ARTICLE II

DEFINITIONS

SECTION 200 GENERAL INTERPRETATIONS

All words used in this Ordinance shall carry the customary dictionary definitions as provided in the most recent edition of Webster's Collegiate Dictionary, except where specifically defined herein. Words used in the present tense shall include the future. The singular number shall include the plural, and the plural the singular. The word "shall" is always mandatory and not permissive; the word "may" is permissive. The words "used" or "occupied," as applied to any land or structures, shall be construed to include the words "intended, arranged or designed to be used or occupied." The word "person" shall include the individual, corporation, partnership, incorporated association, unincorporated association, limited liability company, or any other entity. Words in the masculine gender shall include the feminine gender. The words "includes" and "including" shall not limit the defined term to the specific examples, but are intended to extend the terms meaning to other instances of like kind and character.

SECTION 201 PARTICULAR MEANINGS

The following words and phrases shall have the particular meaning specified in the purpose of interpreting this Ordinance:

ACCESS: A means of providing vehicular or pedestrian entrance to a property.

ACCESSORY AGRICULTURAL BUILDING: An accessory structure that is customarily incidental to the permitted agricultural use or principal building, including but not limited to, livestock barns, grain silos, and tool sheds. This land use classification excludes "commercial stables."

ACCESSORY DWELLING UNIT: A separate and accessory living space detached from the primary dwelling. Accessory dwelling units include living, sleeping, kitchen, and bathroom facilities that are accessed from a lockable entrance door separate from the primary dwelling entrance. An accessory dwelling typically serves as a mother-in-law suite and is occupied by a relative of the occupant of the principal structure or use on the lot or site.

ACCESSORY SOLAR ENERGY SYSTEM (ASES): An area of land, or other area, used for a solar collection system used to capture solar energy, convert it to electrical energy or thermal power, and supply electrical or thermal power primarily for personal on-site consumption and not for regeneration to another party. An accessory solar energy system consists of one (1) or more free-standing ground, or roof-mounted solar energy arrays or modules, or solar-related equipment and is intended to primarily

reduce on-site consumption of utility power or fuels. An accessory solar energy system is an accessory use and must be subordinate to the principal use on the property.

ACCESSORY USE OR STRUCTURE: A use or structure, located on the same lot with the principal use or structure, that is subordinate and incidental to the principal structure or use of the property and which may occupy a separate structure and/or area on or in the ground, including, but not limited to storage sheds, garages, swimming pools, decks, fences, patios and similar structures.

ADAPTIVE REUSE: Applies to structures not initially designed for permanent residential use and former public, semipublic, and other large buildings (including schools, churches, armories, and other civic structures) situate within any zoning district within the Township with the express purpose of encouraging the adaptive and flexible reuse of such buildings.

ADJACENT PROPERTY: Property contiguous with the boundaries of any side of the subject property.

ADULT ARCADE: Any place where the public is permitted or invited wherein coin-operated or electronically or mechanically controlled still or motion picture machines, projectors, computers, or other image producing devices are maintained to show images to five (5) or fewer persons per machine at any one time, and where the images displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas, as defined herein.

ADULT BOOKSTORE, ADULT NOVELTY STORE OR ADULT VIDEO STORE: An establishment having a substantial or significant portion of its stock in trade, including but not limited to, video cassettes, movies, books, magazine and other periodicals which are distinguished or characterized by their emphasis on matters depicting, describing or relating to sexual conduct or nudity, as defined by this Ordinance, or an establishment with a segment or section devoted to the sale or display of such material.

ADULT BUSINESS: An adult arcade, adult bookstore, adult live theater, adult mini-motion picture theater, adult motion picture theater, adult motel or a nightclub featuring adult entertainment, as defined herein.

ADULT CABARET: A nightclub, bar, restaurant, or other commercial establishment which regularly features:

- Live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities.
- Films, motion pictures, video cassettes, DVDs, slides, or other photographic reproductions or visual presentations or computer usage of any other kind which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.

ADULT ENTERTAINMENT: Movies which are rated "X" by the Motion Picture Association (MPA), videos, still or motion pictures, photographs, slides, films or other visual representations, books, magazines or other printed material or live dramatic, musical or dance performances which are sexually explicit or depict nudity or sexual conduct, as defined herein.

ADULT LIVE THEATER: Any commercial establishment which features live shows for public viewing in which all, or some, of the performers are displaying nudity or engaging in sexual conduct, as defined herein.

ADULT MINI-MOTION PICTURE THEATER: An enclosed building with a capacity for accommodating less than fifty (50) persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to sexual conduct or nudity, as defined herein.

ADULT MOTION PICTURE THEATER: An enclosed building with a capacity for accommodating fifty (50) or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual conduct or nudity, as defined herein.

ADULT MOTEL: A hotel or motel presenting adult motion pictures by means of closed-circuit television, the material being presented having as a dominant theme or presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to sexual conduct or nudity, as defined herein.

AFTER HOURS CLUB: A use that permits the consumption of alcoholic beverages by five (5) or more unrelated persons between the hours of 2 a.m. and 6 a.m., prevailing time, and involves some form of monetary compensation paid by such persons for the alcohol or use of the premises.

AGRICULTURAL OPERATIONS: An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products, or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry. All commercial agricultural operations and structures are considered a principal use. See also ANIMAL PRODUCTION.

AGRICULTURAL OPERATIONS, ACCESSORY: The non-commercial production of crops, livestock, livestock products, or commodities that is an accessory use to a permitted residential dwelling. The keeping of livestock for commercial purposes or animal production shall be considered an agricultural operation. See also STABLE, PRIVATE and STABLE, COMMERCIAL.

AGRICULTURE: The science and art of farming, the work of cultivating the soil, producing crops and livestock.

AIRPORT: Any area of land or water, whether public or private ownership, designed and set aside for the landing and taking off of aircraft including all contiguous property that is held or used for airport purposes. This classification includes airport maintenance facilities and airport terminals.

AIRPORT CONTROL TOWER: A tower at an airfield from which air traffic is controlled by radio and observed physically and by radar.

AISLE: A paved area of a minimum width specified by this Ordinance that provides direct access to one (1) or two (2) rows of parking spaces and connects those parking spaces with the driveways that provide circulation through a parking area.

ALLEY: A passage of way open to public travel which affords generally a secondary means of vehicular access to abutting lots and is not intended for general traffic circulation.

ALTERATIONS: As applied to a building or structure, a change or rearrangement in the structural parts or in the exit facilities, or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location to another, or any change in use from that of one zoning district classification to another.

AMBIENT NOISE LEVEL: The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources at the location, constituting the normal or existing level of environment noise at a given location without extreme atmospheric conditions such as wind greater than three (3) meters per second or precipitation and then adjusting the noise level to eliminate any noise associated with existing developments or facilities.

AMBULANCE STATION: An ambulance station is a structure or other area set aside for storage of ambulance vehicles, medical equipment, personal protective equipment, and other medical supplies. Most stations are made up of garage bays or a parking area, normally undercover.

AMENDMENT: See ZONING AMENDMENT.

AMPHITHEATER: An oval or round structure having tiers of seats rising gradually outward from a central open space or arena. An amphitheater is provided for as a principal or accessory use.

AMUSEMENT ARCADE: An amusement arcade is provided for as a principal or accessory use. If an accessory use, any establishment where two (2) or fewer amusement devices are located. If a principal use, any establishment where three (3) or

more amusement devices are located. Amusement arcades shall not allow four (4) or more amusement activities, i.e. games, on one screen.

AMUSEMENT DEVICE: Any mechanical, electrical or electromechanical device, machine or apparatus whatsoever for the playing of games and amusements, which devices or apparatus are commonly known as "pinball machines," "video games," and "jukeboxes," or upon which games are played, or any device on which music is played after the insertion therein of a coin or other disc, slug, or token, or for which fees are paid to an attendant.

AMUSEMENT PARK: An establishment developed primarily for entertainment purposes and offering rides and exhibitions for a fee.

ANIMAL CEMETERY: Any site containing at least one (1) burial plot, marked or previously marked, dedicated to and used or intended to be used for the permanent burial of animals.

ANIMAL DAY CARE: A facility that cares for domestic animals for less than twelve (12) consecutive hours in the absence of the pet owner or a facility that provides training for domestic animals with or without the facility owner receiving compensation for such services. Animal day cares do not include medical or surgical treatment or overnight boarding facilities. See also KENNEL.

ANIMAL GROOMER: A retail facility that provides bathing and trimming services for small animals on a commercial basis. Animal groomers do not include medical or surgical treatment or overnight boarding facilities. See also KENNEL.

ANIMAL HOSPITALS AND VETERINARIAN SERVICES: An establishment for the medical or surgical treatment of animals, including the boarding of hospitalized animals.

ANIMAL SHELTER: Any building or other structure which is used to enclose and provide protection for livestock or domestic pets.

ANIMAL PRODUCTION: The slaughtering, processing or marketing of animals for a commercial use. See also AGRICULTURAL OPERATION.

ANSI: The American National Standards Institute.

ANTENNA: Any system of wires, rods, discs, panels, flat panels, dishes, whips, or other similar devices used for the transmission or reception of wireless signals. An antenna may include an omnidirectional antenna (rod), directional antenna (panel), parabolic antenna (disc) or any other wireless antenna. An antenna shall not include tower-based wireless communications facilities as defined in this Ordinance.

APA 87-1: The American Pyrotechnics Association Standard 87-1, Standard for Construction and Approval for Transportation of Fireworks, Novelties, and Theatrical Pyrotechnics, 2001 edition, or any subsequent edition.

APARTMENT: A multi-family dwelling. See DWELLING TYPES.

APPLICANT: A landowner or developer, as hereinafter defined, who has filed an application for development including his/her heirs, successors, and assigns.

APPLICATION FOR DEVELOPMENT: Every application, whether preliminary, tentative, or final, required to be filed and approved prior to start of construction or development including but not limited to an application for a building permit, for the approval of a subdivision plat or plan, or for the approval of a development plan.

APPURTENANCE: Exterior architectural features that are visible., functional, or ornamental objects attached to a structure or building.

AQUARIUM/ZOO: An establishment that maintains a collection of wild animals, typically in a park, garden, or a transparent tank of water for display to the public.

ARCHITECT: An architect registered by the Commonwealth of Pennsylvania. See REGISTERED PROFESSIONAL.

ARCHITECTURAL EASEMENT: An area of a property within a required front yard where a porch or deck can be built so long as it is not intended for occupancy.

ARCHITECTURAL FOOTPRINT: The entire area of ground covered by the permitted structure including, but not limited to, covered porches and breezeways. The architectural footprint is exclusive of patios, decks, and exterior walkways.

ART GALLERY: A structure, or part thereof, devoted to the exhibition of visual works of fine art. Art galleries generally include accessory services, such as sale or purchase of displayed works, custom framing or encasement of art works and services related to art appraisal, display, preservation, or restoration.

ARTS & CRAFT STUDIO: A use involving the creation, display, and sale of arts and crafts, such as paintings, sculpture, and fabric crafts. The creation of arts and crafts may also be permitted within a home occupation, provided the requirements for such use are met.

AUTHORITY: A body politic and corporate created pursuant to the act of May 2, 1945 (P.L.382, No.164), known as the "Municipality Authorities Act of 1945."

ARTERIAL STREET: A public street which serves large volumes of high speed and long distance traffic. Streets classified as arterial in the Township for the purposes of

interpreting this Ordinance are: U.S. Route 422, U.S. Route 422 By-Pass and PA Route 65.

ASPHALT/CONCRETE PLANT: A plant where asphalt or concrete is mixed for distribution, typically for use off-site.

ASSEMBLY HALL: A room, hall or building used for lectures, meetings and gatherings, other than a religious convocation.

ASSISTED LIVING FACILITY: Any premises in which food, shelter, assisted living services, assistance or supervision, and supplemental health care services are provided for a period exceeding twenty-four (24) hours for four (4) or more adults who are not relatives of the operator, who require assistance or supervision in matters such as dressing, bathing, diet, financial management, evacuation from the residence in the event of an emergency, or medication prescribed for self-administration.

AUDITORIUM: A large building or hall used for public gathering, typically speeches or stage performance.

AUTOMOBILE GRAVEYARD: See JUNK/SALVAGE YARD.

AUTOMOBILE RENTAL: See VEHICLE RENTAL, SALES AND SERVICE.

AUTOMOBILE REPAIR AND SERVICE: See SERVICE STATION, AUTOMOBILE.

BAKERY, RETAIL: A retail store which sells baked goods to businesses and the general public which may involve onsite processing of the goods offered for sale on the premises, and which may include onsite processing of goods for delivery to other retail or wholesale outlets, as an accessory use.

BAR OR TAVERN: A business, licensed by the Pennsylvania Liquor Control Board (PLCB), which sells alcoholic beverages for consumption on the premises as the principal use and which may offer food for consumption on the premises as an accessory use.

BARN: A principal or accessory structure used for the shelter of livestock raised on the premises, the storage of agricultural products produced or consumed on the premises, or the storage and maintenance of farm equipment and agricultural supplies used for the agricultural operations on the premises. As an accessory use, a barn shall be considered an accessory agricultural building. See also ACCESSORY AGRICULTURAL BUILDINGS.

BASEMENT: That portion of a building having at least one-half (1/2) of its height above the average grade of the adjoining ground.

BED AND BREAKFAST INN: A dwelling which is the principal residence of the operator where no more than four (4) sleeping rooms are offered to transient overnight guests for compensation and where the only meal served and included with the overnight accommodations is breakfast.

BEVERAGE DISTRIBUTOR: A distributor is any operation which engages in the sale of beverages in beverage containers which are not for consumption on the premises. This land use typically includes the sale of alcoholic beverages in quantities as prescribed by the Pennsylvania Liquor Control Board (PLCB). This definition includes any manufacturer who engages in these sales.

BILLBOARD: Any off-premises sign with a changeable advertising face which advertises an establishment person, activity, product or service which is unrelated to or not available on the premises on which the sign is located.

BOARD: Any body granted jurisdiction under a land use ordinance or by the Municipal Planning Code to render final adjudications.

BOARD OF SUPERVISORS: The Board of Supervisors of the Township of Shenango, Lawrence County, Pennsylvania.

BOARDING HOUSE: A building other than a hotel, motel, short-term rental, or bed and breakfast where lodging is provided for compensation.

BOARDING STABLE: The keeping of horses and ponies owned by other persons other than the owner of the stable, or rental of horses owned by the owner of the stable for a fee or other form of compensation, which may include training of horses, riding lessons and riding facilities.

BREWERY: An establishment, licensed by the Pennsylvania Liquor Control Board (PLCB), for brewing large quantities of beer or other malt liquors for wholesale distribution. This land use does not provide for retail sales and/or consumption of alcoholic beverages on the premises. See also MICRO-BREWERY.

BROADCAST AND RELAY TOWER: A freestanding support structure, attached antenna, and related equipment intended for transmitting, receiving, or re-transmitting commercial television, radio, telephone, cellular, or other telecommunication services.

BUFFER AREA: A landscaped area of a certain depth specified by this Ordinance which shall be planted and maintained in trees, grass, ground cover, shrubs, bushes or other natural landscaping material and shall consist of a mix of types and sizes of plant material which, within three (3) years of planting, meets the standard of providing a compact year-round visual screen at least six (6) feet in height or an existing natural barrier, such as vegetation and/or topography, which duplicates the effect of the required buffer area.

BUILDING: Any structure having enclosing walls and roofs and having a permanent location on the land. See also COMPLETELY ENCLOSED BUILDING.

BUILDING CODE: The Unified Construction Code of Pennsylvania as adopted by the Shenango Township Board of Supervisors and periodically updated.

BUILDING FACADE: That portion of any exterior elevation on the building extending from finished grade to top of the parapet, wall, or eaves and the entire width of the building elevation.

BUILDING FRONT: The wall of the building where the principal entrance is located, usually fronting on a public street.

BUILDING HEIGHT: The vertical distance measured from the average elevation of the finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck lines of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs.

BUILDING LINE, FRONT: A line parallel to or concentric with the front lot line, the minimum measurement of which is the front yard depth required by this Ordinance.

BUILDING PERMIT: A permit for activities regulated by the Township Building Code, including construction, alteration, repair, demolition, or an addition to a structure.

BUILDING SPACING: The minimum distance between two (2) buildings on the same lot, measured from the outermost wall or projection, excluding bay windows, chimneys, flues, columns, ornamental features, cornices and gutters that project beyond the wall of the building no more than two (2) feet.

BUS OR TRUCK MAINTENANCE FACILITY: A building or set of buildings that are designed for the maintenance of buses and trucks. Buses and/or trucks within this category include vehicles that have a Gross Vehicle Weight Rating greater than 8,500 pounds and less than 33,000 pounds. Related land use classifications include; Automobile Repair and Service, Commercial Motor Vehicle Repair, and Heavy Equipment Repair. See also SUPPLY YARDS with regards to equipment sales.

BUS TERMINAL: A terminal that serves bus passengers.

BUSINESS SERVICES: Establishments engaged in providing services to business offices on a fee or contract basis, including, but not limited to, advertising and public relations; management and consulting services; employment services; building security and maintenance services; equipment servicing, rental/leasing and sales; computer and data processing services; mailing, photocopying, quick printing and fax services; sale of office supplies; and similar business services; but not including the rental, sale or repair of vehicles or heavy equipment.

BUSINESS OR PROFESSIONAL OFFICES: Any office of recognized professions such as certified public accountants, doctors, lawyers, architects, engineers, real estate brokers, insurance agents and others who, through training, are qualified to perform services of a professional nature and other offices used primarily for accounting, corresponding, research, editing or other administrative functions, but not including banks or other financial institutions.

CAMPGROUND: A seasonal recreational facility which offers spaces for rent of overnight occupancy by campers utilizing tents or recreational vehicles that includes sanitary facilities for the use of the campers and that may include other common recreational facilities for the use of the campers.

CARTWAY: That portion of a street or alley intended for vehicular use.

CAR WASH: A facility, whether automatic, semi-automatic or manual, for washing and polishing vehicles.

CAR WASH TYPES:

AUTOMOBILE DETAIL: Any building, premises, or land in which or upon which a business or individual performs or renders a service involving the detailing and servicing of an automobile or other motor vehicle. Detailing and servicing shall include any cleaning, buffing, striping, glass replacement, and audio installation or repair. Automobile detail shall not include any service defined as "Automobile Repair."

CAR WASH, AUTOMATIC: A structure where chains, conveyors, blowers, steam cleaners, or other mechanical devices are used for the purpose of washing motor vehicles and where the operation is generally performed by an attendant, this includes laser car washes.

CAR WASH, SELF-SERVICE: A structure where washing, drying, and polishing of vehicles is generally on a self-service basis without the use of chains, conveyors, blowers, steam cleaning, or other mechanical devices.

CARE FACILITIES AND ELDERLY HOUSING: An establishment that contains dwelling units, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes based on age and/or resident needs.

CARPORT: A structure to house or protect motor vehicles, which is open to the weather for at least forty percent (40%) of the total area of its sides.

CARTWAY: That portion of the street right-of-way that is surfaced for vehicular use, excluding curbs and shoulders.

CASINO AND GAMING FACILITIES: A principal use that includes all legal gambling facilities and gaming uses as regulated by the Pennsylvania Gaming Control Board (PGCB). In addition, Gaming Facilities shall include commercial operations that provide legal "skill based" electronic gaming machines not regulated by Pennsylvania's standard gambling and casino regulations.

CATERING (KITCHEN/FOOD PREP ONLY): A location that prepares food for delivery and consumption at a remote site. Catering operation, when authorized, may sometimes be located in conjunction with an events venue. As a land use classification, catering only includes food preparation.

CATERING/EVENT VENUE: A facility that provides a location for a planned occasion or activity such as a wedding, reunion, graduation, or other social gathering. Event halls, when authorized, may sometimes include a catering use.

CELLAR: That portion of a building having one-half (1/2) or more of its height below the average grade of the adjoining ground.

CEMETERY & MAUSOLEUMS: Property used for interring of dead persons or domestic pets, including mausoleums and columbariums, but not including crematoriums or family plots.

CHURCH: Any structure or structures used by a religious denomination for worship or religious instruction, including social and administrative rooms and day nurseries accessory thereto, including, chapels, cathedrals, temples, synagogues, and the like.

CLEAN WOOD: Natural wood that has been seasoned to reduce its water content and provide more efficient combustion. The term clean wood does not include wood coated with paint, stain, oil, resin or any other preservative, fire retardant or decorative materials; impregnated with preservatives or fire retardants; exposed to salt water; nor manufactured with the use of adhesives, polymers, or resins, such as strand, particle and veneer lumber and recycled lumber.

CLEAR SIGHT TRIANGLE: A triangular area of unobstructed vision at the intersection of two (2) streets or of a driveway and a street defined by line of sight a given distance from the intersection of the centerlines of two (2) streets or the centerlines of the driveway and the street.

CLINIC: Any establishment, including mobile diagnostic units, where human patients receive medical, dental, chiropractic, psychological and surgical diagnosis, treatment, and counseling under the care of a group of licensed medical doctors and dentists and their supporting staff, where said patients are not provided with board or room or kept overnight on the premises. A clinic does not include a Methadone Treatment Facility as defined herein.

CLUB, PRIVATE: See PRIVATE CLUB.

CLUBS/LODGES: Buildings and related facilities owned and operated by an individual or a group of individuals established for fraternal, social, educational, recreational, or civic benefits of members, and not primarily for profit. Access to facilities is typically restricted to members and their guests.

CLUSTER DEVELOPMENT: A development design technique used in planned residential development that concentrates buildings on a part of the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.

CLUSTER SUBDIVISION: A subdivision of lots proposed for single family dwelling units authorized by this Ordinance to permit the clustering of dwelling units by allowing the reduction of the minimum lot size required in the Zoning District, provided the difference between the reduced lot area and the minimum required lot area for the Zoning District is dedicated as Common Open Space, as defined herein.

COLLECTOR STREET: A public street which, in addition to giving access to abutting lots, intercepts local streets and provides a route for carrying considerable volumes of local traffic to community facilities and arterial roads. Streets classified as collector roads in the Township for the purposes of interpreting this Ordinance are: Butler Road, Center Church Road, Chewton/Pittsburgh Road, Frew Mill Road, Fletcher Hill Road, Gardner Center Road, Harmony Baptist Road, Old Pittsburgh Road, Old Princeton Road, Old Route 422, PA Route 388, Pennsylvania Avenue, Savannah Road, Savannah Gardner Road, Turkey Hill Road, Union Valley/Hog Hollow Roads and Willowbrook Road.

COLLEGE/UNIVERSITY: An institute of higher learning that may offer two (2) or four (4) year programs and/or post-graduate programs.

COMMERCIAL COMMUNICATIONS TOWER: A structure, partially or wholly exterior to a building, used for transmitting or retransmitting electronic signals through the air and that does not meet the definition of a "standard antenna." Commercial communications antennae shall include, but are not limited to, antennae used for transmitting commercial radio or television signals, or to receive such signals for a cable system, or to retransmit wireless telecommunications. A commercial communications tower shall be a structure over thirty (30) feet in height that is primarily intended to support one (1) or more antenna. This term shall not include a "Standard Antenna."

COMMERCIAL MOTOR VEHICLE REPAIR: Any building, premises, and land in which or upon which a business, service, or industry performs or renders a service involving the maintenance, servicing, repair, or painting of a commercial motor vehicle. Commercial motor vehicles are those vehicles that have a Gross Vehicle Weight Rating in excess of 33,000 pounds and generally require a commercial driver's license to operate. Related land use classifications include; Automobile Repair and Service, Bus or Truck Maintenance Facility, and Heavy Equipment Repair. See also SUPPLY YARDS with regards to equipment sales.

COMMERCIAL RECREATION: See RECREATION, COMMERCIAL.

COMMERCIAL RECREATION – INDOOR: An establishment operated by a profit-making corporation, partnership, or other business entity for the pursuit of sports, amusement and recreational activities, available to the general public for a fee, where the principal use is conducted entirely within a completely enclosed building, including, but not limited to such principal uses as health or racquet and/or swim clubs, fitness centers, roller or ice rinks, skateboard parks, karate schools, gymnasiums, arenas, sports courts or playing fields, bowling alleys, amusement arcades, virtual reality and simulation gaming parlors, billiard parlors, shooting ranges, dance halls, but not including any adult business.

COMMERCIAL RECREATION – OUTDOOR: An establishment operated by a profit-making corporation, partnership, or other business entity for the pursuit of sports, amusement and recreational activities, available to the general public for a fee, where the principal use is outdoors, but which may include accessory uses that are indoors, including, but not limited to such principal uses as miniature golf courses, golf or batting practice facilities, ice rinks, roller blade parks, skateboard parks, swimming pools, sports playing fields, ball parks, stadiums, amphitheaters, drive-in theaters, amusement parks, racetracks and similar facilities.

COMMON OPEN SPACE: A lot or portion thereof or a body of water or a combination thereof within a development site for the use and enjoyment of the residents of a Planned Residential Development or cluster subdivision, as defined and authorized by this Ordinance, not including streets, off-street parking areas and areas set aside for use by the general public.

COMMUNICATIONS ANTENNA: Any structure designed for transmitting or receiving wireless communications of video, voice, data and similar transmissions, including, but not limited to, omni-directional or whip antennas, directional or panel antennas and satellite or microwave dish antennas which may be mounted on an existing building, an existing public utility storage or transmission structure or an existing communications tower, except for transmission and receiving devices licensed by the Federal Communications Commission (FCC) exclusively for private use by citizens.

COMMUNICATIONS EQUIPMENT BUILDING: A manned or unmanned structure which contains the equipment necessary to maintain and operate communications antennas and which covers an area on the ground in excess of two hundred (200) square feet.

COMMUNICATION EQUIPMENT CABINET: An unmanned structure which contains the equipment necessary to maintain and operate communications antenna and which covers an area on the ground of no more than two hundred (200) square feet.

COMMUNITY CENTER: A building or other place in which members of a community may gather for social, educational, or cultural activities.

COMMUNITY FOOD BANK: A charitable organization that solicits and warehouses donated food and other products. This food is then distributed to a variety of community agencies which serve people in need. A community food bank is considered an accessory land use.

COMPLETELY ENCLOSED BUILDING: A building designed and constructed so that all exterior walls shall be solid from the ground to the roof line, containing no openings except for windows and doors which are designed so that they may be closed and any other small openings required for the ventilation system.

COMPREHENSIVE PLAN: The Shenango Township Comprehensive Development Plan as adopted and amended by the Board of Supervisors.

CONDITIONAL USE: A use authorized by this Ordinance which may be granted only by the Board of Supervisors following review by the Planning Commission and a public hearing subject to express standards and criteria contained in this Ordinance.

CONFERENCE CENTER: Specialized hotel (usually in a less busy but easily accessible location) designed and built almost exclusively to host conferences, exhibitions, large meetings, seminars, training sessions, etc. A conference center often also provides office facilities, and a range of leisure activities.

CONSTRUCTION-RELATED BUSINESS: Construction-related businesses shall include building related industries such as carpentry, electrical, plumbing, HVAC, etc. Construction business may include retail and/or office spaces related to the sales and distribution of the principal use. Supply yards and/or storage yards may be permitted as accessory uses. See also SUPPLY YARD and STORAGE YARD.

CONSTRUCTION TRAILER, TEMPORARY: A structure designed, used or constructed, to provide temporary offices for construction supervision on the site of an approved subdivision or land development during that time that a valid building permit or grading permit is in effect.

CONTRACTING BUSINESS: The administrative offices of a business that provides landscaping, construction, remodeling, home improvement, land development and related services on a contractual basis and which may include the storage of materials, equipment and vehicles, provided all materials, equipment and vehicles are stored within a completely enclosed building.

CONTRACTOR'S YARD: An establishment which may or may not include administrative offices for a business that provides landscaping, construction, remodeling, home improvement, land development and related services on a contractual basis, but which involves the storage, either indoors or outdoors, of materials, equipment and vehicles used in the business.

CONSUMER FIREWORKS: Any combustible or explosive composition or any substance or combination of substances intended to produce visible and/or audible effects by combustion and which is suitable for use by the public that complies with the construction, performance, composition and labeling requirements promulgated by the Consumer Products Safety Commission in 16 CFR (relating to commercial practices) or any successor regulation and which complies with the provisions for "consumer fireworks" as defined by the American Pyrotechnics Association (APA) Standard 87-1, or any successor standard. The term does not include devices such as "ground and handheld sparkling devices," "novelties" and "toy caps".

CONVENIENCE STORE: A retail store offering a limited selection of grocery, household, and personal items for quick purchase and which may include the dispensing of gasoline.

CONVERSION DWELLINGS: See DWELLING TYPES.

CORNER LOT: A lot at the intersection of, and fronting on, two (2) or more street rights-of-way.

CORRECTIONAL FACILITY: Publicly or privately operated facilities housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense, including but not limited to facilities where individuals are incarcerated or otherwise required to reside pursuant to court order under the supervision of paid staff and personnel. See also HALFWAY HOUSE.

COUNTY PLANNING COMMISSION or AGENCY: The Lawrence County Planning Commission.

COVERAGE: See LOT COVERAGE.

CUSTOM PRINTING: The production of text, picture, etc. by applying specialized inked types, plates, blocks, or the like, to paper or other material either by direct pressure or indirectly by offsetting an image onto an intermediate roller.

DAY CARE CENTER: A facility, licensed by the Commonwealth with approval by the Pennsylvania Department of Public Welfare, located within a building which is not used as a dwelling unit, for the care, on a regular basis, during part of a twenty-four (24) hour day of children under the age of sixteen (16) or handicapped or elderly persons.

DAY CARE CENTER, ADULT: A facility, licensed by the Commonwealth of Pennsylvania with approval by the Pennsylvania Department of Public Welfare, located within a building which is not used as a dwelling unit, for the care of the elderly and/or functionally impaired adults for a portion of a twenty-four (24) hour day.

DAY CARE CENTER, CHILD: A facility, licensed by the Commonwealth of Pennsylvania with approval by the Pennsylvania Department of Public Welfare, located within a building which is not used as a dwelling unit, for the care of children under the age of sixteen (16) for a portion of a twenty-four (24) hour day. This land use classification includes nursery schools which provide daytime care and/or instruction for two (2) or more children of preschool age.

DAY CARE HOME: See FAMILY CHILD DAY CARE HOME.

DAY CARE, HOME-BASED: An accessory use in which care is provided pursuant to a license by the Commonwealth of Pennsylvania and approval by the Pennsylvania Department of Public Welfare, for children under the age of sixteen (16) who are unrelated by blood or marriage, to all owners of the premises and to all owners and operators of the Family Child Day Care Home operation being conducted on the premises. Provided, further, that the premises wherein the Family Child Day Care Home operation or business is located must be the full-time bona fide residence of the owner of said operation or business and said premises must be in compliance with all applicable provisions and requirements of the most recent editions of the Building Code, Residential Code and Fire Code, as adopted by the Township, and the Rules and Regulations of the Pennsylvania Department of Public Welfare relating to Family Child Day Care Homes, and any other applicable law, ordinance or regulation.

DECIBEL: A unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated in decibels (dBA).

DECK OR PATIO: Any uncovered outdoor living area, without a roof, in excess of twenty-four (24) square feet constructed on or above the surface of the ground.

DENSITY, DWELLING UNIT: See DWELLING UNIT DENSITY.

DETERMINATION: The final action by an officer, body, or agency charged with the administration of any land use ordinance or applications thereunder except the governing body the zoning hearing board (ZHB); the planning agency, only if and to the extent the planning agency is charged with final decision on preliminary or final plans under the Subdivision and Land Development Ordinance (SALDO) or Planned Residential Development (PRD) provisions.

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

DEVELOPMENT: Any man-made change to improved or unimproved land or water area, including, but not limited to, construction of buildings or structures or additions thereto, mining, dredging, filing, grading, paving, excavation or drilling operations.

DEVELOPMENT OF REGIONAL SIGNIFICANCE AND IMPACT: Any land development that, because of its character, magnitude, or location will have substantial effect upon the health, safety, or welfare of citizens in more than one (1) municipality.

DEVELOPMENT PLAN: The provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space, and public facilities. The phrase "provisions of the development plan" when used in this Ordinance shall mean the written and graphic materials referred to in this definition.

DISPLAY FIREWORKS: Defined as more fully set forth in 27 CFR 555.11 (Meaning of terms), which is incorporated herein by reference, which meet the types of display fireworks devices set forth in the APA 87-1, Section *4.1, which comply with the requirements for display fireworks set forth in APA 87-1, Section *4.

DISTILLERY: An establishment for distilling, especially distilling alcoholic liquors. No products produced by the distillery shall be sold and/or consumed on the premises. See also MICRO-DISTILLERY.

DISTRIBUTED ANTENNA SYSTEM (DAS): Network or spatially separated antenna sites connected to a common source that provides wireless service within a geographic area or structure.

DISTRIBUTION CENTER: A center for a set of products in a warehouse or other specialized building, often with refrigeration or air conditioning, which is stocked with products (goods) to be redistributed to retailers, to wholesalers, or directly to consumers. A distribution center includes truck depots, freight handling, and/or the entire order fulfillment process.

DISTRICTS: See ZONING DISTRICT.

DOMESTIC PETS: Animals or birds customarily found in a dwelling and kept for company or pleasure, including dogs and cats, provided there is not a sufficient number to constitute a kennel, as defined herein. Domestic pets shall include hamsters, gerbils, parakeets, canaries, and similar small animals or birds weighing less than ten pounds. Domestic pets shall not include any exotic animals such as lions, tigers, bears, ocelots or other feral cats, large or poisonous snakes, alligators, monkeys or other animals normally found in a zoo; nor any horses, goats, pigs, chickens or other fowl or livestock customarily found on a farm.

DORMITORIES: Buildings at a school or institution, containing a number of private or semiprivate rooms for residents, along with common bathroom facilities and recreation areas.

DRILLING: Any digging or boring of a new well to explore, develop, or produce oil, gas or other hydrocarbons or to inject gas, water, or any other fluid or substance into the earth.

DRILLING PAD: See OIL AND GAS WELL/PAD.

DRILLING SITE: An area that includes the perimeter of the surface area of drilling operations.

DRIVEWAY: A private vehicular way providing access between a street and a parking area or garage located on a lot.

DRIVE-THROUGH FACILITY: Any principal use or accessory use which involves a window, a service lane, bay or other facility where customers are provided services either inside or outside their vehicles and where cars may or may not wait in line to access these services, including, but not limited to "drive-in" or "drive-through" windows at fast food restaurants, banks or other businesses, exterior automated teller machines (ATMs), quick oil change facilities, car washes and similar automotive services and other such facilities.

DRUG STORE: See PHARMACY.

DWELLING: A building designed exclusively as living quarters for one (1) or more families, including single family, two family, triplex, fourplex, multifamily, garden apartment, group care facilities, modular, personal care boarding homes, townhouses, and transitional dwellings, but not including hotels, motels or boarding houses.

DWELLING TYPES: The following dwelling types are included in this Ordinance:

a. **SINGLE FAMILY DWELLING:** A detached residential building which is the only principal structure on the lot, designed exclusively for occupancy by one (1) family, as defined herein, and containing one (1) dwelling unit. See also MOBILE HOME.

b. **TWO FAMILY DWELLING:** A residential building which is the only principal structure on the lot, designed exclusively for occupancy by two (2) families living independently of each other, and containing two (2) dwelling units, each with a separate entrance directly to the outside, including double house and duplexes.

c. **TRIPLEX:** A residential building containing three (3) single family attached dwelling units intended for fee simple or condominium ownership, each having independent access directly to the outside and having no other units above or below, which units are attached either side by side or at right angles to one another with the entrance to each unit facing a different direction.

d. FOURPLEX: A residential building containing four (4) single family attached dwelling units intended for fee simple or condominium ownership, each having independent access directly to the outside and having no other units above or below, which units are attached either side by side or at right angles to one another with the entrance to each unit facing a different direction.

e. MULTIFAMILY DWELLING: A residential building designed exclusively for occupancy by three (3) or more families living independently of each other and containing three (3) or more dwelling units, including triplexes, fourplexes, garden apartments and townhouses.

f. GARDEN APARTMENT: A multifamily residential building no more than three (3) stories in height containing three (3) or more dwelling units which share a common entrance to the outside, usually through a common corridor, and which dwelling units may have other dwelling units either above or below them.

g. GROUP CARE FACILITY: A facility licensed by the Commonwealth which provides room and board and specialized services for any number of permanent residents who are not included in the protected classes covered by the Fair Housing Act (42 U.S.C. 3601 et. seq.) and persons of any age or condition who have been adjudicated by the criminal court system and who are in need of supervision and specialized services on a twenty-four (24) hour basis, including staff qualified by the sponsoring agency who may or may not reside at the facility and who provide health, social and rehabilitative services to the residents. The services shall be provided only by a governmental agency, its licensed or certified agents or any other responsible nonprofit social services corporation and the facility shall meet all requirements of the sponsoring agency.

h. MODULAR DWELLING: A single family dwelling which is delivered to its site in at least two (2) sections that are set upon a permanent foundation and the sections joined together. Such dwellings shall be certified as meeting the minimum standards for manufactured housing in Pennsylvania and shall be at least twenty (20) feet wide for the entire length when assembled. Modular dwellings shall be permitted wherever single family dwellings are allowed, provided they are installed on a permanent foundation and connected to all available utilities.

i. PERSONAL CARE BOARDING HOME: A dwelling licensed by the Commonwealth where room and board is provided to more than three (3), permanent residents, who are not relatives of the operator, and who are mobile or semi-mobile and require specialized services for a period exceeding twenty-four (24) consecutive hours in such matters as bathing, dressing, diet and medication prescribed for self-administration, but who are not in need of hospitalization or skilled nursing or intermediate nursing care.

j. **TOWNHOUSE:** A multifamily residential building, not including a triplex or fourplex, no more than two and one-half (2 $^1/_2$) stories in height which contains at least three (3), but no more than eight (8) dwelling units, each of which are separated from the adjoining unit or units by a continuous, unpierced vertical wall extending from the basement to the roof, each unit having independent access directly to the outside and having no other units above or below.

k. **TRANSITIONAL DWELLING:** A dwelling unit occupied on a short term basis by persons assigned by a court of law, or referred by a public, semi-public or nonprofit agency, and managed by a public, semi-public or nonprofit agency responsible for the occupants' care, safety, conduct, counseling and supervision for a specified period of time, including alcoholic recovery, shelters for battered persons and their children, community re-entry services following incarceration, prison assignment, house arrest or other Court order treatment, and other such short-term supervised assignments or living arrangements.

DWELLING UNIT: Two (2) or more rooms designed for or occupied by one (1) family only and containing sleeping facilities, cooking and food storage facilities, and, in a separate room, toilet, and tub or shower, with hot and cold water supply, all for the exclusive use of the family occupying the dwelling unit.

DWELLING UNIT DENSITY: The number of dwelling units authorized by this Ordinance per acre of land.

EASEMENT: A grant of the specified use of a parcel of land to the public, a corporation or person in which no permanent structures shall be permitted without the permission of all parties having rights to the easement.

EDUCATIONAL INSTITUTION: A structure, part of a structure, or structures designed and used for training and teaching of children, youths, or adults, including laboratories appurtenant thereto. An educational institution does not include a school or college/university, as defined within this Ordinance.

ELECTRONIC NOTICE: Notice given by a municipality through the Internet, computers, or cellular phones, including social media and email, of the time and place of a public hearing and the particular nature of the matter to be considered at the hearing.

EMERGENCY: A condition that (1) constitutes a clear and immediate danger to the health, welfare, or safety of the public, or (2) has caused or is likely to cause facilities in the Rights-of-Way to be unusable and result in loss of the service provided.

EMERGENCY OPERATIONS CENTER (EOC): A centralized location to support multi-agency and or multi-jurisdictional disaster response coordination and communication.

ENFORCEMENT NOTICE: A notice sent by the Township to the owner of record, legal or equitable owner, occupant of record, tenant, or any corporation, limited liability company, or other entity of a parcel on which a violation of this Ordinance has occurred, to any person or entity who has filed a written request to receive enforcement notices regarding that parcel, and to any other person or entity requested in writing by the owner of record, legal or equitable owner, occupant of record, or any corporation, limited liability company, or other entity of a parcel, the purpose of which is to initiate enforcement proceedings.

ENGINEER, PROFESSIONAL: A licensed professional engineer registered by the Commonwealth of Pennsylvania. See REGISTERED PROFESSIONAL.

EPA: The United States Environmental Protection Agency (EPA) or any agency successor thereto.

EROSION: The removal of surface materials by the action of natural elements.

ESSENTIAL SERVICES: The provision by continuous conduit of distribution and collection systems by public utilities, regulated by the Public Utilities Commission (PUC) or any agency, franchisee or authority of Shenango Township of underground or overhead gas, electrical, telephone, steam, or water lines, sewers, fire alarm boxes, traffic signals, hydrants, cable TV (not including towers) and accessories in connection therewith, reasonably necessary to furnish adequate services within Shenango Township to the general public.

EXHIBITIONS AND ART GALLERIES: See ART GALLERY.

EXPLORATION: Temporary geologic or geophysical activities, drilling in context with the zoning definition in this Ordinance, including seismic surveys, related to the search for natural gas or other subsurface hydrocarbons.

EXTENDED STAY HOTEL/MOTEL: A hotel or motel with accommodations for sleeping along with in-unit full kitchen and bathroom facilities. Occupancy of any extended stay unit shall be allowed for more than thirty (30) days as long as the units comply with all residential building and fire codes.

FAMILY: An individual, or two (2) or more persons related by blood, marriage, adoption or foster child care, including domestic servants or gratuitous guests, thereof; or a group of not more than three (3) unrelated persons living together without supervision in a dwelling unit or any number of persons protected by the provisions of the Fair Housing Act (42 U.S.C. 3601 et. seq., as now or hereafter amended) living together in a group living arrangement with supervision, provided those persons do not have a criminal record. Family shall not include persons living together in a Day Care, Group Care Facility, Personal Care Boarding Home or Transitional Dwelling, as defined herein, or any other supervised group living arrangement for persons other than those

protected by the Fair Housing Act or any persons who constitute a direct threat to others or their physical property.

FAMILY CHILD DAY CARE HOME: A facility, licensed or approved by the Commonwealth, as required by the laws of the Commonwealth, located within a dwelling in which the operator resides, for the care on a regular basis during part of a twenty-four (24) hour day of not more than six (6) children under sixteen (16) years of age, including care provided to children who are relatives of the provider, where such use shall be secondary to the use of the dwelling for living purposes and shall meet all applicable requirements for a home occupation.

FARMERS MARKET: A retail establishment at which fruits, vegetables, breads, eggs, milk, cheese, meat, flowers, and the like are sold by persons who typically grow, harvest, or process such items from their farm or agricultural operation.

FCC: Federal Communications Commission.

FENCE OR WALL: A structure designed for the purpose of enclosing space or separating parcels of land. The term "fence or wall" shall not include retaining walls which are designed and approved in accordance with the Township Grading Ordinance.

FINANCIAL INSTITUTION: A bank, credit union, savings and loan association or similar institution that lends money or is engaged in a finance-related business.

FIRE STATION: A building in which firefighting apparatus and usually fire department personnel are housed.

FIREWORKS: Any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, deflagration or detonation that the meets the definition of 1.4G fireworks or 1.3G fireworks as set forth in the 2009 International Fire Code.

FISH PRODUCTION: Aquaculture or the cultivation of fish and other seafood for commercial sale.

FLAG: Any fabric containing distinctive colors, patterns, or symbols, used for decoration or as a symbol of the United States of America, the Commonwealth of Pennsylvania, the local municipality. A flag is not a sign.

FLEA MARKET: A business that sells used merchandise, other than automobiles, logging equipment, or other agricultural equipment, and stores or displays the merchandise outdoors.

FLEX USE DEVELOPMENT: The use of a building or buildings by one tenant or multiple tenants for an office, distribution center, light manufacturing, technological assembly, warehouse and/or wholesale, and associated administrative space.

FLOODPLAIN: As defined by the Shenango Township, Lawrence County, Pennsylvania Floodplain Management Ordinance.

FLOODPLAIN MANAGEMENT ORDINANCE (FMO): The Shenango Township, Lawrence County, Pennsylvania Floodplain Management Ordinance, as adopted and amended by the Township Board of Supervisors.

FLOOR AREA, GROSS: The sum of all the horizontal floor areas of a building, measured between exterior faces of walls.

FLOOR AREA, NET: The total floor area of a building designed for tenant occupancy or accessible to the customers, clients or general public, excluding storage areas, equipment rooms and common areas such as halls, corridors, stairwells, elevator shafts, restrooms, interior vehicular parking and loading areas and similar common areas, expressed in square feet and measures from the centerline of joint partitions and exteriors of outside walls.

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, not involving any land development.

FOURPLEX: See "d" under DWELLING TYPES.

FRACTURE or FRACKING: The process of injecting water, customized fracking fluid, steam, or gas into a gas well under pressure to improve gas recovery.

FRESH WATER: Water obtained from a potable water source of the Commonwealth such as a hydrant, stream, lake, water well, spring, or other source that has not been treated or utilized in commercial or industrial operations.

FRONT BUILDING LINE: See BUILDING LINE, FRONT.

FRONT LOT LINE: See LOT LINE, FRONT.

FUNERAL HOME/CREMATORIUM: A building used for the embalming of deceased human beings for burial and for the display of the deceased and ceremonies connected therewith before burial or cremation and which may include a crematorium.

GARAGE, ATTACHED NONRESIDENTIAL: An attached nonresidential garage is an extension of a permitted principal building and subject to the regulations of the underlying district.

GARAGE, ATTACHED RESIDENTIAL: An attached residential garage is an extension of a permitted residential dwelling.

GARAGE, PRIVATE: An accessory building or a portion of the principal building, enclosed on not less than three (3) sides, not accessible to the general public and designed or used for shelter or storage of private vehicles and personal property of the occupants of the principal building.

GARAGE, PUBLIC PARKING: A building, other than a private garage, containing two (2) or more parking spaces accessible to the general public used for the storage or parking of motor vehicles, where such vehicles are kept for remuneration, but not including the repair of vehicles or the storage of dismantled or wrecked motor vehicles.

GARAGE, REPAIR: See REPAIR GARAGE.

GARDEN APARTMENT: See "f" under DWELLING TYPES.

GARDEN CENTER: A building or structure used for the sale of flowers, plants, shrubs, trees, and other natural flora and associated products. A garden center does not include a greenhouse, nursery and/or outdoor storage, display and sales of equipment and/or material associated with the principal use. See also GREENHOUSE/NURSERY, LANDSCAPE SUPPLY YARD, and STORAGE YARD.

GARDEN NURSERY: A retail establishment that sells flowers, plants, trees and other natural flora and products which aid in their growth and care, and which may include a greenhouse or the growing of plant material outside on the lot.

GAS/FUEL STATION: A building(s), premises or portions thereof which are used, arranged, designed, or intended to be used for the retail sale of gasoline, or other fuel for motor vehicles. This land use classification shall include electric recharge stations for electric motor vehicles. Gas stations may include the operation of a convenience food store in conjunction with the retail sale of petroleum products. Gas stations may sometimes also be located within an Automobile Repair and Service use, but only when the Automobile Repair and Service use is also allowable in the zoning district.

GAS WELL: Any well drilled for the intent of extracting gas or other hydrocarbons from beneath the surface of the earth.

GAZEBO: A freestanding, accessory, roofed structure usually open on the sides.

GLARE: The effect produced by light with an intensity sufficient to cause annoyance, discomfort or loss in visual performance and visibility.

GOLF COURSE OR COUNTRY CLUB: A recreational facility which has a course, with a minimum of nine (9) regulation size holes, for playing golf as its principal use and which may have a clubhouse, locker rooms, restaurant, swimming pool, pro shop, facilities for racquet sports, maintenance facilities and similar facilities as accessory uses.

GOLF DRIVING RANGE: A limited area on which golf players do not walk, but onto which they drive golf balls from a central driving tee. A golf range may be permitted as either a principal or accessory use.

GOVERNING BODY: The duly elected Board of Township Supervisors of the Township of Shenango, Lawrence County, Pennsylvania.

GRAIN SILO: A principal or accessory structure for storing bulk materials such as grain or fermented feed known as silage. Other typical bulk storage items include coal, green feeds, and woodchips. As an accessory use, grain silo shall be considered an accessory agricultural building. See also ACCESSORY AGRICULTURAL BUILDINGS.

GREENHOUSE/NURSERY: The indoor raising of plants, shrubs and trees for sale and transplantation.

GROSS FLOOR AREA: The sum of the gross horizontal areas of the several floors of a building measured between exterior faces of walls.

GROUNDWATER: Water in that portion of the generally recognized hydrologic cycle which occupies the pore spaces and fractures of saturated subsurface materials. Groundwater often supplies wells and springs and is often withdrawn for domestic, agricultural, municipal, industrial, and other beneficial uses.

GROUP CARE FACILITY: See "g" under DWELLING TYPES.

GROUP CARE HOME: A dwelling unit where room and board is provided to not more than eight (8) permanent residents who are mentally or physically handicapped persons of any age, who are in need of supervision and specialized services, and no more than two (2) caretakers on any shift, who may or may not reside in the dwelling and who provide health, social and/or rehabilitative services to the residents. The service shall be provided only by a governmental agency, its licensed or certified agents or any other responsible nonprofit social services corporation, and the facility shall meet all minimum requirements of the sponsoring agency. A group home does not include persons assigned by a court of law or public or semipublic agency on a short-term basis for supervision, care and counseling for a specified period of time, including alcoholic recovery, shelters for battered persons and their children, community re-entry services following incarceration and other such transitional, and/or supervised short-term assignments. See also HALFWAY HOUSE.

HALFWAY HOUSE: A temporary residential living arrangement for persons leaving an institutional setting and in need of a supportive living arrangement in order to readjust to living outside the institution, including but not limited to homes licensed for juvenile offenders, alcoholic recovery, shelters for battered persons and their children, community re-entry services following incarceration and other transitional, and/or supervised short-term assignments. See also CORRECTIONAL FACILITY and GROUP HOME.

HAZARDOUS WASTE RECYCLING FACILITY: A structure where hazardous waste is collected for recycling purposes.

HEALTH CLUB: A commercial recreational enterprise or private club which has as a principal use a gymnasium, swimming pool or other sports facility and which may offer massages, whirlpool baths, steam rooms, saunas and/or medical facilities as accessory uses to the principal use.

HEARING: An administrative proceeding conducted by a board pursuant to *§909.1 of the Municipal Planning Code.*

HEAVY EQUIPMENT REPAIR: The repair, rebuilding, painting, or reconditioning of heavy equipment not classified as a motor vehicle for use on public roadways. See also SUPPLY YARD regarding equipment sales. Related land use classifications include; Automobile Repair and Service, Bus or Truck Maintenance Facility, and Commercial Motor Vehicle Repair.

HEIGHT OF BUILDING: See BUILDING HEIGHT.

HEIGHT OF STRUCTURE: The vertical distance measured from the average elevation of the finished grade around the structure to the highest point on the structure.

HEIGHT OF TOWER-BASED WIRELESS COMMUNICATIONS FACILITIES (WCF): The vertical distance measured from the ground level, including any base pad, to the highest point on a tower-based wireless communications facility, including antennae mounted on the tower and any other appurtenances.

HEIGHT OF TURBINE: The distance measured from the highest point of the wind turbine rotor plane to the ground level.

HELIPORT: Any area of land, water or structure which is used or intended to be used for the landing and takeoff of helicopters and any appurtenant areas which are used for heliport buildings or helicopter facilities or rights-of-way, together with all heliport buildings and facilities thereon.

HISTORIC STRUCTURE: Includes any structure that is:

- Listed individually in the National Register of Historic Places or preliminary determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Registry;
- Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered Historic District or a district preliminarily determined by the Secretary to qualify as a registered Historic District;

- Individually listed on a state inventory of historic places in states with historic preservation programs that have been approved by the Secretary of the Interior; or
- Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: by approved state program as determined by the Secretary of the Interior; or directly by the Secretary of the Interior in states without approved programs.

HOME GARDENING: The growing of flowers, plants, or vegetables for consumption by the persons residing on the premises, including backyard composting for personal use and noncommercial greenhouses not exceeding one hundred fifty (150) square feet in gross floor area.

HOME OFFICE: A home occupation, as defined below, including, but not limited to, an office of an attorney, architect, engineer, accountant or similar recognized profession or the office of a realtor, insurance agent, investment counselor, manufacturer's representative, broker or similar service, where customers or clients do not routinely visit the premises and where no one who is not a resident of the dwelling is employed on the premises.

HOME OCCUPATION: An accessory use of a service character, conducted entirely within a dwelling by the residents thereof, which use is clearly secondary to the use of the dwelling for living purposes and does not, in any way, change the character of the dwelling.

HOME OCCUPATIONAL BUSINESS: Any use customarily carried on entirely within a dwelling, by the occupant thereof, which use is clearly incidental and subordinate to the use of the dwelling. Examples include, but are not limited to, professional services such as legal, financial, accounting or engineering, barber and beauty shops, music and tutoring instruction. Home occupational businesses only employ residents of the principal structure. Home Occupational Businesses are different than No-Impact Home-Based Businesses. See also NO-IMPACT HOME BASED BUSINESS.

HOSPITAL: An establishment licensed by the Commonwealth for the care of human patients suffering from physical or mental illnesses, and which may or may not include facilities for major surgery and which may be publicly or privately operated.

HOSPITAL, ANIMAL: See ANIMAL HOSPITAL.

HOT TUB & OUTDOOR SPAS: A large tub of hot water in which bathers soak and usually socialize, especially such a tub with a whirlpool device.

HOTEL: See MOTEL/HOTEL.

HYDRAULIC FRACTURING (FRACKING): See OIL AND GAS WELL/PAD.

IMPERVIOUS SURFACE: Surfaces with a coefficient of runoff greater than 0.85, including all buildings, roofed structures, parking areas, driveways, streets, sidewalks and areas paved in concrete and asphalt and any other areas determined by the Township Engineer to be impervious within the meaning of this definition.

IMPERVIOUS SURFACE RATIO: As defined in the Township SALDO.

IMPROVEMENT: See DEVELOPMENT.

INCINERATOR: See SOLID WASTE COMBUSTOR OR INCINERATOR.

INDOOR AMUSEMENT: An establishment operated by a profit-making corporation, partnership or other business entity located within a completely enclosed building, as defined by this Ordinance, for the pursuit of cultural performances and entertainment activities, including, but not limited to theaters (live and motion picture), arenas, bowling alleys, pool halls, virtual reality and simulation gaming parlors, video arcades, dance halls and similar facilities, but not including any adult business, as defined herein. See also COMMERCIAL RECREATION.

INTERNAL DRIVEWAY SYSTEM: That portion of the parking lot devoted to providing access to individual parking lot aisles.

JUNK/SALVAGE YARD: Any premises devoted wholly or in part to the storage, buying or selling, salvaging, recycling or otherwise handling or dealing in scrap metals, building materials, scrapped or used appliances or other household goods, fixtures, vehicles and vehicle parts, machinery and machinery parts or other forms of discarded materials.

KENNELS: A structure and/or premises licensed in accordance with the Bureau of Dog Law Enforcement and Department of Agriculture where four (4) or more dogs or cats or any combination of dogs and cats totaling four (4) or more animals which are six (6) months or older are kept, bred, trained or boarded at any one time, whether for profit or not.

LABORATORY: A building or part of a building devoted to the testing and analysis of any product or animal. No manufacturing is conducted on the premises except for experimental or testing purposes.

LAKES AND PONDS: Natural or artificial bodies of water which retain water year-round. Artificial ponds may be created by dams or result from excavation. The shoreline of such waterbodies shall be measured from the maximum condition rather than permanent pool if there is any difference. Lakes are bodies of water two (2) or more acres in surface area; ponds are bodies of water less than two (2) acres in surface area.

LAND DEVELOPMENT: The improvement of one (1) lot or (two) or more contiguous lots, tracts or parcels for any purpose involving:

a. A group of two (2) or more residential or nonresidential buildings, whether proposed initially or cumulatively; or

b. A single nonresidential building on a lot or lots regardless of the number of occupants or tenure, including any change of use or structural alteration which results in an increase in total lot coverage by structures and/or paving of 5,000 square feet or more; or

c. The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, townhouses, building groups or other features.

LAND DEVELOPMENT PLAN: A plan prepared in accordance with the application requirements of the Township Subdivision and Land Development Ordinance for approval of a land development, as defined herein.

LANDFILL: Any site licensed by the Pennsylvania Department of Environmental Protection (PA DEP) for the disposal of solid waste, other than hazardous waste, as defined and regulated by Federal Statute.

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

LANDSCAPE ARCHITECT: A landscape architect registered by the Commonwealth of Pennsylvania. See REGISTERED PROFESSIONAL.

LANDSCAPE BUSINESS: Landscape businesses shall include green industry businesses such as landscape design, landscape construction, turf grass maintenance, and landscape maintenance operations. Landscape businesses may include retail and/or office space related to the sales and distribution of the principal use. Supply Yards and/or Storage Yards may be permitted as accessory uses. See also SUPPLY YARD and STORAGE YARD.

LANDSCAPING PLAN: A plan prepared by a person knowledgeable in the characteristics of plant materials and the proper techniques for installing and maintaining them, including a registered architect or landscape architect or a member of the American Nurserymen's Association, identifying each tree and shrub by size, type and scientific name; the location of each, including planting diagram; and such other diagrams or reports as are necessary to show the method of planting, staking and mulching, grass seeding specifications and mixtures and existing trees to be preserved, if any.

LANDSLIDE SUSCEPTIBILITY: Areas of moderate to high susceptibility to landsliding produced by the influence of natural and/or man-made activity.

LAUNDROMAT: An establishment with coin or credit card operated washing machines and dryers for public use.

LEGAL NON-CONFORMING USE: Refers to uses and structures which were begun or constructed when the law allowed for them but have since become non-compliant due to a change in legislation.

LIBRARY: A building or room containing collections of books, periodicals, and sometimes films and recorded music for people to read, borrow, or for reference.

LIFE CARE COMMUNITY: A corporation or association or other business entity that in exchange for the payment of entrance and monthly fees, provides:

- Residential accommodations meeting the minimum standards for residents set forth by law and ordinances providing a design to meet the physical, social, and psychological needs of older people;
- Medical and nursing care covering, under ordinary circumstances, the balance of a resident's life;
- Prepaid medical consultation opportunities through independent professionals selected by the organization or through some equivalent arrangement; or
- Financial self-sufficiency, not dependent on outside support to any significant degree, with entrance and monthly fees adjusting to meet changing costs.

LIVE-WORK UNITS: A commercial use, such as a shop, studio, office, cafe, deli, personal service establishment or other place of business, in combination with a dwelling unit located above such place of business. Only the proprietor of the business and their family members may occupy the residential unit. All connections between the uses must be internal to the structure. See also MIXED-USE.

LIVESTOCK: Any member of the bovine or equine species, including, but not limited to cows, steers, horses, and ponies.

LOADING SPACE OR BERTH: A space within the main building or on the same lot providing for the standing, loading, or unloading of vehicles.

LOCAL STREET: Any street in the Township not defined by this Ordinance as an arterial street, collector street, or alley.

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

LOT AREA: The total area within the lot lines, excluding the area within any street right-of-way.

LOT COVERAGE: That percentage of the lot area covered by the principal building or buildings and all accessory buildings and structures, including, but not limited to, decks, swimming pools, storage sheds, garages and similar structures.

LOT, DEPTH OF: The mean distance from the street right-of-way line to its opposite rear lot line, generally measured parallel to the side lot lines.

LOT FRONTAGE: That portion of the lot which adjoins the street right-of-way or through which access is provided to a public street.

LOT LINE: A line of record bounding a lot which divides one lot from another lot or from a public or private street or other public space.

LOT LINE TYPES:

LOT LINE, FRONT: That lot line which is contiguous with the street centerline or the street right-of-way line. In the case of a lot which has no frontage on a street, the front lot line shall be the lot line through which vehicular access is provided, regardless of which way the dwelling faces.

LOT LINE, REAR: That lot line which is generally opposite the front lot line.

LOT LINE, SIDE: Any lot line which is not a front lot line or rear lot line.

LOT OF RECORD: Any lot which, individually, or as part of a subdivision, has been recorded in the Office of the Recorder of Deeds of Lawrence County.

LOT TYPES:

LOT, CORNER: See CORNER LOT.

LOT, FLAG: An interior, unconventional lot for a single-family detached dwelling which has direct access to a public or private street by way of a fifty (50) foot wide access strip. The front building setback line shall be measured only from the interior front line and not from the street or right-of-way. No building or structure shall be permitted in any portion of the flag stem or access strip.

LOT, INTERIOR: A lot other than a corner lot or through lot.

LOT, THROUGH OR DOUBLE FRONTAGE: A lot having frontage on two (2) parallel or approximately parallel streets and which is not a corner lot.

LOT WIDTH: The straight line distance between the point of intersection of the front building line with the side lot lines.

LUMBER YARD: See SUPPLY YARD.

DISTRICT MAGISTRATE JUDGE OFFICE AND COURT: A court having limited jurisdiction over civil and criminal matters and matters of contracts not exceeding a particular threshold as defined by 42 P.S. 1515, et seq.

MAILED NOTICE: Notice given by a municipality by first class mail of the time and place of a public hearing and the particular nature of the matter to be considered at the hearing.

MANUFACTURED HOME SALES: The sale of a structure, transportable in one (1) or more sections, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein. For mobile homes built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, NFPA 501, in effect at the same time of manufacture is required. For the purpose of these provisions, a mobile home shall be considered a manufactured home.

MANUFACTURING: The mechanical or chemical transformation of raw materials or substances into new products or other raw materials, including the assembling of component parts, the manufacturing of products and the blending of materials into finished or semi-finished products.

MANUFACTURING FACILITY, HEAVY: The manufacture, storage, processing, and treatment of materials which are potentially hazardous, or processes which produce significant amounts of smoke, noise, glare, or dust or odor as a primary or secondary effect of the principal use of the land or buildings. Heavy manufacturing characteristically employs such equipment as smokestacks, tanks, distillation or reaction columns, chemical processing equipment, scrubbing towers, pickling equipment and waste treatment lagoons. Examples of heavy manufacturing include basic steel manufacturing plants (such as foundries, blast furnaces, and stamping mills), industries handling animal offal or hides, basic cellulose pulp-paper mills and similar fiberboard and plywood production, lime manufacturing, ore and metal smelting and refining, and chemical plants such as petrochemical complexes. Heavy manufacturing facilities do not include any oil and gas facilities or operations.

MANUFACTURING FACILITY, LIGHT: The processing and fabrication of certain materials and products where no process involved will produce noise, vibration, water pollution, fire hazard or noxious emissions which will disturb or endanger neighboring properties. Light manufacturing includes, but is not limited to, the production of the following goods: home appliances, electrical instruments, office machines, precision instruments, electronic devices, timepieces, jewelry, optical goods, musical instruments, novelties, wood products, printed material, lithographic plates, type composition,

machine tools, dies and gauges, ceramics, apparel, lightweight non-ferrous metal castings, film processing, light sheet metal products, plastic goods, pharmaceutical goods, food products, not including animal slaughtering, curing or rendering of fats, and similar activities.

MASSAGE ESTABLISHMENT: Any establishment or business which provides the services of massage or body manipulation, including exercises, heat and light treatments of the body, and all forms of physiotherapy, unless operated by a medical practitioner, chiropractor, or professional physical therapist licensed by the Commonwealth of Pennsylvania. This definition does not include any athletic club, school, gymnasium, reducing salon, spa, or similar establishment where a massage or similar manipulation of the human body is offered as an identical or accessory service. A message establishment may not include aspects of adult entertainment or an adult-oriented establishment. See ADULT BUSINESS and ADULT ENTERTAINMENT.

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

MEDICAL CLINIC: Any establishment where human patients are examined and are treated by or under the care and supervision of doctors, dentists, or other licensed medical practitioners, but where patients are not hospitalized overnight. A clinic does not include a Methadone Treatment Facility as defined herein.

MEDICAL MARIJUANA: Marijuana for certified medical use as set for in the Medical Marijuana Act (Act 16, Pennsylvania Law 84, No. 16).

MEDICAL MARIJUANA DISPENSARY: The use of the premises by a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, holding a permit issued by the Commonwealth of Pennsylvania Department of Health, to dispense medical marijuana. Medical Marijuana Act (Act 16, Pennsylvania Law 84, No. 16).

MEDICAL MARIJUANA GROWER/PROCESSOR: The use of the premises by a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, holding a permit issued by the Commonwealth of Pennsylvania Department of Health, to grow and/or process medical marijuana.

MEDICAL OFFICES: A place where medical or dental diagnosis, evaluation, and treatment is prescribed or provided.

METALLIC MINING: The extraction of valuable minerals or other geological materials from the earth from an orebody, lode, vein, seam, or reef, which forms the mineralized package of economic interest to the miner.

METHADONE TREATMENT FACILITY: A facility licensed by the Department of Health to use the drug methadone in the treatment, maintenance, or detoxification of persons.

MICRO-BREWERY: A small, usually independent brewery that produces limited quantities of specialized beers. A micro-brewery provides for the retail sale of the beer at the location where it is produced. A micro-brewery may also include a tasting room and restaurant in conjunction with the use.

MICRO-DISTILLERY: A small, often boutique-style distillery established to produce beverage grade spirit alcohol in relatively small quantities, usually done in single or small batches. A micro-distillery provides for the retail sales of the distilled beverage at the location where beverages are distilled. A micro-distillery may also include a tasting room and restaurant in conjunction with the use.

MINERALS: Any aggregate or mass of mineral matter, whether or not coherent. The term includes, but is not limited to, limestone and dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat and crude oil and natural gas.

MINERAL REMOVAL: Any extraction of any mineral for sale or other commercial purpose which involves removal of the surface of the earth or exposure of the mineral or subsurface of the earth to wind, rain, sun or other elements of nature. The term "mineral" includes, but is not limited to, anthracite and bituminous coal, lignite, limestone and dolomite, sand, gravel, rock, stone, earth, slag, ore, vermiculite, clay and other mineral resources, including mining activities carried out beneath the surface of the earth by means of shafts, tunnels or other underground mine openings.

MINI-WAREHOUSE OR SELF-STORAGE FACILITY: A building or group of buildings in a controlled access and fenced compound that contains various sizes of individual, compartmentalized and controlled access stalls and/or lockers leased to the general public for a specified period of time for the dead storage of personal property and motor vehicles.

MIXED USE: A commercial use in combination with a residential use in a single principal structure. A mixed-use is distinguished from live-work units due to the lack of any internal connections between the uses. See also LIVE-WORK UNITS.

MOBILE HOME: A transportable, single family dwelling intended for permanent occupancy, contained in one (1) unit, or in two (2) or more units designed to be joined into one (1) integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

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 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 of mobile homes.

MODULAR DWELLING: See "h" under DWELLING TYPES.

MONOPOLE: A wireless communications facility or site which consists of a single pole structure, designed and erected on the ground or on top of a structure, to support communications antennae and connecting appurtenances.

MOTEL/HOTEL: An establishment which offers transient overnight lodging accommodations to the general public and which also may provide additional supporting services such as restaurants, meeting rooms, recreation, facilities and living quarters for a resident manager or proprietor.

MULTIFAMILY DWELLING: See "e" under DWELLING TYPES.

MUNICIPAL AUTHORITY: A body politic and corporate created pursuant to the act of May 2, 1945 (P.L.382, No.164), known as the "Municipality Authorities Act of 1945."

MUNICIPAL BUILDING: A building occupied by the principal offices and departments of the Township.

MUNICIPALITIES PLANNING CODE (MPC): Act of 1968, P.L. 805, No. 247, as reenacted and amended (53 P.S. §10101 et seq.).

NATURE PRESERVE: A piece of land protected and managed to preserve its flora and fauna.

NET FLOOR AREA: See FLOOR AREA, NET.

NIGHT CLUB: An establishment primarily for evening, late-night to early morning entertainment, that typically serves food and/or alcoholic beverages if licensed by the Pennsylvania Liquor Control Board. A nightclub may provide either live or prerecorded music or video, comedy acts, floor shows, with or without the opportunity for dancing. A nightclub may not include any aspects of adult entertainment or an adult-oriented establishment, as either are elsewhere defined and regulated in this Ordinance.

NITS: The measure of the light emanating from an object that is used to quantify digital sign brightness, which is calculated by the total amount of light emitted from a sign divided by the surface area of the sign measured as candelas per square meter.

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 or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

- The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- The business shall employ no employees other than family members residing in the dwelling.
- There shall be no display or sale of the retail goods and no stockpiling or inventory of a substantial nature.
- There shall be no outside appearance of a business use, including, but not limited to parking, signs or lights.
- The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors, or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
- The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
- The business activity shall be conducted only within the dwelling and may not occupy more than twenty-five (25%) of the habitable floor area.
- The business may not involve any illegal activity.

No-Impact Home Based Businesses are different than Home Occupation Businesses. See HOME OCCUPATION BUSINESS.

NONCONFORMING LOT: Any lot, the area or dimension of which was lawful prior to the adoption or amendment of this Ordinance, but which fails to conform to the requirements of the Zoning District in which it is located by reasons such as adoption or amendment.

NONCONFORMING STRUCTURE: A structure or part of a structure which does not comply with the applicable area and bulk provisions of this Ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existing prior to the enactment of this Ordinance or an amendment thereto, or prior to the application of this Ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

NONCONFORMING USE: A use, whether of land or of a structure which does not comply with the applicable use provisions in this Ordinance or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of this Ordinance or an amendment thereto, or prior to the application of this Ordinance or amendment to its location by reason of annexation.

NON-METALLIC MINING: The extraction of stone, sand, rock, or similar materials from natural deposits.

NOVELTIES: Articles of trade having amusement value and whose appeal is often transitory, excluding consumer fireworks, display fireworks, fireworks classified as either Class C common fireworks or 1.4G fireworks or 1.3G fireworks.

NUDITY OR A STATE OF NUDITY: The showing of any part of the human male or female genitals, pubic area, vulva, anus, anal cleft or cleavage with less than a fully opaque covering, the showing of the female breast with less than a fully opaque covering of any part of the nipple or the showing of the covered male genitals in a discernible turgid state.

NURSERY SCHOOL: See DAY CARE, CHILD.

NURSING HOME: An institution licensed by the Commonwealth for the care of human patients requiring skilled nursing or intermediate nursing care, but not including facilities for major surgery or care and treatment of drug or alcohol addiction.

OCCUPANCY: The physical possession upon, on, or within any lot or structure for a use.

OCCUPANCY CERTIFICATE: A permit for the occupancy of a building, structure or lot indicating compliance with all provisions of this Ordinance and other regulations as required by Shenango Township and/or its designees.

OFFICES: See BUSINESS OR PROFESSIONAL OFFICES.

OFFICIAL DATE OF FILING: The date of the regular meeting of the Board of Supervisors, Planning Commission, or Zoning Board at which a permit is issued or an application is accepted as complete in content and properly filed in accordance with the requirements of this Ordinance.

OIL AND GAS COMPRESSOR STATION: A facility designed and constructed to compress natural gas that originates from an oil and gas well or collection of such wells operating as a midstream facility for delivery of oil and gas to a transmission pipeline, distribution pipeline, natural gas processing plant or underground field, including one or more natural gas compressors, associated buildings, pipes, valves, tanks and other equipment.

OIL AND GAS DEVELOPMENT: The well site preparation, well site construction, drilling, fracturing, and/or site restoration associated with an oil and gas well of any depth; water and other fluid storage; gas reservoir; impoundment and transportation used for such activities; and the installation and use of all associated equipment, including tanks, meters, and other equipment and structures whether permanent or temporary; and the site preparation, construction, installation, maintenance and repair of

oil and gas pipelines, not regulated by the Pennsylvania Public Utility Commission (PUC) or United States Department of Transportation, Office of Pipeline Safety, and associated equipment; and all other equipment and activities associated with the exploration for, production of and transportation of oil and gas, including natural gas compressor stations and natural gas processing plants, structures, defined as other support facilities or structures performing similar functions that operate as midstream facilities.

OIL AND GAS DRILLING SUBSURFACE FACILITIES: Activities performed under the surface of the ground that are part of the operation of oil and gas drilling, as defined herein, whether or not located on properties within the unit for a particular well site, but that are not included in the well site, including, but not limited to horizontal drilling and hydraulic fracturing zones, underground gathering and transmission pipelines established in accordance with Public Utility Commission guidelines, water distribution lines and similar underground facilities incidental to oil and gas drilling.

OIL AND GAS PROCESSING PLANT: A facility designed and constructed to remove materials such as ethane, propane, butane, and other constituents or similar substances from natural gas to allow such natural gas to be of such quality as is required or appropriate for transmission or distribution to commercial markets but not including facilities or equipment that is designed and constructed primarily to remove water, water vapor, oil, or naturally occurring liquids from the natural gas.

OIL AND GAS WELL/PAD: The well site preparation, construction, drilling, re-drilling, hydraulic fracturing, and/or site restoration associated with an oil or gas well of any depth; water and other fluid storage, impoundment and transportation used for such activities; and the installation and use of all associated equipment, including tanks, meters, and other equipment and structures whether permanent or temporary; and the site preparation, construction, installation, maintenance and repair of associated equipment and activities associated with the exploration for and production of oil and gas. An oil and gas well includes the pierced or bored hole drilled or being drilled in the ground for the purpose of, or to be used for, producing, extracting or injecting gas, oil, petroleum or another liquid related to oil and gas production or storage, including brine disposal and injection wells.

OPEN BURNING: Any fire or combustion from which air contaminants pass directly into the open air without passing through a flue. The term includes any fire or combustion which occurs in a chimney, fire pit, outdoor fireplace, or grill.

OPEN SPACE: An area of land or water on a development site in which no structures are permitted and which is set aside for the use and enjoyment of the general public or the owners and tenants of property which adjoins the open space.

OUTDOOR HYDRONIC HEATER: A fuel-burning device, also known as an "outdoor wood-fired boiler," "outdoor wood-fired furnace," and "outdoor wood-burning appliance," designed:

- To burn clean wood or other fuels specifically tested and listed for use by the manufacturer;
- By the manufacturer specifically for outdoor installation or installation in structures not normally intended for habitation by humans or domestic animals (e.g., garages); and
- To heat building space and/or water via distribution, typically through pipes, of a fluid heated in the device, typically water or a water/antifreeze mixture.

OWNER: See LANDOWNER.

PARK AND RIDE FACILITY: A facility designed for patrons to park their private vehicle and transfer to other private or public transportation.

PARK, PUBLIC OR SEMIPUBLIC: A parcel of land owned by the Commonwealth of Pennsylvania, Lawrence County, and/or the Township that is dedicated, either publicly or privately, specifically for outdoor use for open space and/or active or passive recreation purposes. A park shall also include a parcel of land owned by a homeowners' association or condominium association, as part of a Township-approved subdivision, land development and/or planned residential development that is dedicated, either publicly or privately, specifically for the use as a park, open space and/or active or passive recreation area. A park shall not include a commercial recreation facility, as defined herein.

PARKING AREA: A portion of a lot designated for the parking of motor vehicles in accordance with the requirements of this Ordinance.

PARKING LOT: Any lot, parcel, or yard used in whole or in part for the storage or parking of two (2) or more vehicles where such usage is not incidental to or in conjunction with a single-family or two-family dwelling.

PARKING LOT, COMMERCIAL: Any lot, parcel, or yard used in whole or in part for the temporary storage or parking of two (2) or more vehicles where such usage is the principal use on the site.

PARKING SPACE: A portion of a garage or parking area designated for the parking of one (1) or more motor vehicles in accordance with the requirements of this Ordinance.

PARKING STRUCTURE, ACCESSORY: An accessory structure used exclusively for the temporary storage of motor vehicles and associated with a permitted principal use.

PARKING STRUCTURE, COMMERCIAL: A principal structure used exclusively for the temporary storage of motor vehicles.

PATIO: A structure accessory to a dwelling constructed on the ground from impervious material such as concrete, stone, bricks, blocks or other paving material and which may or may not have a roof or awning.

PAWN SHOP: A business or establishment which loans money on deposit, or pledge of personal property, or other valuable thing, other than securities or printed evidence of indebtedness, or who deals in the purchasing of personal property or other valuable thing on condition of selling the same back again at a stipulated price.

PERSONAL CARE BOARDING HOME: See "i" under DWELLING TYPES.

PERSONAL SERVICES: Any enterprise providing services to a person, their apparel or personal effects commonly carried on or about their person, including, but not limited to, shoe repair, tailoring, clothes cleaning, watch repair, beauty shops, barber shops, hair salons and the like.

PERSONS: Individuals, corporations, companies, associations, joint stock companies, firms, partnerships, limited liability corporations, and other entities established pursuant to statutes of the Commonwealth of Pennsylvania; provided that persons does not include, or apply to, the Township or to any department or agency of the Township.

PETS, DOMESTIC: See DOMESTIC PETS.

PHARMACY: A retail store which primarily sells prescription drugs, patent medicines, and surgical and sickroom supplies.

PLACE OF WORSHIP: A semipublic use, including any of the following: churches, manse, rectory, convent, synagogue, parish, monastery, seminary or similar building incidental to the particular use; but this term does not include business offices, except administrative offices incidental to the operation of the particular use, rescue missions or the occasional use for religious purposes of properties not regularly so used.

PLANNED RESIDENTIAL DEVELOPMENT: See Article XIII "Planned Residential Development"

PLANNING COMMISSION: The Planning Commission of Shenango Township, Lawrence County, Pennsylvania.

PLAT: The map or plan of a subdivision or land development, whether preliminary or final.

POLE-MOUNTED/SHARED COMMUNICATIONS FACILITY: Any antenna used for the transmission or reception of any radio wave or radio signal, which is to be mounted upon a preexisting steel or metal electrical transmission tower owned or operated by a public utility.

POLICE STATION: The office or headquarters of a Township police force.

PORCH: A roofed or uncovered accessory structure without enclosing walls that is attached to or part of the principal building and which has direct access to and from the principal building.

POST OFFICE: A building or room where postage stamps are sold and other postal business is conducted.

POWER GENERATION FACILITY, ELECTRIC: A facility that generates electricity by means of geothermal power, burning of coal, oil, or gas, or by hydropower. Accessory generators for hospitals, schools, and other similar uses shall not be considered a power generational facility.

PRE-SCHOOL FACILITY: An establishment which offers private educational services to children who are under the minimum age for education in public school.

PRINCIPAL BUILDING OR STRUCTURE: The building or structure in which the principal use is conducted.

PRINCIPAL SOLAR ENERGY SYSTEM (PSES): 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 system consists of one (1) or more free-standing ground, or roof-mounted collective 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.

PRINCIPAL USE: The primary or predominant use to which the property is or may be devoted, and to which all other uses on the premises are accessory.

PRIVATE: Owner, operated or controlled by an individual, group of individuals, association or corporation, not for profit, and restricted to members and their guests.

PRIVATE CLUBS: Any establishment operated by a private organization for social, recreational, educational, fraternal or sororal purposes, which is open only to members and their guests and not to the general public.

PRIVATE GARAGE: See GARAGE, PRIVATE.

PRIVATE RECREATION: See RECREATION, PRIVATE.

PRIVATE STABLE: The keeping of horses and/or ponies for personal use and enjoyment of the residents of the lot, not involving any profit-making activity.

PRIVATE STREET: A street, including the entire private right-of-way, which is privately owned and maintained, and which is intended for private, rather than public, use.

PRIVATE USE HELIPAD: A helicopter landing pad licensed by the Pennsylvania Department of Transportation Bureau of Aviation and regulated by the Federal Aviation Administration which is owned by a private entity and restricted to use by helicopters owned by such entity.

PROFESSIONAL CONSULTANT: Persons who provided expert or professional advice, including, but not limited to, architects, attorneys, certified public accountants, engineers, geologists, land surveyors, landscape architects, or planners.

PROFESSIONAL OFFICES: See BUSINESS OR PROFESSIONAL OFFICES.

PROTECTED STRUCTURE: Any occupied structure. The term shall not include any structure whose owner has signed a waiver relieving the operator from implementation of the measures established herein or other applicable provisions of the Township Code. In the waiver, the owner must acknowledge that the operator is explicitly relieved from complying with the regulations applicable to a protected structure. The waiver must be notarized.

PUBLIC: Owned, operated, or controlled by a government agency, Federal, State, County, or local.

PUBLIC AND SEMIPUBLIC USES: Uses operated by the public or semipublic body such as schools, public libraries, public safety buildings, museums, public meeting halls, and community centers. This definition shall not include hospitals and continuing care facilities.

PUBLIC PARKING GARAGE: See GARAGE, PUBLIC PARKING.

PUBLIC HEARING: A formal hearing held pursuant to public notice by the governing body or planning agency, intended to inform and obtain public comment, prior to taking action in accordance with this Ordinance.

PUBLIC IMPROVEMENTS: All roads, streets, walkways, sidewalks, gutters, curbs, sewers, waterlines, stormwater management facilities, landscaping, street lighting, traffic control devices, and other facilities to be dedicated to or maintained by the Township.

PUBLIC MEETING: A forum held pursuant to notice under the Act of July 3, 1986 (P.L. 388, No. 84), 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 Township. 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 thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing. The Township may post publication of legal notices on the Township website. If the Township is required to publish notice in accordance with the Second Class Township Code, publication on the website is merely a matter of convenience for residents and other interested parties, and in no way replaces or relieves the Township of its obligation regarding the aforementioned publication. Every effort shall be made to keep the website as current as possible, but the Township makes no representation as to the completeness or timeliness of postings on the website.

PUBLIC RECREATION: See RECREATION PUBLIC.

PUBLIC UTILITY BUILDING OR STRUCTURE: Any administrative building, maintenance building, garage or other structure not intended for human occupancy or storage of movable equipment or any part of the essential public utility installation as defined herein, other than the general transmission distribution system provided by public utilities, regulated by the Public Utilities Commission (PUC) or any agency, franchisee or authority of Shenango Township which is reasonably necessary to furnish adequate services to the general public both within Shenango Township and outside the Township, including, but not limited to, long distance transmission facilities such as electrical power lines or high pressure natural gas or petroleum lines, switching facilities, substations, water or sewage treatment plants, reservoirs, water towers and similar facilities.

QUADRAPLEX: See FOURPLEX.

QUARRYING AND STONE CUTTING: The removal and/or the cutting of stone from a quarry.

RADIO OR TELEVISION TRANSMITTER: A piece of equipment that relays radio or television signals.

RECORDING STUDIO: An environment to allow for the capture, manipulation and mastering of an auditory product.

RECREATION, COMMERCIAL: An indoor or outdoor establishment operated by a profit-making corporation, partnership or other business entity for the pursuit of sports and recreational activities, available to the general public for a fee including, but not limited to, such establishments as miniature golf, golf or batting practice facilities, ice or roller rinks, skateboard parks, playing fields, racquet clubs, fitness centers, swimming pools, amusement parks, amphitheaters and similar facilities. See also INDOOR AMUSEMENT.

RECREATION, PRIVATE: An enterprise operate by an individual or non-profit association or corporation, other than a public entity, for the pursuit of sports and recreational activities, which may be advertised to the general public, but the use of which is limited to members and their guests including, but not limited to, such establishments as country clubs, golf courses, sportsman's clubs, golf practice facilities, playing fields, tennis or racquet clubs, swimming pools and similar facilities.

RECREATION, PUBLIC: An enterprise owned and operated by a public entity, available to the general public, whether or not an admission fee is charged, including either indoor or outdoor facilities for the pursuit of sports, creation or leisure activities, including, but not limited to, parks, playgrounds, playing fields, golf courses, golf or batting practice facilities, ice rinks, tennis courts, swimming pools and similar facilities.

RECREATIONAL VEHICLE: A single axle or multiple axle structure mounted on wheels or otherwise capable of being made mobile, either with its own motive power or designed to be mounted on or drawn by an automotive vehicle, for the purpose of travel, camping, vacation and recreation use, including, but not limited to: travel trailers, mobile homes, motor homes, tent trailers, boats, boat trailers, pick-up campers, horse trailers, snow mobiles, jet skis, wave runners, motorcycles and all-terrain vehicles.

RECREATIONAL VEHICLE PARK: A tract or contiguous tracts of land under single ownership improved with the necessary utility connections and other related facilities and containing two (2) or more sites for temporary or seasonal parking or recreational vehicles, but not including permanent, year-round occupancy.

RECYCLING BUSINESS: A business that is: (1) primarily engaged in converting ferrous or nonferrous metals or other materials into raw material products having prepared grades and having an existing or potential economic value; or (2) using raw material products of that kind in the production of new products; or (3) obtaining or storing ferrous or nonferrous metals.

REFRIGERATED WAREHOUSE OR COLD STORAGE: See WAREHOUSE AND STORAGE SERVICES.

REGIONAL PLANNING AGENCY: A planning agency that is comprised of representatives of more than one (1) county. Regional planning responsibilities shall include providing technical assistance to counties and municipalities, mediating conflicts across county lines and reviewing county comprehensive plans for consistency with one another.

REGISTERED PROFESSIONAL: An individual licensed in the Commonwealth of Pennsylvania to perform services or activities required by provisions of this Ordinance and qualified by training and experience to perform the specific services and/or activities with technical competence.

REHABILITATION FACILITY: See GROUP CARE FACILITY.

RENEWABLE ENERGY SOURCE: Any method, process, or substance whose supply is rejuvenated through natural processes and, subject to those natural processes, remains relatively constant, including, but not limited to, biomass conversion, geothermal energy, solar and wind energy and hydroelectric energy and excluding those sources of energy used in the fission and fusion processes.

REPAIR GARAGE: A building, or part thereof, used for the servicing and repair of motor vehicles, including engine overhaul, body work and recapping/retreading of tires and where all storage of parts and dismantled vehicles and all repair work are conducted entirely inside a Completely Enclosed Building, as defined by this Ordinance.

REPAIR SHOP: A service establishment providing maintenance and repairs of personal and household items that can be carried in by hand, including personal effects (such as jewelry, watches, bicycles), small household appliances, office equipment, small gasoline engines and similar items, but not including repair of large appliances, motorized vehicles or heavy equipment.

REPOSSESSION BUSINESS: A business that repossesses vehicles when owners default on payments or rental vehicles are not returned on time. Repossession businesses may include retail/office space and vehicle service areas within a completely enclosed building. Any exterior storage of vehicles and/or related items on the site may be permitted as an accessory use to the principal structure. See also STORAGE YARD.

RESEARCH AND DEVELOPMENT: Any establishment, including laboratories, which carries on investigation in the natural, physical or social sciences or engineering and development as an extension of such investigation with the objective of creating end products and which may include supporting storage and transportation facilities.

RESTAURANT: An establishment which offers food and beverages for sale and consumption either on or on and off the premises as the principal use and may serve alcoholic beverages for consumption on the premises as an accessory use.

RESTAURANT, DRIVE-IN: A restaurant with or without a drive-through, where the food is primarily brought to and consumed within a patron's vehicle. An outdoor seating area may be provided.

RESTAURANT, NEIGHBORHOOD: A restaurant containing less than 1,000 square feet of gross floor area and which does not contain more than 20 seats.

RESTAURANT, OUTDOOR DINING: An accessory dining area with seats and/or tables located outdoors of a restaurant, cafe, or other food service establishment, and which is either: (1) located entirely outside the walls of the subject building, or (2) enclosed on two sides or less by the walls of the building with or without a solid roof.

RETAIL SALES: The sale on the premises of commodities and/or services directly to consumers, but not including the manufacturing or processing of any products.

RETAIL STORE: Any establishment not otherwise specifically defined in this Article that sells commodities and/or services on the premises directly to consumers, but not including on-site manufacturing or processing of any product or any wholesale sales.

RETIREMENT COMMUNITY: A residential development designed primarily or exclusively for occupancy by elderly or retired person, which complies with the Housing of Older Persons Act of 1995, as amended, and which features one (1) or more of the following special services associated with the needs of elderly or retired persons such as transportation, limited nursing facilities, dispensaries, common dining facilities, minimum maintenance, laundry service, recreation programs, personal services (such as beauty and barber shops, or cleaner's valet service), florist and/or gift shop, doctors offices, branch bank, postal service and similar services or facilities.

RETIREMENT HOUSING FACILITY: A multi-residence housing facility intended for senior citizens which complies with the Housing of Older Persons Act of 1995, as amended. Typically each person or couple in the home has an apartment-style room or suit of rooms.

RIDING ACADEMY: An establishment where horses are boarded and cared for and where instruction in riding, jumping and showing is offered for a fee and where horses may be hired for riding.

RIGHT-OF-WAY: Land set aside for use as a street, alley or other means of travel, including existing and future rights-of-way, as defined below. See also EASEMENT with respect to utilities.

> **EXISTING RIGHT-OF-WAY:** The legal right-of-way as established by the Commonwealth or other appropriate governmental authority and currently in use.
>
> **FUTURE RIGHT-OF-WAY:** The right-of-way deemed necessary to provide adequate area or increased width for future street improvements.

ROADSIDE STAND: An accessory or principal use that includes a seasonal, temporary or semi-temporary structure for the sale of goods or produce.

ROOMING HOUSE: See BOARDING HOUSE.

ROW HOUSE: See "j" under DWELLING TYPES.

SALT STORAGE FACILITY: A structure used to house salt used to treat public and/or private roadways.

SANITARY SEWER, PRIVATE: An on-lot disposal system providing for the disposal of effluent for one (1) building and its accessory building on a single lot, subject to the approval of the Sewage Enforcement Officer.

SANITARY SEWER, PUBLIC: Any municipal or privately owned sewer system in which sewage is collected from more than one (1) lot and piped to an approved sewage disposal plant or approved community treatment system, including capped sewers which are installed to Township specifications.

SCHOOL, PUBLIC AND PRIVATE: An accredited institution of learning which offers elementary and secondary level instruction or which offers associate, bachelor or higher degrees in the several branches of learning required by the Commonwealth of Pennsylvania.

SECONDARY DWELLING FOR RESIDENT FARM WORKERS: A second permanent principal structure used as a single family dwelling on a farm to house an individual or a family employed by the owner or lessee of the farm in the pursuit of agriculture.

SELF-STORAGE FACILITY: See MINI-WAREHOUSE/SELF-STORAGE FACILITY

SERVICE STATION, AUTOMOBILE: A retail establishment which provides for one (1) or more of the following activities:

a. The servicing of motor vehicles and operations incidental thereto and limited to one (1) or more of the following activities: the retail sale of petroleum products; retail sales and installation of automotive accessories; automobile washing by hand; waxing and polishing of automobile; tire changing and repairing (excluding recapping); battery service, changing and replacement, excluding repair and rebuilding; radiator cleaning and flushing, excluding steam cleaning and repair; installation of accessories; and State Inspection; and/or

b. The following operations, if conducted within a "Completely Enclosed Building" as defined by this Ordinance: lubrication of motor vehicles; replacement of exhaust systems; brake servicing limited to servicing and replacement of brake cylinders, lines and brake shoes; wheel balancing; the testing, adjustment and replacement or servicing of carburetors, filters, generators, points, rotors, spark plugs, voltage regulators, water and fuel pumps, water hoses and wiring; and/or

c. The operation of a convenience food store, provided retail sale of petroleum products is a part of the operation.

SETBACK LINE: A line parallel to a lot line, defining the building setback required by this Ordinance.

SETBACK LINE, FRONT: The building setback line that is parallel to the front lot line, located at a distance as required by this Ordinance.

SETBACK LINE, REAR: The building setback line that is parallel to the rear lot line, located at a distance as required by this Ordinance.

SETBACK LINE, SIDE: The building setback line that is parallel to the side lot line, located at a distance as required by this Ordinance.

SEWAGE TREATMENT PLANT: A facility designed to receive the wastewater from domestic sources and to remove materials that damage water quality and threaten public health and safety when discharged into receiving streams or bodies of water.

SEXUAL CONDUCT: Patently offensive representations or descriptions of ultimate sexual acts, normal or perverted, actual or simulated, and patently offensive representations, descriptions or acts of masturbation, excretory functions, homosexuality, sodomy, sexual intercourse or physical contact with a person's clothed or unclothed genitals, pubic area, buttocks, or, if such person to be female, breast.

SEXUALLY ORIENTED BUSINESS: See ADULT BUSINESS.

SHED: A detached, accessory structure which is incidental to a permitted residential structure. Sheds typically sit on a simple concrete slab, piers or soil and are used to store household goods, tools, and/or equipment. Sheds shall include but are not limited to tool sheds, residential greenhouses, and pool equipment structures. All nonresidential detached storage structures are defined as storage buildings. See also STORAGE BUILDINGS.

SHOPPING CENTER: One (1) or more retail store(s) and other authorized uses in the zoning district in which it is an authorized use, developed as a single entity on a site, whether developed at one (1) time or in phases or by different owners.

SHORT-TERM RENTAL: A principal or accessory use other than a hotel or motel where lodging is provided for compensation generally for less than thirty (30) days. Rentals are generally facilitated by an online tool that allows for peer-to-peer lodging options where the lodging facilities are generally owned by private individuals. This use includes rentals commonly called by industry names including but not limited to Airbnb, Vrbo, HomeAway, Flip Key, WorldEscape, Uproost, etc.

SIGN: Any writing, printing, painting, display, emblem, drawing, graphic, electronic display, computerized display, or other device of similar character which:

- Is designed to be viewed by the public and intended to announce, direct attention to, or advertise; and
- Is a structure or any part thereof or is attached to, painted on, or in any other manner represented on a building or other structure supporting the display.

SIGN, A-FRAME: A portable sign comprised of two (2) separate panels or faces joined at the top and spread apart at the bottom to form the base on which the sign stands.

SIGN, ADDRESS: The number or other designation assigned to a housing unit, business establishment, or other structure for all purposes of location, mail delivery, and emergency services.

SIGN, ANIMATED OR MOVING: Any sign or part of a sign that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation. Changeable copy signs as defined herein are not considered animated or moving signs.

SIGN, ANIMATION: The movement, or the optical illusion of movement of any part of the sign structure, design or pictorial segment including the movement of any illumination or the flashing, scintillating or varying of light intensity. Also included in this definition are signs having "chasing action" which is the action of a row of lights commonly used to create the appearance of motion.

SIGN, AWNING OR CANOPY: Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

SIGN BASE: The support on which a sign face stands. The sign base shall not communicate any messages or include business identification.

SIGN, BANNER: A sign or outside advertising display having the characters, letters, illustrations, ornamentations, symbol, color, or visual representation applied to cloth, paper, vinyl, fabric, plastic, or like kind of malleable material with or without frame. National, state, or municipal flags, or the official flag of any institution or business, shall not be considered banners.

SIGN, BILLBOARD: See Article XVI "Signs"

SIGN, BUILDING IDENTIFICATION: A small pedestrian-oriented sign attached to a building, which bears only the name, number(s) and/or logo of the building but not the tenant and which is intended to be legible only from the pedestrian ways immediately adjacent to the sign.

SIGN, CHANGEABLE COPY: A sign that is designated so that characters, letters, or illustrations can be changed or rearranged manually to change the message on the sign without altering the face or surface of the sign.

SIGN, CHANGEABLE COPY, REMOTE: A sign that is designated so that characters, letters, or illustrations can be changed or rearranged remotely by electronic or other means to change the message or sign without altering the face or surface of the sign.

SIGN, COMMERCIAL MESSAGE: Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

SIGN, CONSTRUCTION: A temporary sign announcing the name of contractors, mechanics, or artisans engaged in performing work on the premises and only during active construction activities.

SIGN, DEVELOPMENT: A temporary sign erected during the period of construction and/or development of a property by the contractor and developer or their agent.

SIGN, DIGITAL: A computer programmable sign capable of displaying words, numbers, symbols, figures, or picture images that can be altered or rearranged by remote or automatically without physically altering the face or surface of the sign. These signs typically utilize light-emitting diode, plasma, or liquid crystal display technology to produce the character and graphic of the display. Digital signs shall include static alphanumeric displays and electronic message boards.

SIGN, DIRECTIONAL OR INCIDENTAL: A sign generally informational, that has a purpose secondary to the use of the lot or sire on which it is located, such as "No Parking," "Entrance," "Exit," "One Way," "Loading Only," "Telephone," and other similar directives, and provided that such sign does not exceed five (5) square feet. Directional, incidental sign shall be located only in conjunction with site drive entrances and/or internal traffic drive aisles.

SIGN, ELECTRONIC MESSAGE BOARD: A type of digital sign which displays messages, such as time and temperature, in alternating light cycles.

SIGN FACE: The area or display surface, including the advertising surface and any framing, trim, or molding, used for the message on a single plane.

SIGN, FLASHING: A sign that contains an intermittent or sequential flashing light source or has a light source which is not stationary, varies in illumination intensity, or contains elements which give the appearance of any of the aforementioned.

SIGN, FREESTANDING: Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

SIGN, GOVERNMENTAL: A sign, which is owned, installed, and maintained by the Township or other governmental agency.

SIGN, GROUND/MONUMENT: A freestanding sign, which is completely self-supporting, has its sign face or base on the ground and has no air space, columns, or supports visible between the ground and the bottom of the sign. It shall not be attached to a pole or pylon, nor raised by climbing a man-made berm, wall, or similar structure.

Pole/pylon signs that have pole covers which extend from the base of the sign face to the ground shall not be considered ground/monument signs.

SIGN, HOME OCCUPATION IDENTIFICATION: A sign containing only the name and address of the occupant of the premises and their occupation. No logos or other advertising shall be permitted.

SIGN, EXTERNAL ILLUMINATED: A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign.

SIGN, INTERNAL ILLUMINATED: A sign containing a source of light contained within the sign structure or sign cabinet.

SIGN, INFLATABLE: A three-dimensional (3-D) object, filled with air or gas, and located in such a manner as to attract attention.

SIGN, MARQUEE: A wall sign attached to an integral part of the building consisting of a roof which is supported by the building and may also be supported by columns or piers, and which includes porches, porticos, and porte-cocheres, but does not include canopies or awnings.

SIGN, MENU BOARD: A sign that lists for consumers the various options of products, goods, or services provided by a business.

SIGN, MURAL: A hand-painted, hand-tiled, or digitally printed restorative image on the exterior wall of a building that does not contain any commercial message. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.

SIGN, OFF-PREMISES: A sign identifying/advertising and/or directing the public to a business, merchandise, service, institution, residential area, or entertainment which is located, sold, rented, leased, produced, manufactured and/or furnished at a place other than the real property on which the sign is located.

SIGN, OFF-PREMISES DIRECTIONAL: A sign, other than a billboard, which directs the public to an establishment, activity, person, product or service which is not sold, produced or available on the property on which the sign is located.

SIGN, ON-PREMISES: A sign or display that identifies or communicates a message related to the activity conducted, the service offered, or the commodity sold on the premises where the sign is located.

SIGN, ON-PREMISES DIRECTIONAL: A sign which directs and/or instructs vehicular or pedestrian traffic relative to parking areas, proper exits, loading areas, entrance points and similar information on the premises on which it is located.

SIGN PANEL: The primary surface of a sign that carries the identifying/advertising message.

SIGN, PENNANT: Any lightweight plastic, fabric, or other material, whether or not containing a message of any king, suspended from a rope, wire, or string, usually in a series, designed to move in the wind.

SIGN, POLE/PYLON: A freestanding sign erected on a pole, poles, pylon, pylons, or other supporting structure where the bottom edge of a sign face is installed above the ground. Pole/pylon signs that have pole covers which extend from the base of the sign face to the ground shall not be considered ground/monument signs.

SIGN, POLITICAL: A sign which indicates the name, cause or affiliation of a person seeking a public or elected office or on which reference is made to an issue for which a public election or referendum is scheduled to be held.

SIGN, PORTABLE: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A-frames or T-frames; sandwich board signs; balloons used as signs, umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless the vehicle is used in the normal day-to-day operations of the business.

SIGN, PROJECTION: A sign, which reproduces a remote image, by optical or any other means, on any surface.

SIGN, PUBLIC UTILITY: Signs in connection with the identification, operation or protection of any public utility, on the same lot therewith, provided that the total sign area on any one (1) street frontage does not exceed eight (8) square feet).

SIGN, REAL ESTATE: A temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.

SIGN, RESIDENTIAL: Any sign located in a district zoned for residential uses that contains no commercial message except advertising for goods or services legally offered on the premises where the sign is located, if offering such service at such location conforms with all requirements of this Ordinance.

SIGN, RESIDENTIAL DEVELOPMENT IDENTIFICATION: Any sign used to identify the name of a residential development containing no commercial message and located at the principal entrances of such development.

SIGN, ROOF SIGN: A sign erected on or attached to a roof, or a sign attached to a building that projects above the highest point on a wall that supports the roofline.

SIGN, SAFETY CONTROL: Public safety sign pursuant to federal, state, or local public safety regulations.

SIGN, SITE DEVELOPMENT: A sign indicating the premises is in the process of being subdivided and/or developed for the future construction of dwellings or other buildings before any construction activity has begun.

SIGN, STATIC ALPHANUMERICAL DISPLAY: A type of digital sign only capable of displaying numbers and letters and is not designed or programmed to flash, blink, move, or display multiple messages over a preset time interval.

SIGN, STREAMER: A string or strip of miniature or full size pennants or flags which may or may not be suspended between two (2) points.

SIGN, SURFACE AREA OF: The area enclosed by one continuous line, connecting the extreme points or edges of an advertising panel containing letters; or the sum of the areas of each letter, in the case of freestanding letters which are mounted on a building wall, rather than painted on or affixed to an advertising panel. In the case of freestanding pole or ground signs, this area shall not include the main supporting sign structure, but shall include all other ornamental attachments and connecting features which are not part of the main supports of the sign. In the case of letters which are painted on or affixed to an awning or canopy, rather than mounted on a wall or affixed to an advertising panel, the area of the sign shall be the area of the geometric shape formed by outlining the height and width of all of the letters, including the space between the individual letters. For two-sided signs, only one (1) face is counted in computing the surface area.

SIGN, SUSPENDED: A sign which is suspended from a structure above into a vehicular or pedestrian access way, more than one (1) foot from the surface on which it is mounted, and is mounted usually, but not always, at right angles to a building.

SIGN, TEMPORARY: Any sign, banner, pennant, valance, or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other light material, with or without frame, displayed for a period not exceeding thirty (30) days. Temporary signs shall be permitted to advertise grand openings, distress sales, change in ownership, or temporary businesses which have been approved by the Township.

SIGN, TIME-AND-TEMPERATURE: A sign which indicates changing time and/or temperature.

SIGN, TRAFFIC CONTROL: A sign regulating traffic.

SIGN, WALL: Any sign painted, attached to, or affixed to a building or structure, attached flat against the wall surface, in such a way that only one (1) face of a sign is visible.

SIGN, WINDOW: Any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service that is temporarily affixed inside a window or upon the windowpanes or glass and is visible from the exterior of the window.

SIGN, YARD: Any sign located in a district zoned for residential uses that contains no commercial message except advertising for goods or services legally offered on the premises where the sign is located, if offering such service at such location conforms with all requirements of this Ordinance.

SINGLE FAMILY DWELLING: See "a" under DWELLING TYPES.

SITE: A tract of land or one (1) or more contiguous lots proposed for development.

SITE AREA: The total area within the boundary lines of a site proposed for development, expressed in acres or square feet.

SKILLED GAMES OF CHANCE: A slot machine in which the skill of the player, rather than the element of chance, is the predominant factor in affecting the outcome of the game.

SKILLED NURSING FACILITY: A licensed inpatient healthcare facility with the staff and equipment to provide skilled care, rehabilitation and other related health services to patients who need nursing care, but do not require hospitalization, and when stays are not more than ninety (90) days.

SLOPE: The degree of rise or descent of the land surface calculated by dividing the number of feet of vertical rise/descent in elevation by the number of feet of horizontal distance, expressed as a percentage.

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.

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

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.

SOLAR RELATED EQUIPMENT: Items, including a solar photovoltaic cell, module, panel or array, or solar hot air/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.

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

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

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

SOLID WASTE COMBUSTOR OR INCINERATOR: A solid waste facility for the controlled burning of large quantities of solid waste at high temperatures under carefully regulated conditions.

SOLID WASTE DISPOSAL: The ultimate disposition of unwanted or discarded materials from households and businesses, including garbage and nonrecyclable materials with liquid content to be free flowing.

SOLID WASTE LANDFILL FACILITY: All continuous land and structures, other appurtenances, and improvements on the land, used for processing, storing, or disposing of solid waste, or used for the purpose of processing, extracting, converting, or recovering energy or materials from solid waste. A facility may be publicly or privately owned and may consist of several processing, storage, or disposal operational units as required by the federal and/or state agency having jurisdiction.

SOLID WASTE TRANSFER STATION: Land or structures where solid waste is received and temporarily stored at a location other than the site where it is generated and which facilitates the bulk transfer of accumulated solid waste to a facility for further processing or disposal. Such facility may or may not involve the separation of recyclables from solid waste. Such facility shall not include a junkyard, leaf composting, clean fill, sewage, or sludge application.

SOUND LEVEL: The intensity of sound, measured in decibels, produced by the operation of a permitted use.

SOUND LEVEL METER: An instrument standardized by the American Standards Association for measurement of intensity of sound.

SPECIAL EXCEPTION: See USE BY SPECIAL EXCEPTION.

STABLE, BOARDING: See BOARDING STABLE.

STABLE, COMMERCIAL: The keeping of horses and/or ponies for public and/or commercial use. Commercial stables shall be considered a principal use on a lot and are distinct from an "Agricultural Operation."

STABLE, PRIVATE: See PRIVATE STABLE.

STEALTH TECHNOLOGY: Camouflaging methods applied to a wireless communications towers, antennae, and other facilities which render them more visually appealing or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it minimally visible to the casual observer. Such methods include, but are not limited to, architecturally screened roof-mounted antennae, building-mounted antennae painted to match existing structure and facilities constructed to resemble trees, shrubs, and light poles.

STOOP: A covered or uncovered porch located at a front, side or rear door to a dwelling unit not exceeding twenty-four (24) square feet in area.

STORAGE BUILDING: An accessory structure for storing goods and products incidental to a permitted, nonresidential, principal use.

STORAGE YARD, ACCESSORY: As an accessory use, a storage yard includes a portion of a lot or parcel which is not occupied by a building and is used to store materials associated with the permitted principal use. Materials and/or equipment within a storage yard are not offered for commercial sale or are not accessible to the public. See also SUPPLY YARD.

STORAGE YARD, PRINCIPAL: As a principal use, a storage yard is an otherwise vacant lot or parcel that is used to store construction equipment, vehicles and/or construction materials. Materials and/or equipment within a storage yard are not offered for commercial sale or are not accessible to the public. See also SUPPLY YARD.

STORMWATER MANAGEMENT ORDINANCE: Shenango Township's Stormwater Management Ordinance, as adopted and amended by the Township Board of Supervisors.

STORY: That portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, then the space between any floor and the ceiling next above it, excluding cellars.

STREET: A public right-of-way or recorded private right-of-way which affords primary means of vehicular access to abutting property, but not including alleys.

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

STREET, PUBLIC: A public right-of-way dedicated and open for public use which has been adopted by the Township, County, Commonwealth or other governmental body.

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

STRUCTURE, HEIGHT OF: See HEIGHT OF STRUCTURE.

STRUCTURAL ALTERATIONS: A change or re-arrangement of the structural parts or in the exit facilities, or an enlargement or diminution of the structure, whether by extending on the side or increasing the height or depth, or the moving from one location or position to another.

SUBDIVISION: The division of a lot, tract or parcel of land by any means into two (2) or more lots, tracts or parcels or other division of land including any changes in existing lot line 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 (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE: The Subdivision and Land Development Ordinance of Shenango Township, Lawrence County, Pennsylvania.

SUPERVISORS: The Supervisors of Shenango Township, Lawrence County, Pennsylvania. See GOVERNING BODY.

SUPPLY YARD: A commercial establishment storing or offering for sale building supplies, steel supplies, coal, heavy equipment, feed and grain, and similar goods. Supply yards do not include the wrecking, salvaging, dismantling or storage of automobiles and similar vehicles.

SUPPLY YARD, ACCESSORY: As an accessory use, a supply yard shall include the portion of a lot or parcel that is not occupied by a building and is used for the display and/or sale of building materials, construction equipment and/or goods associated with the permitted principal use. Supply yards do not include the storage and sale of vehicles. See also STORAGE YARD and VEHICLE SALES.

SUPPLY YARD, PRINCIPAL: As a principal use, a supply yard is an otherwise vacant lot or parcel that is not occupied by a building and is used for the display and sales of building materials, construction equipment and/or goods typically stored outdoors for sale to the public. Supply yards do not include the storage and sale of vehicles. See also STORAGE YARD and VEHICLE SALES.

SWIMMING POOL: Any body of water or receptacle for water having a depth at any point greater than two (2) feet and a surface area greater than one hundred (100) square feet, used or intended to be used for swimming or bathing and constructed, installed or maintained, inside or outside any building.

TANK FARM: An area used exclusively for storing petroleum or petroleum products in large tanks.

TATTOO PARLOR: An establishment in which tattooing is carried out professionally.

TAVERN: See BAR OR TAVERN.

TAXI & LIMOUSINE SERVICE: A fee based service regulated by the PUC that provides a vehicle and a driver from one (1) point to another.

TEMPORARY CONSTRUCTION TRAILER: See CONSTRUCTION TRAILER, TEMPORARY.

TEMPORARY PORTABLE STORAGE UNITS: Any container, storage unit, shed-like container or other portable structure used for the storage of personal property of any kind and which is located outside on residential or commercial property for the purpose of storing and/or moving household materials.

TEMPORARY USE OR STRUCTURE: Any use or structure which may be a principal use on a lot or accessory to an existing principal use on a lot intended to be used for less than six (6) consecutive months. Structures intended to be used for more than six (6) months shall be considered permanent and shall meet the use and structure requirements for permanent structures.

TENNIS/BASKETBALL/SPORTS COURTS: A private outdoor recreational facility accessory to a dwelling for personal use by the residents, comprised of an all-weather surface designed for regulation play of tennis, basketball, handball or similar games.

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

THEATRE, DRIVE-IN: A structure consisting of a large outdoor screen, a projection booth and a large park area for automobiles. Within this enclosed area, customers can view movies from the privacy and comfort of their cars. Excludes the projection, viewing, or display of material which would qualify as adult entertainment as defined by this Ordinance.

TOWING AND OTHER ROAD SERVICES: A personal service engaged in the business of offering the services of a vehicle wrecker or towing service, whereby disabled motor vehicles are towed or otherwise removed from the place they are

disabled by the use of a wrecker so designed for that purpose by a truck, automobile or other vehicle so adapted for that purpose.

TOWNHOUSE: See "j" under DWELLING TYPES.

TOWNSHIP: The Township of Shenango, Lawrence County, Pennsylvania.

TRAFFIC STUDY: A study prepared by a qualified traffic engineer analyzing the expected trip generation from a proposed development using the Institute of Transportation Engineers (ITE) current standards and the impact of the traffic generated by the proposed development on the capacities and levels of service of all streets and intersections in the vicinity of the site.

TRAILER, SALES OR CONSTRUCTION: A temporary structure to be used for duration of the zoning, building, and grading permit to provide temporary offices for personnel associated with the permitted land development.

TRANSFERABLE DEVELOPMENT RIGHTS: The attaching of development rights to specified lands which are desired by a municipality to be kept undeveloped, but permitting those rights to be transferred from those lands so that the development potential which they represent may occur on other lands where more intensive development is deemed to be appropriate.

TRANSITIONAL DWELLING: See "k" under DWELLING TYPES.

TRIPLEX: See "c" under DWELLING TYPES.

TWO FAMILY DWELLING: See "b" under DWELLING TYPES.

URBAN AGRICULTURE, ACCESSORY: Small scale agricultural activities conducted on a lot or site in conjunction with an authorized principal use.

URBAN AGRICULTURE, PRINCIPAL: Agricultural activities intended primarily for the growing of crops and in which no livestock, poultry, or other farm animals are kept or raised. Limited agricultural uses are intended to allow for the growing of agricultural products on vacant lots or properties as a permissible principal use.

USE: The purposes, business or activity for which any land or structure is utilized.

USE, PRINCIPAL: See PRINCIPAL USE.

USE, ACCESSORY: See ACCESSORY USE.

USE BY SPECIAL EXCEPTION: A use authorized by this Ordinance which may be granted only by the Zoning Hearing Board following a public hearing subject to express standards and criteria contained in this Ordinance.

VARIANCE: A departure from the specific regulations of this Ordinance which may be granted by the Zoning Hearing Board in accordance with the criteria established by the Pennsylvania Municipalities Planning Code (Act 247, as amended) for a particular piece of property which, because of special circumstances applicable to it, cannot be developed in compliance with the literal terms of this Ordinance without undue physical hardship.

VEHICLE ACCESSORIES SALES AND INSTALLATION: An establishment engaged in the retail sales and installation of accessories for trucks, automobiles and motorcycles, including, but not limited to such items as tires, hubcaps, mirrors, seat covers, floor mats, tonneau covers, truck caps, windshield wipers, trim packages, running boards and the like, but not including any mechanical parts.

VEHICLE RENTAL, SALES AND SERVICE: The rental, sales and service of automobile, motorcycles and trucks under 26,000 pound GVW, but not including any heavy equipment or any other vehicle or equipment which is not classified as a "motor vehicle" under the Pennsylvania Motor Vehicle Code.

VEHICLE RENTAL FACILITY: The rental of motor vehicles, watercraft, recreational vehicles, or trailers, including outdoor display areas, service areas within a completely enclosed building and a showroom and offices within the building.

VETERINARIAN SERVICES: See ANIMAL HOSPITALS AND VETERINARIAN SERVICES.

WAREHOUSE AND STORAGE SERVICES: A structure primarily used for the storage of goods and materials which also includes refrigeration and cold storage services. This use does not include distribution centers.

WAREHOUSING AND DISTRIBUTION: A building used for the storage and handling of freight or merchandise, but not including the maintenance or fueling of commercial vehicles. Warehousing which is incidental to retail sales and which does not constitute in excess of thirty percent (30%) of the total floor area of the retail establishment shall be excluded from this definition.

WATER INTAKE WELLS: A site authorized by a permit from the Pennsylvania Department of Environmental Protection (DEP) for the drilling site for the production of potable water supply.

WATER, PUBLIC: A potable water distribution system in which water is carried to individual lots or dwelling units by a system of pipes from a central source located beyond the limits of the individual lots being served which may be publicly or privately owned but shall be approved by the Township.

WATER, PRIVATE: A system of piping, tanks or other facilities serving only a single lot from a primary source located within the limits of the lot being served.

WBCA: Pennsylvania Wireless Broadband Collection Act (53 P.S. §11702.1 et. seq.)

WEDDING BARN: A permanent structure that was previously used as a barn and is fully or partially repurposed as a venue for weddings, receptions, and other gatherings, or a permanent structure that is currently being used as a barn and which is sometimes used as a venue for weddings, receptions, and other gatherings.

WELL OPERATOR OR OPERATOR: Any person, partnership, company, corporation and its subcontractors and agents who have an interest in real estate for the purpose of exploring or drilling for, producing, or transporting oil or gas. The person designated as the well operator or operator on the permit application or well registration. If the owner is a separate entity than the operator, then the owner shall also be listed. Where a permit or registration was not issued, the term shall mean any person who locates, drills, operates, alters, or plugs any well or reconditions any well with the purpose of production therefrom. In cases where a well is used in connection with the underground storage of gas, the term also means a storage operator.

WELL SITE: Shall consist of the area occupied by any of the facilities, structures, and equipment associated with or incidental to the construction, drilling, fracturing, production, or operation of an oil or gas well. If multiple areas are used, then the total combined areas shall be considered the well site.

WELLHEAD: The precise point of entry into the ground where the drilling of a gas well takes place.

WHOLESALE BUSINESS: An establishment engaged in selling merchandise to retailers, institutional, commercial or professional business customers or other wholesalers, rather than to the general public, or acting as a broker for such merchandise sales.

WIND CHARGER: A wind-driven direct-current generator used for charging storage batteries.

WIND ENERGY CONVERSION SYSTEM (WECS): A device such as a wind charger, wind turbine or windmill and/or other electric generation facility whose main purpose is to convert wind power into another form of energy such as electricity or heat, consisting of one (1) or more wind turbine and other structures and buildings, including substations, meteorological towers, electrical infrastructure, transmission lines, and other appurtenant structures and facilities.

WIND ENERGY PRODUCTION FACILITY, LARGE: An area of land or other area used for a wind energy conversion system principally used to capture wind energy and convert it to electrical energy. Large wind energy production facilities consist of one (1) or more wind turbines, tower, and associated control or conversion electronics and other accessory structures and buildings including substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities. A facility is considered

a large wind energy production facility if it supplies electrical power solely for off-site use.

WIND ENERGY SYSTEM, SMALL: A wind energy conversion system consisting of a wind turbine, tower, and associated control or conversion electronics, and is intended to primarily reduce on-site consumption of utility power. A system is considered a small wind energy system only if it supplies electrical power solely for on-site use, except that when a parcel on which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.

WIND TURBINE: A device that converts wind energy into electricity through the use of a wind turbine generator, and includes the nacelle, rotor, tower, and pad transformer, if any.

WINDMILL: A device that runs on the energy generated by a wheel of adjustable blades or slats rotated by the wind.

WIRELESS: Transmissions through the airwaves including, but not limited to, infrared line of sight, cellular, PCS, microwave, satellite, or radio signals.

WIRELESS COMMUNICATIONS FACILITIES (WCF): The antennae, nodes, control boxes, towers, poles, conduits, ducts, pedestals, electronics, and other equipment used for the purpose of transmitting, receiving, distributing, providing, or accommodating wireless communications services.

TYPES OF WIRELESS COMMUNICATIONS FACILITIES:

- **NON-TOWER WIRELESS COMMUNICATIONS FACILITY (NON-TOWER WCF):** All non-tower WCFs, including, but not limited to, antennae and related equipment. Non-tower WCF shall include support structures for antennae or any related equipment that is mounted to the ground or at ground-level.

- **TOWER-BASED WIRELESS COMMUNICATIONS FACILITY (TOWER-BASED WCF):** A structure that is used for the purpose of supporting one or more antennae, including, but not limited to, self-supporting lattice towers, guy towers and monopoles, utility poles and light poles. DAS hub facilities are considered to be tower-based WCFs.

WIRELESS COMMUNICATIONS FACILITY APPLICANT (WCF APPLICANT OR APPLICANT): Any person that applies for a wireless communication facility building permit, zoning approval and/or permission to use the public ROW or other Township-owned land or property.

WIRELESS COMMUNICATIONS FACILITY CO-LOCATION: The mounting of one (1) or more Wireless Communication Facility (WCFs), including antennae, on an existing tower-based WCF, or on any structure that already supports at least one (1) non-tower WCF.

WIRELESS COMMUNICATIONS FACILITY RELATED EQUIPMENT: Any piece of equipment related to, incident to, or necessary for, the operation of a tower-based WCF or non-tower WCF. By way of illustration, not limitation, "Related Equipment" includes generators and base stations.

WIRELESS COMMUNICATIONS FACILITY, SUBSTANTIAL CHANGE OF: A modification to an existing wireless communications facility substantially changes the physical dimensions of a tower or base station if it meets any of the following criteria: (1) for communications tower outside the public rights-of-way, it increases the height of the facility by more than ten percent (10%), or by the height of one (1) additional antenna array with separation from the nearest existing antenna, not to exceed twenty (20) feet, whichever is greater; for communications towers in the rights-of-way it increases the height of the facility by more than ten percent (10%) or ten (10) feet, whichever is greater; (2) for communications tower outside the public rights-of-way, it protrudes from the edge of the WCF by more than twenty (20) feet, or more than the width of the tower structures at the level off the appurtenance, whichever is greater; for those communications tower in the public rights-of-way, it protrudes from the edge of the structure by more than six (6) feet; (3) it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four (4) cabinets; (4) it entails any excavation of deployment outside the current site of the communications tower; or (5) it does not comply with conditions associated with prior approval of construction or modification of the communications tower unless the non-compliance is due to an increase in height, increase in width, or addition of cabinets.

WIRELESS SUPPORT STRUCTURE: A freestanding structure, such as a tower-based WCF or any other support structure that could support the placement or installation of a WCF if approved by the Township.

WOODLANDS: Areas, groves or stands of mature or largely mature trees which are greater than six inches (6") caliper (diameter) at a height of fourteen inches (14") above the ground which cover a land area greater than one-quarter (.25) of an acre; or any grove of more than ten (10) individual trees which are mature having a caliper (diameter) greater than twelve inches (12") at a height of fourteen inches (14") above the ground.

YARD: A required open space located on a lot which is unobstructed by any portion of a principal structure, other than certain projection expressly permitted by this Ordinance.

YARD, FRONT: A yard extending between side lot lines across the full lot width from the street right-of-way line to a line parallel to the front lot line, the minimum horizontal distance required by this Ordinance.

YARD, SIDE: A yard extending from the required front building line to the rear lot line parallel to the side lot line, the minimum horizontal distance required by this Ordinance.

YARD, REAR: A yard extending across the rear of the lot between the required side yard lines parallel to the rear lot line, the minimum horizontal distance required by this Ordinance.

ZERO LOT LINE SINGLE FAMILY DWELLING: A single family detached dwelling that is located on or less than one (1) foot from a side property line, provided a minimum distance between single family dwellings on adjacency lots is maintained as specified by this Ordinance.

ZONING AMENDMENT: A change to the text of this Ordinance or to the Zoning District Map proposed for adoption by the Board of Supervisors pursuant to the procedures specified in this Ordinance.

ZONING APPROVAL: Approval of a conditional use by the Board of Supervisors, approval of a use by special exception or variance by the Zoning Hearing Board or approval by the Zoning Officer of a permitted use by right, pursuant to the procedures of this Ordinance indicating compliance with all applicable requirements of this Ordinance, which approval is prerequisite to the issuance of a building permit and/or certificate of occupancy.

ZONING DISTRICT: An area accurately defined as to boundaries and location on the Zoning District Map and within which area only certain types of land uses are permitted and within which other types of land uses are excluded, as set forth in this Ordinance.

ZONING DISTRICT MAP: The official map delineating the Zoning Districts of Shenango Township, Lawrence County, Pennsylvania, together with all amendments subsequently adopted which is incorporated in and made part of this Ordinance by reference thereto.

ZONING HEARING BOARD: The Zoning Hearing Board of the Township of Shenango, Lawrence County, Pennsylvania.

ZONING OFFICER: That person appointed by the Shenango Township Board of Supervisors and charged with the responsibility of administering and enforcing this Ordinance.