

CHAPTER 27

ZONING

Part 13

Definitions

§1301. Interpretations. Unless the context otherwise requires, the following definitions shall be used in the interpretation of this Chapter. Words used in the present tense shall include the future; the singular shall include the plural, and the plural the singular; the word "person" shall include a corporation, partnership, trust, company, organization, firm and association as well as an individual; the word "lot" shall include the words "plot" and "parcel"; the term "shall" is mandatory, the word "may" permissive; and the word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

§1302. Definitions.

ABANDONED: The visible or otherwise apparent discontinuance of a nonconforming use of a building or premises, or the removal of the characteristic equipment or furnishings used in the performance of a nonconforming use without its replacement by similar equipment or furnishings, or the replacement of the nonconforming use or structure.

ACCESS DRIVE: A means, other than a street, which provides vehicular access from a street or public road to a lot; e.g. a driveway or private right-of-way.

ACCESSORY RESIDENTIAL USE: For the purposes of this Chapter, an accessory residential use shall be defined as a residential dwelling unit which is accessory to the principal commercial use of a lot; i.e. an apartment located above or adjoining a retail establishment.

ACCESSORY SOLAR ENERGY SYSTEM: An area of land or other area for a solar collection system used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power for on-site use. An accessory solar energy system consists of one (1) or more free-standing ground, or roof mounted solar arrays or modules, or solar related equipment and is primarily intended to reduce on-site consumption of utility power or fuels.

(Ordinance No. 66, adopted September 22, 2020)

ACCESSORY STORAGE TRAILER: SEE STORAGE TRAILER, ACCESSORY.

ACCESSORY STRUCTURE: See STRUCTURE, ACCESSORY.

ACCESSORY USE: See USE, ACCESSORY.

ADULT BOOK STORE: An establishment having as a substantial or significant portion of its stock in trade, books, magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas", or an

establishment with a segment or section devoted to the sale or display of such material.

ADULT CABARET: A club, restaurant, bar, tavern, theater, hall or similar establishment which features male and/or female entertainers whose performance includes "specified sexual activities" and/or reveals or displays "specified anatomical areas".

ADULT DRIVE-IN PICTURE THEATER: An area open to the air and not enclosed within any building used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein, which patrons observe such material from a location within automobiles or other motor vehicles, seated in autos or on outdoor seats.

ADULT ENTERTAINMENT ESTABLISHMENT: Adult book stores, adult cabarets, adult drive-in picture theaters, adult mini-motion picture theaters, adult motion picture theaters, adult walk-in picture theaters, adult amusement arcades, massage parlors, and similar establishments providing entertainment of a sexual nature.

ADULT MINI-MOTION PICTURE THEATER: An enclosed building with a capacity for less than 50 persons used at any time for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

ADULT MOTION PICTURE THEATER: An enclosed building with a capacity of 50 or more persons used at any time for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

ADULT WALK-IN PICTURE THEATER: An area neither enclosed nor open to the sky (e.g. a pavilion, tent, etc.) where material presented is distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation of patrons therein.

AGENT: Any person, other than the landowner of a lot, who, acting under specific authorization of the landowner, submits plans, data and/or applications to the Zoning Officer or other designated Township official for the purpose of obtaining approval thereof.

AGRIBUSINESS: Any business related to the processing or sale of agricultural products or supplies or the sale and/or repair of agricultural equipment.

AGRICULTURAL STRUCTURE: Any farm building or structure used for storing agricultural equipment or farm produce, housing livestock or poultry, or processing dairy products. Such buildings shall not be used for residential purposes.

AGRICULTURE. GENERAL.: The use of land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, aquaculture, forestry, animal and poultry husbandry, hatcheries, and the accessory buildings or structures for

packing, treating, or storing that which is produced; provided however, that the operation of any such accessory use shall be secondary to that of the agricultural activities. (See also AGRIBUSINESS.)

ALLEY: A permanent, public or private serviceway providing a secondary means of access to lots, not intended for general traffic circulation.

ALTERATION: As applied to a building or structure, an alteration shall be defined as a change or rearrangement in the structural parts or in the exit facilities, or an enlargement, whether by extending on a side or increasing in height, or the moving from one location or position to another. An alteration does not include maintenance and repair.

AMUSEMENT ARCADE: An establishment which has as its principal business offering to patrons mechanical, electrical or video amusement devices or games such as pinball machines, ping pong, darts, rides, shooting galleries or similar devices and games.

ANIMAL EQUIVALENT UNIT: One thousand pounds live weight of livestock or poultry animals, regardless of the actual number of individual animals comprising the unit.

ANIMAL HUSBANDRY: For the purposes of this Chapter, animal husbandry shall be defined as the raising or keeping of livestock and/or poultry for capital gain or profit or with the intent of selling any livestock or poultry products as a commercial enterprise, including custom butchering. (The boarding or raising of livestock or poultry as farm animals or household pets pursuant to the regulations of this Chapter shall not be considered animal husbandry.)

APPLICANT: Any lessee or his authorized agent who submits plans, data and/or applications to the Zoning Officer or other designated Township official for the purpose of obtaining approval thereof.

AREA: The surface included within a set of lines.

- (1) Area. Lot: The area contained within the property lines of individual parcels of land shown on a plan, excluding any area within a street right-of-way, but including the area of any easement.
- (2) Area. Buildable: That portion of a lot bounded by the required front, side and rear yards.
- (3) Area. Building: The total area of a lot covered by buildings, excluding uncovered porches, terraces and steps.
- (4) Area. Site: The total area of a proposed development, regardless of interior lot lines or proposed lots, streets, or easements.

AUTOMOTIVE REPAIR SHOP: A building or structure used primarily for making major repairs to motor vehicles (automobiles, motorcycles, trucks, farm equipment or machinery, and/or snowmobiles), including

overhauling, body work, painting, refinishing and upholstering, as well as incidental servicing and maintenance.

AUTOMOTIVE SALES FACILITY: Any building or land area used for the display and sale of new or used automobiles or other motor vehicles, including warranty repair or associated work.

AUTOMOTIVE SERVICE STATION: A building or place of business where gasoline or any motor vehicle fuel or oil or other lubricating substance, batteries, tires, and other automotive accessories are supplied and dispensed to the motor vehicle trade, at retail, and where minor repair service may be offered.

AUTO SALVAGE OPERATIONS: See JUNKYARD.

BAR: A building or structure, or portion thereof, used primarily for the sale or dispensing of liquor or alcohol by the drink. For the purposes of this Chapter, a bar shall also include those facilities selling bottled goods, either as principal activity or as an accessory use. (See also TAVERN.)

BASEMENT: 1) That portion of a building partly underground but having less than half of its clear height below the average lot grade. A basement shall be counted as a story for the purposes of height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five (5) feet or if it is used for business or dwelling purposes; 2) For floodplain management purposes, a basement shall be that area of a building or structure having its floor subgrade (below ground level) on all sides.

BED AND BREAKFAST ESTABLISHMENT: A single family detached dwelling, or part thereof, in which individual rooms are offered for temporary lodging purposes by the owner or operator for limited periods of time. Breakfast or other meals may also be offered for overnight guests as a part of the lodging fee.

BOARDING OR ROOMING HOME: A single family dwelling or part thereof, where lodging is provided for a fee by the legal owner thereof. Such lodging may be provided for no more than six (6) persons unrelated to the owner and shall be for periods of time exceeding one (1) week, whether or not arrangements have been made for meals.

BOARD OF SUPERVISORS: The elected governing body of White Deer Township, Union County, PA.

BOARD OR ZONING HEARING BOARD: The Zoning Hearing Board of White Deer Township, Union County, PA.

BUFFER YARD: Yard space, either landscaped or planted, provided between high intensity activities and other uses.

BUILDING: A structure having walls and a roof which is used for the shelter, housing or enclosure of persons, animals, or property. The word "building" shall include any part thereof, as well as all mobile or manufactured homes and trailers to be used for human habitation.

- (1) Building. Accessory: A detached, subordinate building located on the same lot as the principal building, serving a purpose customarily incidental to the use of the principal building.
- (2) Building. Principal: A building in which the principal use of the site is conducted.
- (3) Building. Attached: A building which has one (1) or more walls in common with adjacent buildings.
- (4) Building. Detached: A building which has no common walls and is surrounded by open space on the same lot.

BUILDING COVERAGE: That percentage of the plot or lot area covered by the total ground floor area of all principal and accessory buildings, including covered porches, patios and decks, carports, and breezeways, but excluding unenclosed parking or loading areas.

BUILDING HEIGHT: The vertical distance measured from the average elevation of the proposed finished grade surrounding the building to the highest point of the roof, excluding chimneys, spires, towers, tanks and similar projections when attached to a building.

BUILDING LINE: The required setback (front, side or rear) of a building from a property line.

BUILDING PERMIT: The permit required by the Pennsylvania Uniform Construction Code, as amended from time to time, or any other permit required by a similar local, state or federal code.

BUILDING SETBACK LINE: The line established by the required minimum front yard setback from the street right-of-way or front lot line for buildings and/or structures. The building setback line shall be the point at which minimum lot width shall be measured.

CAMPGROUND: A tract or tracts of ground, or portion thereof, used for the purpose of providing space for two (2) or more recreational vehicles or tents for camping purposes, with or without a fee charged for the leasing, renting, or occupancy of such space. Such facility may also include a recreational vehicle park.

CARPORT: A roofed structure providing space for the parking or storage of motor vehicles which is enclosed on not more than three (3) sides.

CARTWAY: The area of a street or alley within which vehicles are permitted, including travelled lanes and on-street parking spaces, but excluding shoulders, curbs, sidewalks, or drainage swales.

CAR WASH: Any building or premises used for washing automobiles or other motor vehicles.

CELLAR: A portion of a building partly underground, having half or more than half of its clear height below grade. A cellar shall not be considered in determining the permissible number of stories.

CEMETERY: Property used for the interring of the dead.

CERTIFICATE OF NONCONFORMANCE: A certificate issued by the Zoning Officer which acknowledges the existence of a nonconforming use, structure or lot as of the effective date of this Chapter, thereby authorizing its right to continue until it is eliminated or abandoned.

CERTIFICATE OF OCCUPANCY: A certificate issued by the Zoning Officer stating that all work authorized by the Zoning Permit has been satisfactorily completed or, in cases not involving construction, a proposed new use is in conformity with the Chapter and the building or land may be occupied.

CHANGE OF USE: An alteration of a building or a change of use existing within a building or on a lot to a new use which imposes other provisions of this Chapter.

CHURCH: A building or structure, or group of buildings or structures, which by design and construction are primarily intended for conducting organized religious or worship services, and uses customarily accessory or incidental thereto. For the purposes of this Chapter, uses such as schools, nursery or day care facilities, social halls, or similar places of assembly associated with a church or other place of worship shall require separate consideration and approval by Township officials.

CLEAR SIGHT TRIANGLE: An area of unobstructed vision at street or driveway intersections defined by lines of sight between points at a given distance from the intersection of the street and/or driveway centerlines.

CLINIC. MEDICAL OR DENTAL: For the purposes of this Chapter, a medical or dental clinic shall be defined as an establishment housing three (3) or more physicians, dentists, psychologists, or social workers, where patients are received for examination or treatment, but where no patients are lodged overnight.

CLINIC. VETERINARY: For the purposes of this Chapter, a veterinary clinic shall be defined as an establishment housing three (3) or more veterinarians or animal specialists, where animals are examined and treated, but where no boarding of animals is provided.

CLUB OR FRATERNAL ORGANIZATION: An organization catering exclusively to members and their guests in premises or buildings for social, recreational, or administrative purposes, which are not conducted for profit. Clubs shall include but need not be limited to service organizations, fraternal organizations, as well as social, athletic or similar groups.

CLUSTER DEVELOPMENT, RESIDENTIAL: A large scale residential development in which individual dwelling units or buildings are grouped together. Modification or reduction of the minimum yard and lot size requirements are permitted in exchange for an equivalent amount of land in open space to be preserved for scenic, recreation, or conservation purposes. The overall dwelling unit density of the underlying district cannot be exceeded in this type of development.

CO-LOCATION: The use of a Tower or structure to support Antennae used for providing wireless services without increasing the height of the Tower or structure.

COMMERCIAL IMPRACTICABILITY OR COMMERCIALLY IMPRACTICABLE: The inability to perform an act on terms that are reasonable in commerce, the cause or occurrence of which could not have been reasonably anticipated or foreseen and that jeopardizes the financial efficacy of the project. The inability to achieve a satisfactory financial return on investment or profit, standing alone, shall not deem a situation to be "commercial impracticable" and shall not render an act or the terms of an agreement "commercially impracticable".

COMMERCIAL LAND DEVELOPMENT: The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any commercial purpose involving a group of two (2) or more commercial buildings or a single commercial building on a lot or lots regardless of the number of occupants or tenure.

COMMERCIAL OR INSTITUTIONAL RECREATION OR RESORT DEVELOPMENT - See RECREATIONAL DEVELOPMENT, COMMERCIAL OR INSTITUTIONAL.

COMMERCIAL TIMBER HARVESTING ACTIVITIES: See TIMER HARVESTING ACTIVITIES.

COMMISSION: The Planning Commission of White Deer Township, Union County, PA.

COMMON OPEN SPACE: See OPEN SPACE, COMMON.

COMMON WALL: A wall on an interior lot line or a wall adapted for joint service between two (2) buildings or dwellings, i.e. a party wall.

COMMUNICATIONS ANTENNA - Any device used for the transmission or reception of radio, television, wireless telephone, pager, commercial mobile radio service or any other wireless communications signals, including without limitation omnidirectional or whip antennas and directional or panel antennas, owned or operated by any person or entity licensed by the Federal Communications Commission (FCC) to operate such device. This definition shall not include private residence mounted satellite dishes or television antennas or amateur radio equipment including without limitation ham or citizen band radio antennas.

COMMUNICATIONS TRANSMITTING AND/OR RECEIVING FACILITIES: For the purposes of this Chapter, communications transmitting and/or receiving facilities shall be defined as all forms of transmitting and/or receiving antennae, dishes, or devices, and the poles, masts, towers, or other structures which support them, as well as any buildings which may be necessary for the operation or maintenance of such uses.

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

COMPREHENSIVE PLAN: The complete plan for future development of White Deer Township, Union County, PA, prepared by the Township Planning Commission, Board of Supervisors, Zoning Hearing Board, Codes Enforcement Officer, and Union County Planning Department, as may hereafter be amended.

CONCENTRATED ANIMAL OPERATIONS: Agricultural operations where the animal density exceeds two (2) animal equivalent units (AEU) per acre on an annualized basis. Concentrated Animal Operations includes Concentrated Animal Feed Operations as that phrase is defined, used and applied in Federal Laws and Regulations.

CONDITIONAL USE: A principal use allowed in certain districts, which may only be authorized by the Township Supervisors.

CONDOMINIUM: A building or 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.

CONSTRUCTION: See NEW CONSTRUCTION.

CONTRACTOR'S SHOPS AND YARDS: A building or buildings and space used for the storage of construction equipment and/or building materials. Such uses may also include equipment repair facilities and office space.

CONVENIENCE MARKET: A retail establishment selling a limited range of food products and some household or other consumer goods. Such facilities generally offer fewer items and maintain a smaller inventory of merchandise than a supermarket or grocery store. In some cases, gasoline and related automotive supplies are also offered on a self-service basis.

CONVERSION APARTMENT: A dwelling or other building existing at the time of adoption of this Chapter which is converted for residential occupancy by one (1) or more families. The specific number of permitted dwelling units shall be as set forth in this Chapter.

CORRECTIONAL INSTITUTION: An establishment, regardless of ownership or operation, whether private, non-profit or public, engaged in the confinement and correction of offenders sentenced by the court. Such facilities shall include, but are not limited to detention centers, honor camps, houses of correction, jails, prisons, prison farms, juvenile detention centers, penitentiaries, reformatories, training schools for delinquents, offenders, or other adjudicated individuals.

COUNTY: Union County, PA.

CRYPTOCURRENCY MINING/BLOCKCHAIN TRANSACTION PROCESSING: The commercial process by which cryptocurrency transactions are verified and added to the public ledger, known as the blockchain, and also the means through which new units of cryptocurrencies are released, through the use of Server Farms or Data Centers employing data processing equipment. (Ordinance No. 82, adopted December 16, 2025)

CRYPTOCURRENCY: A digital currency in which encryption techniques are used to regulate the generation of units of currency and verify the

transfer of funds, operating independently of a central bank.
(Ordinance No. 82, adopted December 16, 2025)

DATA CENTER: A building or buildings which are occupied primarily by computers and/or telecommunications and related equipment where digital information is processed, transferred and/or stored, primarily to and from offsite locations. This use does not include computers or telecommunications related equipment that is secondary or customarily incidental to an otherwise permitted use on the property, such as servers associated with an office building. This use shall also include Cryptocurrency Mining/Blockchain Transaction Processing and Server Farms. A DATA CENTER may include DATA CENTER ACCESSORY USES. (Ordinance No. 82, adopted December 16, 2025)

DATA CENTER ACCESSORY USE: Ancillary uses or structures secondary and incidental to a DATA CENTER use, including but not limited to: administrative, logistical, fiberoptic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. The use shall not include energy generation systems used or intended to be used to supply power to the Data Center during normal operations. (Ordinance No. 82, adopted December 16, 2025)

DAY CARE CENTER: A private facility enrolling more than 12 young children where tuition, fees, or other forms of compensation for the care of the children is charged and which is licensed, inspected and approved to operate as a child day care center by the PA Department of Public Welfare.

DENSITY: The number of families, individuals, dwelling units, or housing structures permitted to be constructed or situated on a specific unit of land.

DENTAL CLINIC: See CLINIC, MEDICAL OR DENTAL.

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 mobile homes or manufactured housing; streets, and other paving; utilities; filling, grading, and excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land.

DISTRIBUTION CENTER: For the purposes of this Chapter a distribution center shall be defined as a building or structure containing more than 50,000 square feet gross floor area and/or more than four (4) loading berths where merchandise is store for ultimate distribution to specific or retail operators or to the general public. (See also WAREHOUSING FACILITY.)

DISTRICT: A zoning district as laid out on the Zoning Map, along with the regulations pertaining thereto.

DOCK: A temporary structure extending into a stream or other body of water for the purpose of securing a boat(s).

DRIVEWAY: A minor vehicular access between a street and a parking area or garage within a lot or property.

DWELLING: A building, structure, or shelter designed for or occupied exclusively as the residence or sleeping place of one or more persons.

- (1) Dwelling. Single Family Detached: A dwelling containing only one (1) dwelling unit from ground to roof, having independent outside access and open space on all sides. For the purposes of this Chapter, single family detached dwellings shall also include mobile homes as defined below. (See MOBILE HOME.)
- (2) Dwelling. Single Family Attached: A dwelling containing only one (1) dwelling unit from ground to roof, having independent outside access and a portion of one or two walls in common with an adjoining dwelling(s); i.e. a townhouse. For the purposes of this Chapter, a single family attached dwelling structure shall contain a minimum of three (3) dwelling units.
- (3) Dwelling. Two-Family Attached: An attached or semi-attached building containing two (2) independent dwelling units which are entirely separated by vertical walls or horizontal floors, unpierced except for access to the outside or a common basement or cellar; i.e. a duplex.
- (4) Dwelling. Multi-Family: A dwelling structure containing three (3) or more dwelling units with or without independent outside access, excluding single family attached dwelling structures as defined above; i.e. an apartment building.

For the purposes of this Chapter, a MULTI-FAMILY HOUSING DEVELOPMENT shall consist of more than one (1) multi-family dwelling structure or more than one (1) single-family attached dwelling structure, or a combination thereof.

DWELLING UNIT: One or more rooms in a dwelling structure designed for use by one or more individuals living as a single housekeeping unit, with cooking, living, sanitary and sleeping facilities. Recreational vehicles, lodging facilities, hospitals or nursing homes shall not be considered as dwelling units for the purposes of this Chapter.

EFFICIENCY APARTMENT: A dwelling unit consisting of not more than one (1) habitable room together with a kitchen or kitchenette and sanitary facilities.

ENCLOSED USE: A use which is located entirely within a building or structure.

ENCLOSED STORAGE FACILITY: See WAREHOUSING FACILITY.

ENTERTAINMENT FACILITY. PUBLIC: An indoor facility operated as a business for profit, open to the public, for the purpose of providing entertainment, including but not limited to bowling alleys, roller skating rinks, amusement arcades, motion picture theaters, health clubs, and similar types of establishments, but excluding adult entertainment facilities as defined herein.

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

FAA: The Federal Aviation administration, or its duly designated and authorized successor agency.

FAMILY: One (1) or more persons related by blood, marriage, adoption or guardianship occupying a single dwelling unit, living together as a single housekeeping unit, using common living, cooking, sanitary and sleeping facilities. For the purposes of this Chapter, four (4) or fewer unrelated persons living together shall be considered the equivalent of a family.

FAMILY DAY CARE HOME: A family residence where care is provided for no more than six (6) children unrelated to the resident household and which is registered by the PA Department of Public Welfare to provide such care.

FARM: For the purpose of this Chapter, a farm shall be defined as a parcel of land which is used for agricultural purposes or activities. (See also AGRICULTURE, GENERAL.)

FARM BUILDING: See AGRICULTURAL STRUCTURE.

FCC: The Federal Communications Commission, or its duly designated and authorized successor agency.

FEED AND GRAIN MILL: For the purposes of this Chapter, a feed and grain mill shall be defined as an agribusiness establishment containing machinery for grinding or crushing grain into flour or feed for animals and/or the facilities for wholesale or retail sale of such products.

FENCE: Any combination of materials creating an enclosure or barrier to prevent intrusion from outside or straying from within. For the purposes of this Chapter, a fence shall be considered a structure and shall therefore require a Zoning Permit before being erected.

FILL: For the purposes of this Chapter, fill shall be defined as soil or small rock materials which are brought to a site, compacted and used as a means of elevating or floodproofing a building or structure proposed to be located within an identified floodplain area of the Township.

FINANCIAL OFFICE: For the purposes of this Chapter, a financial office shall include, but need not be limited to, a bank, credit

union, loan company, or other lending institution, including drive-up windows, ATM machines, and similar night deposit facilities.

FLOOD: A temporary inundation of normally dry land areas.

FLOOD FRINGE: That portion of the 100 year floodplain outside of the floodway, excluding areas shown as approximate 100 year flood zones on the Township's Flood Boundary and Floodway Maps.

FLOOD. ONE HUNDRED YEAR: A flood that on the average is likely to occur once every 100 years (i.e. that has a one (1) percent chance of occurring each year, although the flood may occur in any year.)

FLOODPLAIN: 1) A relatively flat or low land area adjoining a river, stream or other watercourse which is subject to partial or complete inundation; 2) An area subject to the unusual and rapid accumulation of runoff of surface waters from any source.

FLOODPROOFING: Any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures or their contents.

FLOODWAY: The designated area of a floodplain required to carry and discharge flood waters of a given magnitude. For purposes of this Chapter, the floodway shall be capable of accommodating a flood of the one hundred (100) year magnitude.

FLOOR AREA: The area of a structure covered by floors.

- (1) Floor Area, Gross: The sum of the gross horizontal areas of all of the floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, excluding interior parking spaces for motor vehicles, basement or cellar floor areas where this area is not used for business or dwelling purposes, and the area of enclosed or unenclosed porches, decks, patios and terraces.
- (2) Floor area. Habitable: Any floor area within a dwelling unit which is useable for living purposes, including area for working, sleeping, eating, cooking and recreation, or a combination thereof. Stairways, hallways and floor area used only for storage purposes, such as closet, attic or unimproved basement space shall not be considered habitable floor area, nor shall any space where the floor-to-ceiling height is less than five (5) feet.

FOREST MANAGEMENT: See FORESTRY.

FORESTRY: The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development. (See also TIMBER HARVESTING ACTIVITIES.)

FREEBOARD: A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

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

GARAGE: A building or structure used for the parking and storage of vehicles.

- (1) Garage. Private: An accessory building or an accessory portion of a principal building designed or used for the parking or storage of motor vehicles which is not a commercial enterprise available to the general public, provided however that no more than one space therein may be leased to a nonresident of the premises.
- (2) Garage. Public: A building or group of buildings used primarily for the parking or storage of motor vehicles available to the general public for compensation. (See also AUTOMOTIVE SHOP.)

GENERAL AGRICULTURAL USES: See AGRICULTURE, GENERAL.

GENERAL FLOODPLAIN: That portion of the floodplain area for which no specific flood profiles exist and which is designated as approximated 100 year floodplain area on the Township's Flood Boundary and Floodway Maps.

GENERAL STORE: See CONVENIENCE MARKET.

GLARE: The effect produced by light with intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility. (Ordinance No. 66, adopted September 22, 2020)

GOVERNMENT OR MUNICIPAL BUILDING: A facility housing governmental agencies or operations.

GRADE: The degree of rise or descent of a sloping surface.

- (1) Grade. Street: The elevation of the centerline of an existing or proposed street; the percentage of slope.
- (2) Grade. Finished: The final elevation of the ground surface after development.

GROCERY STORE: A retail establishment primarily selling food or groceries as well as other household goods or merchandise; i.e. a supermarket.

GROUP DAY CARE HOME: A residence where day care is provided for between seven (7) and twelve (12) children unrelated to the resident household and which is licensed and inspected by the PA Department of Welfare to provide such care. For the purposes of this Chapter, such

use may be either a principal or accessory use (see applicable District Regulations) and may also provide care for adult or elderly persons.

GROUP HOME: For the purposes of this Chapter, a group home shall be defined as a residence occupied by between five (5) and eight (8) persons unrelated by blood, marriage, adoption or guardianship which live together as a single housekeeping unit; i.e. a group family household. Such homes include, but are not limited to, homes for orphans, foster children, the elderly, mentally or physically handicapped or challenged persons, battered children and women, and specialized treatment facilities providing less than primary health care. (See also INSTITUTIONAL RESIDENCE.)

HAZARDOUS MATERIALS: Any substance or mixture of substances having properties capable of producing adverse effects on the health or safety of a human being.

HEALTH CARE FACILITY: For the purposes of this Chapter, a health care facility shall be defined as a facility or institution, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human disease, pain, injury, deformity or physical condition, including, but not limited to, hospitals, mental health care facilities, public health centers, diagnostic and/or rehabilitation centers, home health care agencies, and similar facilities. (See also CLINIC, MEDICAL OR DENTAL; HOSPITAL; NURSING HOME; and PERSONAL CARE HOME.)

HEIGHT OF TELECOMMUNICATION STRUCTURE: When referring to a Tower or structure, the distance measured from the pre-existing grade level to the highest point on the Tower or structure, even if said highest point is an Antenna or lightning protection device.

HISTORIC STRUCTURE: Any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on a State inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (a) By an approved state program as determined by the Secretary of the Interior; or,

(b) Directly by the Secretary of the Interior in states without approved programs.

HOME OCCUPATION: An accessory use or service-oriented occupation operated for gain or profit conducted entirely within a dwelling or building accessory thereto, which is carried on by the inhabitants thereof and is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof.

HORTICULTURE: The growing of fruits, vegetables, flowers, ornamental plants, shrubs, or trees for profit.

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

HOTEL: A building or structure containing rooms intended or designed to be used, rented or occupied for sleeping purposes by overnight guests, where such rooms have no independent outside access and where provision may be made for dining room or restaurant facilities, lounges, bars, or meeting or conference rooms within the building.

HOUSEHOLD PETS: Dogs, cats, or other animals domesticated for personal use and generally for household maintenance.

IDENTIFIED FLOODPLAIN AREA: Those floodplain areas specifically identified in this Chapter as being inundated by the 100 year flood, including areas identified as Floodway, Flood Fringe and General Floodplain.

IMPERVIOUS SURFACE: That percentage of a lot that does not absorb precipitation. For the purposes of this Chapter, all buildings, structures, parking areas, driveways, roads, sidewalks, and any areas in concrete, asphalt, or similar materials shall be considered impervious surfaces.

INDUSTRIAL COMPLEX: For the purposes of this Chapter, an industrial complex shall be defined as building(s) designed and used by more than one industrial operation. (See also INDUSTRIAL PARK.)

INDUSTRIAL OPERATIONS: For the purposes of this Chapter, industrial operations shall be defined as those manufacturing, assembly and processing activities itemized in, the District Regulations, and meeting the supplementary regulations set forth herein. (See also MANUFACTURING.)

INDUSTRIAL PARK: A tract of land which has been planned, developed and is operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics and compatibility.

INSTITUTIONAL USE: A private, non-profit or quasi-public use or facility such as a church, library, a public or private school,

hospitals, nursing home, personal care home, or a municipally-owned building, structure or land used for public purposes. (See also CORRECTIONAL INSTITUTION.)

INSTITUTIONAL RESIDENCE: Establishments primarily engaged in the provision of residential social and personal care for children, the elderly, and other special categories of persons with some limits on their ability for self-care, but where medical care is not a major element. These uses include, but are not limited to, group foster homes; residential alcohol and drug rehabilitation centers with incidental health care; children's boarding homes; halfway homes for persons with social or personal problems, except halfway homes for delinquents, offenders and other adjudicated individuals, and not including training schools for delinquent and other adjudicated individuals; homes for destitute individuals; homes for the deaf or blind; homes for emotionally disturbed or mentally or physically handicapped persons, with health care incidental; and group homes for nine (9) or more residents, excluding staff. Residents of these facilities would be treated by staff in an institutional setting rather than living independently. Institutional housing where there is commercial rental or condominium ownership is also included in this category, with the exception of personal care homes as defined herein. Such facilities may also require licensing by the PA Department of Public Health or other State agencies.

INTERSTATE HIGHWAY SYSTEM: That portion of the national system of interstate highways located within the Commonwealth as officially designated by the State and/or U.S. Departments of Transportation.

JAILS: See CORRECTIONAL INSTITUTIONS.

JUNK: Any discarded article or material not ordinarily disposed of as rubbish, garbage, or refuse and including, but not limited to, scrap metal, scrapped, abandoned or junked automobiles, machinery, equipment, paper, rages, glass containers and other salvageable materials. For purposes of this Chapter, the term "junk" shall not include hazardous wastes or materials, industrial residual wastes, or municipal wastes as defined in the PA Solid Waste Management Act.

JUNKED OR ABANDONED MOTOR VEHICLE: Any motor vehicle not bearing a current license and inspection, or is in inoperable condition, which is stored outside of an enclosed building, and is not associated with a legitimate business operation or completely covered by a non-transparent tarp.

JUNKYARD: Any outdoor establishment, place of business, or use of land which is maintained, used or operated for storing, keeping, buying or selling junk or junked or abandoned motor vehicles, not including the purchase or storage of used furniture or household equipment or used cars in operable condition. For the purposes of this Chapter, such facility may also be referred to as an auto salvage operation.

KENNEL: For the purposes of this Chapter, a kennel shall be defined as an establishment where more than five (5) dogs or domesticated animals in excess of six months old are housed, groomed, bred, boarded, trained or sold. House pets in a private home are excluded. In addition, all requirements of the PA Dog Law, administered by the

PA Department of Agriculture, shall be met before establishing a kennel in the Township.

LAND CONSERVATION ACTIVITIES: Land uses including game lands, wildlife or nature preserves, or similar activities.

LAND CULTIVATION: The tilling or cultivation of soil for crop or tree farming.

LAND DEVELOPMENT: Any of the following activities: (1) the improvement of one lot, or two or more contiguous lots, tracts or parcels of land for any purpose involving: (i) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or (ii) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of, streets, common areas, leaseholds, condominiums, building groups, or other features, or (2) a subdivision of land.

LANDOWNER: The legal or beneficial owner(s) of land, including the holder of an option or contract to purchase (whether or not such option is subject to any condition), a lessee, if he is authorized under the lease to exercise the right of the land owner or other person having a proprietary interest in the land.

LANDSCAPING: Grass and other plantings such as trees, shrubs and/or bushes.

LAUNDROMAT: A business premises equipped with individual clothes washing and drying machines for the use of retail customers. For the purposes of this Chapter such facilities shall not include laundry facilities provided as an accessory use, such as those provided for an apartment building or other multi-family dwelling structure.

LIVESTOCK: For the purposes of this Chapter, livestock shall be defined to include cows, pigs, horses, sheep, llamas, and other similar types of farm animals.

LOADING BERTH: An off-street space accessible from a street or alley in a building or on a lot, for the temporary use of vehicles while loading or unloading merchandise or materials.

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.

- (1) Lot Area: See "AREA".
- (2) Lot Depth: The distance measured from the front lot line to the rear lot line.
- (3) Lot Width: The distance measured between the side lot lines at the required building setback line; in a case where there is only one side lot line, between such lot line and the opposite lot line.

- (4) Lot. Corner: A lot with two adjacent sides abutting on streets. A lot abutting on a curved street shall be considered a corner lot if the tangents to the curve at the points of intersection of the side lot lines with the street line intersect at an interior angle of less than 135 degrees.
- (5) Lot. Double Frontage: A lot which extends from one street along its front lot line to another street along its rear lot line, with frontage on both streets.
- (6) Lot. Reverse Frontage: A double frontage lot which is not accessible from one of the streets upon which its fronts, usually due to topographic constraints or safety considerations.

LOT LINES: The property lines bounding the lot.

- (1) Lot Line. Front: The line separating the lot from a street right-of-way; or where a lot has no road frontage, the lot line opposite the rear lot line.
- (2) Lot Line. Rear: The lot line opposite and most distant from the front lot line.
- (3) Lot Line. Side: Any lot line other than a front or rear lot line.

LOT OF RECORD: A lot which individually or as a part of a subdivision has been recorded in the office of the recorder of Deeds of Union County, PA.

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

LUMBER YARD: A business establishment primarily engaged in the sale of lumber and related products to contractors or the general public.

MACHINE SHOP: A workshop, manufacturing facility, or other industrial operation where machines are built, repaired or assembled. For the purposes of this Chapter, such facilities shall include tool and die making, engine rebuilding, and similar types of activities.

MANUFACTURED HOME: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term includes park trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than 180 consecutive day. The term shall include mobile homes.

MANUFACTURED HOME PARK: A parcel of land under single ownership, which has been planned and improved for the placement of two or more manufactured homes for non-transient use.

MANUFACTURING: The act of producing, preparing or assembling finished products or goods from raw materials or component parts through the repetitious use of an established or set process.

MANUFACTURING OPERATIONS: See INDUSTRIAL OPERATIONS.

MARKET VALUE: The fair market price of a structure or property as determined by an appraiser or insurance adjuster; the price at which both buyer and seller are willing to do business.

MASSAGE PARLOR: 1) An establishment in which there exists the offering or furnishing of services in which "specified sexual activities" occur; 2) The office of a professional offering massage or physiotherapy as an alternative to or in conjunction with traditional medical treatment.

MEDICAL CLINIC: See CLINIC, MEDICAL OR DENTAL.

MEDICAL MARIJUANA DISPENSARY: A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit issued by the Commonwealth of Pennsylvania to dispense medical marijuana. The term does not include a health care medical marijuana organization.

MEDICAL MARIJUANA GROWER/PROCESSOR: A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit from the Commonwealth of Pennsylvania under the Medical Marijuana Act to grow and process medical marijuana. The term does not include a health care medical marijuana organization.

MEDICAL MARIJUANA: Marijuana for certified medical use as set forth in the Medical Marijuana Act.

(Ordinance No. 53, adopted August 22, 2017)

MINERAL EXTRACTION OPERATION: The commercial extraction of sand, gravel, clay, shale, rock or other natural mineral deposits from the earth, including facilities for the batching or mixing of extracted materials, but excluding the extraction of oil or gas reserves.

MINERALS: For the purposes of this Chapter, the term mineral shall include, but it not limited to, anthracite and bituminous coal, lignite, limestone and dolomite, sand, gravel, rock, stone, earth, slag, ore, vermiculite, clay and other mineral resources.

MINOR REPAIR: The replacement of existing work with equivalent materials for the purpose of routine maintenance and upkeep, but not including the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exitway requirements; nor shall any minor repairs include addition to, alteration of, replacement or relocation of any standpipe, water

supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical wiring or mechanical or other work affecting public health or general safety.

MOBILE HOME: A transportable, single family dwelling intended for permanent occupancy, contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and is constructed so that it may be used without a permanent foundation. For floodplain management purposes, the term shall also include park trailers, travel trailers, recreational vehicles and other similar types of manufactured homes which are placed on a site for a period of time exceeding 180 consecutive days.

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

MOBILE HOME PAD OR STAND: That part of an individual mobile home lot which has been reserved for the placement of a mobile home and appurtenant structures and connections.

MOBILE HOME PARK: A parcel or contiguous parcels of land which has been so designated and improved that it contains two (2) or more mobile home lots for the placement thereon of mobile homes. For floodplain management purposes, the term shall also include facilities for the placement of two (2) or more park trailers, travel trailers, recreational vehicles, and other similar types of manufactured housing for a period of time exceeding 180 consecutive days.

MODIFICATION OF TELECOMMUNICATION FACILITIES: The addition, removal or change of any of the physical and visually discernable components or aspects of a wireless facility, such as antennas, cabling, radios, equipment shelters, landscaping, fencing, utility feeds, changing the color or materials of any visually discernable components, vehicular access, parking and/or upgrade or changeout of equipment for better or more modern equipment. Adding a new wireless carrier or service provider to a Telecommunications Tower and Telecommunications Site is a modification. A Modification shall not include the replacement of any components of a wireless facility where the replacement is identical to the component being replaced or for any matter that involve the normal repair and maintenance of a wireless facility without adding, removing or changing anything.

MOTEL: A building or structure arranged or used for sheltering, sleeping, and/or feeding of transient or overnight guests, where each unit has independent outside access and where provision may be made for limited cooking in individual rooms. For the purposes of this Chapter, a motel may also include a bar or lounge area.

MOTOR VEHICLE: For the purposes of this Chapter, a motor vehicle shall be defined to include automobiles, motorcycles, trucks, vans, motorized farm equipment or machinery, all-terrain vehicles, snowmobiles, or similar vehicles.

MUNICIPALITY: White Deer Township, Union County, PA.

MUNICIPAL WASTE: Garbage, refuse, industrial lunchroom or office waste and other material, including solid, liquid, semisolid, or contained gaseous material resulting from operation of residential, municipal, commercial or institutional establishments and from community activities; and sludge not meeting the definition of residual or hazardous waste as defined in the PA Solid Waste Management Act from a municipal, commercial, or institutional water supply treatment plant, waste water treatment plant or air pollution control facility. The term does not include source-separated recyclable materials.

MUNICIPAL WASTE LANDFILL: A facility using land for disposing of municipal waste. The facility includes land affected during the lifetime of operations including, but not limited to, areas where disposal or processing activities actually occur, support facilities, borrow areas, offices, equipment sheds, air and water pollution control and treatment systems, access roads, associated on-site and contiguous collection, transportation and storage facilities, closure and postclosure care and maintenance activities and other activities in which the natural land surface has been disturbed as a result of or incidental to operation of the facility. The term does not include a construction/demolition landfill or a facility for the land application of sewage sludge.

NEIGHBORHOOD RETAIL ACTIVITIES: Retail stores, shops, or establishments of a limited scale designed to provide service to a local neighborhood and oriented to pedestrian or limited vehicular traffic, including general stores, antique or gift shops, small-equipment repair facilities, personal service businesses or similar types of operations.

NEW CONSTRUCTION: The construction, reconstruction, renovation, repair, extension, expansion, alteration, location or relocation of a building (including mobile and manufactured homes), structure, and/or improvements (such as streets, utilities, etc.). For floodplain management purposes, the term shall pertain to structures for which the start of construction commenced on or after October 23, 1979, and includes any subsequent improvements thereto.

NIER: Non-Ionizing Electromagnetic Radiation.

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 no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use.

NONCONFORMING LOT: A lot which does not conform to the minimum width, depth, or other dimensional requirements specified for the district in which it is located, including those lots which existed prior to the effective date of the Chapter.

NONCONFORMING STRUCTURE: A structure or part of a structure not designed or built to comply with the use or extent of use provisions of this Chapter, including those structures which lawfully existed prior to the effective date of this Chapter or amendment. Such

nonconforming structures include, but shall not be limited to, nonconforming signs.

NONCONFORMING USE: A use of a building or land which does not comply with the applicable use regulations of this Chapter or amendment, including those uses which lawfully existed prior to the effective date of this Chapter.

NURSERY: Land and/or greenhouses used to raise flowers, shrubs, trees, and plants for sale.

NURSING HOME: A state-licensed institutional establishment which provides full-time convalescent or chronic nursing and/or medical care for individuals, usually the elderly. Such facilities shall not provide surgical, obstetrical or other services generally provided by a hospital.

OBSTRUCTION: Any wall, dam, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel rectification, culvert, building, wire, fence, stockpile, refuse, fill, structure or other matter in, along, across or projecting into any channel, watercourse or regulatory flood hazard area which may impeded, retard or change the direction of water, either in itself or by catching or collecting debris carried down-stream to the damage of life or property.

OFFICE: See PROFESSIONAL OFFICE.

ONE HUNDRED YEAR FLOOD: A flood that, on the average, is likely to occur once every one hundred (100) years (i.e. that has one (1) percent chance of occurring each year, although the flood may occur in any year).

ON-LOT. UNENCLOSED STORAGE: See STORAGE, ON-LOT UNENCLOSED.

OPEN SPACE: Space not occupied by a structure, open to the sky, and on the same lot with the building or structure.

- (1) Open Space. Public: Any land area set aside, dedicated, designated or reserved for public enjoyment.
- (2) Open Space. Common: Land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use and enjoyment of the residents of the development and which may include complementary structures and improvements as are necessary and appropriate, but shall not include streets, off-street parking areas, and areas set aside for public facilities or utilities.

OUTSIDE DISPLAY OR SALE: The display, accumulation, and/or sale of merchandise or products, authorized as accessory to an approved, principal use in a V, C or C & M District, which is located outside of the enclosed principal building(s) on the site.

PARKING AREA: An open area, other than a street or other public way, used for the parking of automobiles which is available to the public whether for a fee, free, or as an accommodation for clients or customers.

PARKING SPACE: An off-street area on a lot available for the parking of one (1) motor vehicle and having direct, useable access to a street or road. For the purposes of this Chapter, parking space shall include uncovered lot space located off of any right-of-way and/or enclosed garage space.

PARK OR PLAYGROUND: A public, semi-public or private park or park-type facility which provides for outdoor recreational enjoyment and activity, either for free or on a fee basis. Such facilities may include tennis or basketball courts, baseball or other athletic fields, swimming, hiking and picnic areas, and playgrounds and may also include buildings and accessory structures. Activities may be organized to include day camps, leagues or other groups or may be strictly independent. (See also RECREATION AREA.)

PEDESTRIAN ACCESSWAY: A walkway, sidewalk, path or similar accessway designated for use by pedestrians as a means of accessing a specific building, development, recreation site or open space area.

PERMITTED USE: A principal or accessory use allowed in a zoning district, subject to the applicable district regulations, and approved by the Zoning Officer. (See also USE.)

PERSON: An individual, partnership, public or private association or corporation, firm, trust, estate, municipality, governmental unit, public utility or any other legal entity whatsoever, which is recognized by law as the subject of rights and duties.

PERSONAL CARE HOME: A state-licensed institutional facility providing supervised care services, including meals and less than full-time skilled or intermediate nursing care, for individuals, usually the elderly.

PERSONAL SERVICE BUSINESS: For the purposes of this Chapter, a personal service business shall include but need not be limited to a barber or beauty shop, Laundromat or dry cleaning establishment, tailor or dress-making shop, music or art studio, upholstery or shoe repair facility, small appliance or equipment repair facility, or other establishment of a similar nature.

PERSONAL STORAGE WAREHOUSE: A warehousing facility where separate storage spaces of varying sizes are available for lease or rental to the general public, usually on a self-service basis. For the purposes of this Chapter, there shall be no residential occupancy of non commercial sales conducted from such storage areas.

PLANNING COMMISSION: The Planning Commission of White Deer Township, Union County, PA.

PRIMARY HIGHWAY SYSTEM: That portion of connected main highways located within the Commonwealth as officially designated by the State or U.S. Departments of Transportation.

PRINCIPAL SOLAR ENERGY SYSTEM: An area of land or other area used for a solar collection system principally used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use. Principal

solar energy systems consist of one (1) or more free-standing ground, or roof mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures. Referred to as "PSES."

(Ordinance No. 66, adopted September 22, 2020)

PRINCIPAL USE: See USE, PRINCIPAL.

PROFESSIONAL OFFICE: For the purposes of this Chapter, a professional office shall be defined as an office occupied by up to two (2) members of a recognized profession, including, but not limited to, a real estate or insurance agency, a medical or dental office, attorney's office, or similar activity. A professional office may be considered a home occupation when conducted from a residence, by a member of the resident family, and when the office is secondary to the residential use of the dwelling.

PUBLIC ENTERTAINMENT FACILITY: See ENTERTAINMENT FACILITY, PUBLIC.

PUBLIC HEARING: A formal meeting held pursuant to public notice by the Township Supervisors, Township Planning Commission, or Township Zoning Hearing Board, intended to inform and obtain public comment, prior to taking action in accordance with this Chapter.

PUBLIC MEETING: A forum held pursuant to notice under the Act of July 3, 1986 (P.L. 388, No. 84, or as may hereafter be amended) known as the Sunshine Act.

PUBLIC NOTICE: Notice published once each week for two (2) successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than 7 days from the date of the hearing.

RECREATIONAL VEHICLE: A vehicle which is (1) built on a single chassis; (2) not more than 400 square feet, measured at the largest horizontal projections; (3) designed to be self-propelled or permanently towable by a non-commercial truck; (4) not designed for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

RECREATIONAL VEHICLE PARK: Any site upon which two (2) or more recreational vehicles are, or intended to be located. (See also CAMPGROUND and RECREATION OR RESORT DEVELOPMENT, COMMERCIAL OR INSTITUTIONAL).

RECREATION AREA: An outdoor public, semi-public, or private facility intended to provide recreational enjoyment to or for its users, i.e. a park, playground, tot lot, or similar facility. (See also PARK OR PLAYGROUND.)

RECREATION DEVELOPMENT. COMMERCIAL OR INSTITUTIONAL: A commercial or institutional recreational facility, including a golf course, golf driving range, a miniature golf course, campground or recreational

vehicle park, ski area, church or service-club affiliated camp, a shooting or hunting preserve or sporting clays range, and similar recreational facilities with or without associated resort development. (See also RESORT DEVELOPMENT.)

REGULATORY FLOOD: The flood that has been selected to serve as the basis upon which the Floodplain Management provisions of this Chapter have been based; the 100 year flood.

REGULATORY FLOOD ELEVATION: The one hundred (100) year flood elevation plus a freeboard safety factor of one and one-half (1½) feet.

REPETITIVE LOSS: Flood related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damages occurred.

RESIDENTIAL CLUSTER DEVELOPMENT: See CLUSTER DEVELOPMENT, RESIDENTIAL.

RESIDUAL WASTE: Garbage, refuse, and other discarded material or other waste including solid, liquid, semi-solid or contained gaseous materials resulting from an industrial, mining or agricultural water supply treatment facility, waste water treatment facility or air pollution control facility, if it is not hazardous. The term does not include coal refuse as defined in the Coal Refuse Disposal Control Act nor treatment sludges from coal mine drainage treatment plants, disposal of which is being carried on under and in compliance with a valid permit issued under the Clean Streams Act.

RESIDUAL WASTE LANDFILL: A facility for disposing of residual waste. The term does not include a residual waste impoundment or a facility for the land application of residual waste. The term also does not include a facility at which municipal waste, other than industrial lunchroom or office waste generated by the operator, construction/demolition waste generated by the operator, or certain special handling waste, is disposed.

RESORT DEVELOPMENT: A group of buildings located on a lot, designed, arranged and used for the recreation, feeding, lodging, and/or education of members or non-members. Such facilities may also include the retail sale of related commodities and services.

RESTAURANT: A retail establishment where food and drink is prepared and served, primarily within the principal building. In some instances, the food and beverages are consumed on-site and in other cases, they are taken out. For the purposes of this Chapter, a restaurant may also include a bar or lounge area.

RETAIL BUSINESS ESTABLISHMENT: A place of business engaged in selling goods and merchandise to the general public for personal or household use and rendering services incidental to the sale of such goods.

RETAIL COMPLEX: For the purposes of this Chapter, a retail complex shall be defined as a group of three (3) or more commercial

establishments which have been planned, developed and managed as a unit, whether contained in one (1) building or in several buildings on the same tract of land. (See also SHOPPING CENTER.)

RETIREMENT VILLAGE: For the purposes of this Chapter, a retirement village shall be defined as a facility, establishment or development designed to meet the needs of, and exclusively for, senior citizens.

RIDING ACADEMY: An establishment where horses are kept for riding, jumping or showing for compensation or incidental to the operation of any club, association or similar group.

ROADSIDE STAND: A temporary or permanent booth, stand or shelter located along a roadway (but off of the road right-of-way) from which farm, nursery or greenhouse products are offered for sale to the general public. For the purposes of this Chapter, a temporary roadside stand shall be defined as a facility which is situated on a site only for the growing season.

ROOF: The outside cover of a building or structure other than its walls, including all of the materials and construction necessary to maintain the cover upon its walls or other support.

ROOMING HOME: See BOARDING OR ROOMING HOME.

SATELLITE DISH: For the purposes of this Chapter, a satellite dish antenna shall be defined as an accessory structure capable of receiving radio or television signals from a transmitter or transmitter relay located in planetary orbit.

SAWMILL: A building or business establishment equipped with machinery for cutting lumber into boards.

SCHOOL: An establishment or facility, or part thereof, which is designed, constructed, or used for public or private education or instruction in any branch of knowledge. For the purposes of this Chapter, such facilities shall not include halfway homes or training facilities for delinquents, offenders, or other adjudicated individuals, nor other detentional or retentional facilities providing residential or "live-in" services. (See also CORRECTIONAL INSTITUTION and INSTITUTIONAL RESIDENCE.)

SCREEN PLANTING: The provision of a barrier to visibility, glare and noise between adjacent properties made of plant materials, such as trees or shrubs which will be of such species that will produce the desired visual screen. Such plantings shall however adhere to the requirements of this Chapter and shall be broken at points of vehicular or pedestrian access or utility easements.

SEASONAL ZONING PERMIT: A Zoning Permit issued seasonally and/or annually by the Zoning Officer which authorizes the temporary placement of a recreational vehicle or camping unit on an individual lot, or the placement of a camping unit in a campground which is situated in any designated floodplain in White Deer Township.

SEASONAL FACILITY: For the purposes of this Chapter, a seasonal facility shall be defined as a recreational vehicle, camper, travel

trailer, motor home, or similar unit placed on a lot and used on a temporary basis.

SERVER FARM - Three (3) or more interconnected computers housed together in a single facility whose primary function is to perform data processing functions.

(Ordinance No. 82, adopted December 16, 2025)

SEWAGE FACILITY: A system of sewage collection, conveyance, treatment and disposal which will prevent the discharge of untreated or inadequately treated sewage or other waste into waters of the Commonwealth or otherwise provide for the safe and sanitary treatment and disposal of sewage or other wastes.

SEWAGE SYSTEM. COMMUNITY: A sewage facility, whether publicly or privately owned, for the collection of sewage from two (2) or more equivalent dwelling units and the treatment or disposal, or both, of the sewage on one (1) or more of the lots or at another site.

SEWAGE SYSTEM. INDIVIDUAL: A sewage facility, whether publicly or privately owned, located on a single lot and serving one (1) equivalent dwelling unit and collecting, treating, and disposing of sewage in whole or in part into the soil or into waters of the Commonwealth or by means of conveyance of retaining tank wastes to another site for final disposal.

SHOPPING CENTER: For the purposes of this Chapter, a shopping center shall be defined as a group of three (3) or more commercial establishments, planned, developed, owned and managed as a unit and related in location, size and type of shops to the trade area that the unit serves; it provides on-site parking in definite relationship to the types and sizes of stores. This definition shall also include the term "shopping mall". (See also RETAIL COMPLEX.)

SIGHT DISTANCE: 1) The length of street, measured along the centerline, which is continuously visible from any point four (4) feet above the centerline; 2) That area of unobstructed vision at street intersections formed by lines of sight between points which are a specified distance from the intersection of the street centerlines; 3) The amount of distance required to be provided at a street or driveway intersection which is considered adequate for a driver to be able to see in order to proceed in a safe manner.

SIGN: Any device, structure or object used for visual communication that is used for the purpose of bringing the subject thereof to the attention of others, but not including any flag, badge, or insignia of any government.

SIGN, TEMPORARY: Promotional flags or pennants, temporary portable signs, temporary business identification signs, political signs or other special promotional or advertising devices or banners, or temporary event signs intended to be erected for a limited period of time to call attention to a legally permissible special event.

(Ordinance No. 67, adopted September 22, 2020)

SIGN AREA: The entire face of a single side of a sign, including all advertising surface and any framing, trim, molding, or border area, but excluding any supporting framework or bracing.

SIGN HEIGHT: The vertical distance measured from the highest point of the sign, excluding decorative embellishments, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less.

SLAUGHTER HOUSE: A building or structure where animals are butchered. Such a facility may be associated with an animal husbandry operation or may be an independent, principal use in an Agricultural District.

SLOPE: 1) The face of an embankment or cut section; 2) The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees; i.e. a ratio determined by dividing the vertical distance between two points (change in elevation) by the horizontal distance measured between the same two points.

SOLAR EASEMENT: A solar easement means a right, expressed as an easement, restriction, covenant, or condition contained in any deed, contract, or other written instrument executed by or on behalf of any landowner for the purpose of assuring adequate access to direct sunlight for solar energy systems.

(Ordinance No. 66, adopted September 22, 2020)

SOLAR ENERGY: Radiant energy (direct, diffuse and/or reflective) received from the sun.

(Ordinance No. 66, adopted September 22, 2020)

SOLAR PANEL: That part or portion of a solar energy system containing one or more receptive cells or modules, the purpose of which is to convert solar energy for use in space heating or cooling, for water heating and/or for electricity.

(Ordinance No. 66, adopted September 22, 2020)

SOLAR RELATED EQUIPMENT: Items including a solar photovoltaic cell, module, panel, or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing and possibly foundations or other structures used for or intended to be used for collection of solar energy.

(Ordinance No. 66, adopted September 22, 2020)

SOLAR ARRAY: A grouping of multiple solar modules with purpose of harvesting solar energy.

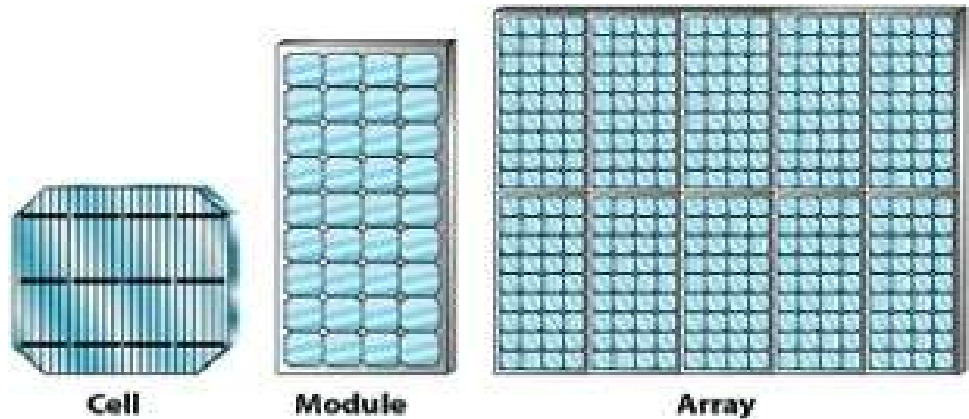
(Ordinance No. 66, adopted September 22, 2020)

SOLAR CELL: The smallest basic solar electric device that generates electricity when exposed to light.

(Ordinance No. 66, adopted September 22, 2020)

SOLAR MODULE: A grouping of solar cells with the purpose of harvesting solar energy.

(Ordinance No. 66, adopted September 22, 2020)



SOLID WASTE: Any waste, including but not limited to, municipal, residual or hazardous wastes, including solid, liquid, semi-solid or contained gaseous materials. (See also HAZARDOUS MATERIALS, MUNICIPAL WASTE and RESIDUAL WASTE.)

SPECIAL EXCEPTION USE: A use permitted in certain zoning districts as provided for in the District Regulations, which must be approved by the Zoning Hearing Board as set forth in this Chapter. Special exception approval may not be granted for uses other than those expressly listed in the District Regulations.

SPECIAL PERMIT: A special approval needed for specific types of development being proposed to be located in any portion of the designated floodplain.

SPECIFIED ANATOMICAL AREAS: For the purposes of this Chapter, such activities shall include less than completely and opaquely covered: human genitals; pubic region; buttock; female breast below a point immediately above the top of the areola; and human male genitals in a discernibly turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES: For the purposes of this Chapter, such activities shall include sexual stimulation or arousal of human genitals; acts of human masturbation, oral sex, sexual intercourse or sodomy; and/or fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.

STABLE: A building in which one or more horses are boarded, whether or not for compensation, hire or sale, not including the boarding of horses for personal use.

STORAGE: A place or space for storing goods, articles of personal property, materials, equipment, etc.

STORAGE FACILITIES. ENCLOSED: See WAREHOUSING FACILITIES.

STORAGE. ON-LOT UNENCLOSED: For the purposes of this Chapter, on-lot unenclosed storage shall be defined as the accessory storage of

personal property, materials, products, equipment or other items on a lot occupied by the owner of the item(s).

STORAGE TRAILER. ACCESSORY: For the purposes of this Chapter, an accessory storage trailer shall be defined as that part of a tractor trailer truck which is pulled by the tractor, but which has been detached from the tractor, placed on a lot with a principal use, and is being used for storage, as an accessory use.

STREET: Any thoroughfare, whether public or private, located in whole or in part within White Deer Township, excluding alleys. The word "road" may be used interchangeably with the word "street".

STREET LINE: The dividing line between the street right-of-way and the lot.

STRUCTURE: Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land, including buildings, sheds, telecommunications towers, fences and signs, but excluding poles, playground equipment, dog houses, mailboxes, lawn ornaments and other similar objects. For floodplain management purposes, the term shall also include a gas or liquid storage tank, that is principally above ground, as well as a mobile or manufactured home.

- (1) Structure. Accessory: A structure detached from a principal structure located on the same lot and customarily incidental and subordinate to the principal building, structure or use.
- (2) Structure. Principal: The main or primary structure on a given lot.

STUDIO: A place where a musician or artist does his work.

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

SUBSTANTIAL ADDITIONS TO MANUFACTURED HOME PARKS: Any repair, reconstruction, or improvement of an existing manufactured home park or manufactured home subdivision, where such repair, reconstruction, or improvement of the streets, utilities, and pads will equal or exceed 50% of the value of the streets, utilities, and pads before the repair, reconstruction, or improvements started.

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 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 50% of the market value of the structure either: a) before the improvement or repair or b) if the structure has been damaged and is being restored, before the damage occurred. The term also includes structures which have incurred substantial damage regardless of the actual work performed. 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 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 an historic structure, provided that the alteration will not preclude the structure's continued designation as an historic structure.

SUPERMARKET: See GROCERY STORE.

SUPERVISORS OR TOWNSHIP SUPERVISORS: The Board of Supervisors of White Deer Township, Union County, PA; the elected governing body of the municipality.

SURFACE MINING OPERATION: The extraction of minerals from the earth or from waste or stock piles or from pits or banks by removing the strata or material which overlies or is above or between them from the surface, including but not limited to strip, drift, and auger mining, dredging, quarrying, leaching and activities related thereto, but not including those mining operations conducted beneath the surface by means of shafts, tunnels or other underground mine openings. For the purposes of this Chapter, such operations shall not include: 1) the extraction of minerals (other than anthracite and bituminous coal) by a landowner for his own non-commercial use from land owned or leased by him, nor 2) the extraction of sand, gravel, rock, stone, earth or fill from borrow pits for highway construction, so long as such work is performed under a bond, contract and specifications which substantially provide for and require reclamation of the affected areas. (See also MINERAL EXTRACTION OPERATION.)

SWIMMING POOL: A body of water in an artificial container, whether located in or above the ground, having a depth at any point of more than two (2) feet or a surface area of more than 250 square feet, used or intended to be used for swimming by children and/or adults. Such pools may be private, public or semi-public in nature.

TAVERN: An establishment used primarily for the serving of liquor or alcohol by the drink to the general public and where food or packaged liquors may be served or sold only as accessory to the principal use.

TELECOMMUNICATIONS: The transmission and/or reception of audio, video, data, and other information by wire, radio frequency, light and other electronic or electromagnetic systems.

TELECOMMUNICATIONS STRUCTURE: A structure used in providing the services described in the definition of "Wireless Telecommunications Facilities".

TEMPORARY ZONING PERMIT: A Zoning Permit authorized by the Zoning Officer for a non-permanent building, structure or use where such structure or use is deemed to be beneficial to the public health or general welfare or necessary to promote the proper development of the Township, or for temporary accessory uses.

TEMPORARY STRUCTURE: A non-permanent structure or building which is located on a lot in the Township for a specified duration. Some temporary structures may be only permitted for short periods of time, while others may be authorized for as much as six (6) months in any given year.

TEMPORARY USE: A short-term use or special activity which occurs in the Township, including but not limited to carnivals, circuses, open-air cultural, religious or sporting events. Although such a use may be held periodically, in order to retain its temporary status, it may not be an on-going operation or use.

TIMBER HARVESTING ACTIVITIES: The cutting or removal of trees for commercial purposes by either a commercial logging firm or an individual. For the purposes of this Chapter, the harvesting of timber for personal use shall not be considered a timber harvesting operation. (See also FORESTRY.)

TREE FARM: Land used for the purpose of growing trees for sale.

UNIFORM CONSTRUCTION CODE (UCC): The statewide building code adopted by The Pennsylvania General Assembly in 1999 applicable to new construction in all municipalities whether administered by the municipality, a third party or the Department of Labor and Industry. Applicable to residential and commercial buildings, The Code adopted The International Residential Code (IRC) and the International Building Code (IBC), by reference, as the construction standard applicable with the Commonwealth floodplain construction. For coordination purposes, references to the above are made specifically to various sections of the IRC and the IBC.

USE: The specific purpose or activity for which land or a building is designed, arranged, intended or for which it is or may be occupied or maintained.

- (1) Use. Accessory: A use subordinate to the principal use of a building, structure, or land located on the same lot and serving a purpose customarily incidental to the principal use. If no principal use exists on a lot with a lawful accessory use, then such accessory use shall be considered a principal use.
- (2) Use. Principal: The primary purpose for which a lot is occupied or utilized.

UTILITY SUPPLY FACILITIES: Facilities, buildings and/or structures constructed and maintained by public utility companies, municipal or governmental agencies, or public service corporations, which are necessary for the provision of utility services to the general public. Such facilities shall include, but need not be limited to, electrical substations, water or sewage treatment plants, reservoirs, pump stations, or other similar facilities. For the purposes of this

Chapter however, utility supply facilities shall not include commercial communications transmitting and receiving facilities. (See also COMMUNICATIONS TRANSMITTING AND/OR RECEIVING FACILITIES.)

VARIANCE: A modification of the provisions of this Chapter which the Zoning Hearing Board is permitted to grant when strict enforcement would cause undue hardship owing to circumstances unique to the individual property on which the variance is sought.

VETERINARY CLINIC: See CLINIC, VETERINARY.

VETERINARY HOSPITAL: An establishment where animals are given medical or surgical treatment and may be boarded for short-term care incidental to their treatment.

WALL: A vertical architectural structure that serves to define and divide space, especially the sides of a building that connect the foundation to the roof.

WAREHOUSING FACILITY: A building used primarily for the storage of goods and materials, including facilities handling freight for a specific commercial or industrial operation and those facilities available to the general public. (See also PERSONAL STORAGE WAREHOUSE.)

WATER FACILITY: Any water works, water supply works, water distribution system or part thereof designed, intended or constructed to provide or distribute potable water.

WATER SYSTEM: A water facility providing potable water to individual lots or the public for human consumption.

- (1) Water System. Non-Public: All water systems which are not public water systems.
- (2) Water System. Off-Lot: An approved system in which potable water is supplied to a dwelling or other building from a central water source which is not located on the lot with the dwelling or building.
- (3) Water System. On-Lot: A well or other approved system designed to provide potable water to a dwelling or other building located on the same lot as the source.
- (5) Water System. Public: A water system as defined by the PA Department of Environmental Protection which has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days out of the year.

WETLANDS: Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas. The term includes, but is not limited to, wetland areas listed in the State Water Plan, the United States Forest Service Wetlands Inventory of PA, the PA Coastal Zone Management Plan, the United States Fish and Wildlife National

Wetland Inventory and a wetland area designated by a river basin commission.

WIRELESS TELECOMMUNICATIONS FACILITIES OR TELECOMMUNICATION

FACILITIES: A structure, facility or location designed, or intended to be used as, or used to support, Antennas or other transmitting or receiving devices. This includes without limit, towers of all types and kinds and structures that employ camouflage technology, including, but not limited to structures such as a multi-story building, church steeple, silo, water tower, sign or other structures that can be used to mitigate the visual impact of an Antenna or the functional equivalent of such, including all related facilities such as cabling, equipment shelters and other structures associated with the site. It is a structure and facility intended for transmitting and/or receiving radio, television, cellular, paging 911, personal Telecommunications services, commercial satellite services, microwave services, and services not licensed by the FCC, but not expressly exempt from the Municipality's siting, building and permitting authority, those used exclusively for the Municipality's fire and police or exclusively for private, non-commercial radio and television reception and private citizen's bands, amateur radio and other similar non-commercial Telecommunications where the height of the facility is below the height limits set forth in this Chapter.

YARD: An open space which lies on the same lot with a building or structure, unoccupied and unobstructed from the ground upward.

- (1) Yard. Front: An open space extending the full width of the lot between the principal building or structure and the street right-of-way line or front lot line, unoccupied and unobstructed from the ground upward.
- (2) Yard. Rear: An open space extending the full width of the lot between the principal building or structure and the rear lot line, unoccupied and unobstructed from the ground upward.
- (3) Yard. Side: An open space extending from the front yard to the rear yard between the principal building or structure and the side lot line, unoccupied and unobstructed from the ground upward.
- (4) Yard. Required: The minimum area or open space required by this Chapter to be provided between any front, side or rear lot line and a principal or accessory building(s) or structure(s) on the lot.

ZONING HEARING BOARD: The Zoning Hearing Board of White Deer Township, Union County, PA; appointed by the Township Supervisors.

ZONING MAP: The official Zoning Map of White Deer Township, Union County, PA, together with all notations, references and amendments which may subsequently be adopted. Said map is a part of this Chapter.

ZONING OFFICER: The administrative officer duly appointed by the Township Supervisors and charged with the duty of enforcing the

provisions of this Chapter, the White Deer Township Zoning Ordinance.

ZONING PERMIT: 1) The permit required by this Chapter for the construction, alteration, or change of use of any building or structure; 2) The permit issued by the Zoning Officer which states that the purpose for which a building or land is to be used is in conformity with the uses permitted and all other requirements of this Chapter for the district in which it is to be located. (See also SEASONAL ZONING PERMIT and TEMPORARY ZONING PERMIT.)

(Ordinance No. 19, adopted September 25, 2007)

(Ordinance No. 99-1, adopted July 20, 1999)