federal law.

Subdivision Plan – A proposal to subdivide or develop one or more tracts of land. The plan shall include the proposed layout of the subdivision or land development and shall be accompanied by all other supplementary materials required by this Chapter when submitted for consideration.

 Plan, Sketch – An informal plan, not necessarily to exact scale, indicating important features of the tract and its surroundings and the general layout of a proposed subdivision.

 Plan, Preliminary – A tentative subdivision plan, in lesser detail than the final plan, indicating the approximate proposed layout of a subdivision as a basis for consideration prior to preparation of the final plan.

 Plan, Final – A complete and exact subdivision plan prepared for official approval and recording as required by statute.

Subwatershed – The smallest drainage unit of a watershed for which stormwater management criteria have been established.

Surveyor – A licensed professional land surveyor registered in Pennsylvania.

Swale – A low lying stretch of land which gathers or carries surface water runoff.

Timber Operations – See Forest Management.

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

Townhouse – A single-family attached dwelling of three or more adjoining dwelling units, each of which is separated from the other by one or more unpierced firewalls from ground to roof, having individual outside access. Rows of attached townhouses shall not exceed eight dwelling units.

Township – White Deer Township, Union County, Pennsylvania.

Watercourse – A stream of water, river, brook, creek, or a channel or ditch for water, whether natural or manmade.

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

Water System – A system for the provision of water to individual lots or the public for domestic, community commercial, or industrial use.

 Water System, Public – A water system, as defined by the Pennsylvania Department of Environmental Resources which has at least 15 service connections or regularly services an average of at least 25 individuals daily at least 60 days out of the year.

 Water System, Private – All water systems which are not public water systems.

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

 (Ordinance No. 90-2, adopted October 23, 1990; Ordinance No. 27, adopted March 24, 2009)