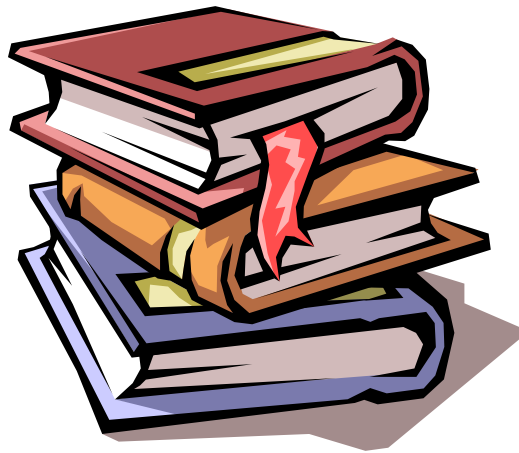


## **ARTICLE II**



## **DEFINITIONS**

## ARTICLE II

### DEFINITIONS

#### Section 201 General Interpretations

Unless otherwise expressly stated, the following terms shall, for the purpose of this Ordinance, have the meaning indicated: words in the singular include the plural, and words in the plural include the singular. The male includes the female and neuter genders. The word “person” includes a corporation, unincorporated association and a partnership as well as an individual or any other legal entity. The words “shall” and “will” are mandatory; the word “may” is permissive. An “agency” shall be construed to include its successors or assigns. Words not defined in the Article or the Pennsylvania Planning Code shall have their normal meanings.

#### Section 202 Meaning of Words

**ADT** - Average daily traffic volumes on a road.

**Access Drive** – A private drive providing pedestrian and vehicular access between a public or private street and a parking area within a land development and any driveway servicing two or more units of occupancy on a single lot of contiguous lots. *See also Street.*

**Acre** – A measure of land area containing 43,560 square feet.

**Agricultural Land** – Land used exclusively for the cultivation of the soil, the production of crops or livestock, or the science of forestry; also, land diverted from agricultural use by an active Federal Farm Program, provided the diverted land has a conservation cover of grass, legume, trees, or wildlife shrubs. Agricultural land may include, to a minor degree, farmsteads inhabited by the cultivator of the land, housing for farm employees, and land used for preparation of agricultural products by the cultivator of the land.

**Alley** – A publicly or privately owned right-of-way primarily for service access to the back and sides of properties.

**Applicant** – A landowner or developer, as hereinafter defined, who has filed an application for the development including his heirs, successors and assigns.

**Application for Development** – Every application, whether preliminary, tentative or final, required to be filed and approved prior to the 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 land development plan.

**Assemblage** – The merger of separate properties into a single tract of land. Not considered a subdivision or land development. *See Consolidation.*

**Block** – A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.

**Building or Setback Line** – The line within a property defining the required minimum distance between any building and the adjacent right-of-way and/or property lines.

**Cartway or Roadway** – The improved surface, paved or unpaved, of a street or alley designated for vehicular traffic including travel lanes and parking areas, but not including shoulders, curbs, sidewalks or swales.

**Clear Sight Triangle** – An area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of street center lines. *See Appendix 25*

**Clearfield County Comprehensive Plan** – The Clearfield County Comprehensive Plan (2006) Update, and any amendments or updates thereto.

**Clearfield County Office** – The office of Planning for the County of Clearfield.

**Clearfield County Planning Commission File Number (CCPC File Number)** – The reference number by which initial applications and subsequent additions are cataloged at the Clearfield County Planning Commission.

**Commission** – The Clearfield County Planning Commission.

**Common Open Space** – A parcel or parcels of land or any area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of a development site, not including streets, off-street parking area, and area set aside for public facilities. *Also see Open Spaces*

**Community Water Supply** – A utility operated by a municipality or a company regulated by the Public Utility Commission, which supplies potable, domestic water for use by more than one household, business, or institution.

**Comprehensive Plan** – The official public document prepared in accordance with the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended by Act 170 of 1988, and as subsequently amended, consisting of maps, charts, and textual material that constitutes a policy guide to decisions about the physical and social development of a municipality.

**Condominium** – Ownership in common with others of a parcel of land and certain parts of a building thereon which would normally be used by all the occupants, together with individual ownership in fee of a particular unit or apartment in such building or on such parcel of land and may include dwellings, offices and other types of space in commercial and industrial buildings or on real property.

**Consolidation** – The removal of lot lines between contiguous parcels. *See Assemblage.*

**Corner Lot** – A lot, located at the intersection of two (2) or more existing or proposed street rights-of-way. *See Lot, Corner*

**County** – The County of Clearfield, Pennsylvania.

**County Engineer** – A professional engineer licensed as such in Pennsylvania, duly appointed as the Engineer of the County of Clearfield.

**County Planning Commission** – The Planning Commission of the County of Clearfield.

**County Solicitor** – A professional attorney licensed as such in Pennsylvania, duly appointed as such in Pennsylvania, duly appointed as the Solicitor of the County of Clearfield.

**Cul-de-sac** – A street intersecting another street at one end and terminating at the other in a vehicular turn-around. *Also see Appendix 21.*

**Cut** – An excavation. The difference between a point on the original ground and a designated point of lower elevation on the final grade. Also, the material removed in excavation.

**Dedication** – The deliberate appropriation of land by its owner for general public use.

**Deed** – A written instrument whereby an estate in real property is conveyed.

**Deed Restriction** – A restriction upon the use of a property placed in a deed.

**Department of Environmental Protection (DEP)** – The Pennsylvania Department of Environmental Protection, its bureaus, divisions, departments and/or agencies, as may from time to time be established, or such Department or Departments as may in the future succeed it.

**Designated Floodplain Areas** – A relatively flat or low land area adjoining a river, stream, or watercourse, which is subject to partial or complete inundation in a 100-year flood. *Also See Floodplain and Floodway.*

**Detention Basin (Pond)** – An area in which surface water runoff is temporarily stored pending its release at a controlled rate.

**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. *See Applicant.*

**Development** – Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, the placement of Manufactured Housing, streets and other paving, utilities, mining, dredging, filing, grading, excavation, or drilling operations, and the subdivision of land.

**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.

**Double-Frontage lot** – *See Lot, Double Frontage*

**Drainage** – The removal of surface water or groundwater from land by drains, grading or other means, and includes control of runoff to minimize erosion and sedimentation during and after construction or development.

**Drainage Facility** – Any ditch, gutter, culvert, storm sewer or other structure designed, intended or constructed for the purpose of carrying, diverting or controlling surface water or groundwater.

**Drainage Right-of-Way** – The lands required for the installation of storm water sewers or drainage ditches, or required along a natural stream or watercourse for preserving the channel and providing for the flow of water therein to safeguard the public against flood damage.

**Driveway** – A private vehicular passageway providing access between a street and a private parking area or private garage.

**Dwelling Unit** – Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit.

**Dwelling Unit Density** – The number of dwelling units or units of occupancy per acre, exclusive of street rights-of-way.

**Easement** – A right granted for limited use of private land for public and quasi-public purposes including such things as utilities and drainage.

**Egress** – An exit.

**Elevation** – (1) A vertical distance above or below a fixed reference level; (2) a fully dimensioned drawing of the front, rear, or side of a building showing features such as windows, doors, and relationship of grade to floor level.

A. **Floor Elevation** – The elevation of the lowest level of a particular building, including the basement.

B. **Road Grade** – The rate of rise and fall of a road’s surface, measured along the profile of the centerline of the cartway.

**Engineer** – A professional engineer licensed as such in the Commonwealth of Pennsylvania.

**Erosion** – The removal of surface materials by the action of natural elements.

**Erosion and Sediment Control Plan** – A plan showing all present and proposed grades and facilities for storm water, drainage, erosion and sediment controls, and which is in accordance with Section 1011 of this Ordinance.

**Excavation** – Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.

**Exception** – Permission to depart from the design standards in the Ordinance. *See Modification of Regulation*

**Existing Grade or Elevation** – The vertical location above some elevation point of the ground surface prior to excavating or filling.

**Exit Ramp, Entrance Ramp** – Access lanes leading to and from a limited access highway.

**Extended Property Lot Line**- A line, radial or perpendicular to the street centerline, at each end of the frontage, extending from the right-of-way line to the curb line.

**Facilities** – Buildings and other structures that involve new land development, or result in a change to existing use of land.

**Factory-Built House** – *See Manufactured Housing*

**Farmland** – *See Agriculture Land*

**Fill** – Any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface and shall include the conditions resulting therefrom. The difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade. The material used to make fill.

**Final Plan** - *See Plan, Final*

**Financial Security** – Financial security shall be in the form of a bond from a bonding institution authorized to conduct business in the Commonwealth of Pennsylvania. Federal or Commonwealth chartered institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security. *Also see Performance Guarantee and Article V.*

**Fire Lane** – A way cleared of obstacles and vegetation at all times so as to allow ingress and egress for vehicles during a fire emergency.

**Flag Lot** – A lot that has an L-shaped or flag configuration with one side abutting a public road. Such configuration typically has a large lot width along the rear property line. *See Appendix 27*

**Floodplain** – The area of inundation which functions as a storage or holding area for floodwater to a width required to contain a base flood of which there is a one percent (1%) chance of occurring in any given year. The floodplain also contains both the floodway and the flood fringe. The floodway is the channel of a watercourse and the adjoining land area, which are required to carry and discharge the base flood. The flood fringe is the adjoining area, which may be covered by water of the base flood. The location of a floodplain shall be established in accordance with Section 813, and may include an area of greater magnitude than the base flood if a greater flood hazard area is designated by a municipal ordinance.

**Flood-Proofing** – Any combination of structural and/or nonstructural provisions, additions, changes, or adjustments to structures or contents which are designed or adapted primarily to reduce or eliminate flood damage to those structures or contents.

**Floodway** – The channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of the one hundred (100) year magnitude.

**Forestry** – The management of forests and timberlands when practiced in accordance with accepted silvicultural principles through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development.

**Frontage** – That side of a lot abutting on a street; the front lot line.

**Future Access Strip** – A right-of-way reserved for the future improvement of a street.

**Grading and Drainage Plan** – A plan showing all existing ground features and proposed grading, including existing and proposed surface and subsurface drainage facilities, described by grades, contours, and topography.

**Half-Street** – A street of less than the required right-of-way and/or cartway width, such as a street built from the shoulder edge to the eventual centerline. *See also Street.*

**Historic Feature** – Any building, site, structure, object, district or area that:

- A. Is listed on the National Register of Historical Places; or
- B. Has received a Determination of Eligibility for the National Register from the National Park Service; or
- C. Which is listed on any officially adopted municipal register or inventory of historic features.

**Horizon Year** – The anticipated opening year of a development, assuming full buildout and occupancy.

**Impact Fee** – A fee imposed on a development to help finance the cost of improvements or services.

**Impoundment** – A body of water, such as a pond, confined by a dam, dike, floodgate, or other barrier.

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

**Influence Area** – An area which contains 80% or more of the trips that will be attracted to a development site.

**Ingress** – Access or entry.

**Interchange** – A grade-separated, bridged system of access to and from highways where vehicles may move from one roadway to another without crossing streams of traffic.

**Interior Lot** – *See Lot, Interior.*

**Intersection** – The location where two or more roadways cross at grade without a bridge.

**Interstate Highway System** – (I-80) A countrywide, federally supported network of controlled and limited access highway.

**Land Development** – Any of the following activities:

- A. The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:
  1. A group of two (2) or more residential or non-residential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
  2. The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominium, building groups or other features;
- B. A subdivision of land.
- C. “Land development” does not include development which involves:
  1. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium;



2. The addition of any accessory building, including farm building, on a lot or lots subordinate to any existing principal building; or
3. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the purposes of this subsection, amusement park is defined as a tract or area used principally as a location for permanent amusement structure or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.

**Landlocked** – A lot or parcel of land without direct access to a public road.

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

**Landscape Architect** – A landscape architect registered by the Commonwealth of Pennsylvania.

**Lease** – A contractual agreement for the use of lands, structures, buildings, or parts thereof for a fixed time and consideration.

**Level-of-Service** – A measure of the effect of traffic on the capacity of a road.

**Local Municipality** – For the purpose of this Ordinance, the term local municipality shall mean the borough, township, or city wherein the subdivision under consideration is located. This meaning also includes any municipal authority or private agency which may be asked to accept improvements required by this Ordinance.

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

**Lot Area** – The total area contained within the property lines of the individual parcels of land as shown on a subdivision plan, excluding space within any street right-of-ways, but including the area of any easement.

**Lot, Corner** – A lot abutting upon two (2) or more streets at their intersection, the front of which shall be considered to be the frontage of least dimension on a street, except that where any two (2) frontages shall each exceed one hundred fifty (150) feet in length, either frontage may be designed as the “front” of the lot.

**Lot Depth** – The average distance measured from the front lot line to the rear lot line.

**Lot, Double Frontage** – An interior lot which abuts streets in both the front and rear.

**Lot Frontage** – The length of the front lot line measured at the street right-of-way line.

**Lot, Interior** – A lot having side lot lines which do not abut on a street.

**Lot, Minimum Width** – The distance between the side lot lines measured at the building setback line.

**Lot, Non-Conforming** – A lot of record at the time of the adoption of this Ordinance, which by reason of area or dimension, does not conform to the requirements of this Ordinance.

**Lot of Record** – A lot described in a deed or shown on a plan of lots which has been recorded in the office of the Recorder of Deeds of Clearfield County, Pennsylvania.

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

**Lot Width** – The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot at the minimum required building setback line.

**Maintenance Guarantee** – Any security, other than cash, which may be accepted by the County of Clearfield for the maintenance of any improvements required by this Ordinance.

**Major Subdivision** – Any subdivision not classified as a minor subdivision.

**Manufactured Housing** – A transportable, factory-built, 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 from 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. These structures meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec. 5401), commonly known as the HUD (U.S. Department of Housing and Urban Development) Code.

**Marker** – A wood or metal stake placed to designate the boundary and corners of lots in the subdivision of land for the purpose of reference in land and property survey and to facilitate the sale of lots. *See Section 1002.1B*

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

**Mile** – A linear measure equal to 5,280 feet, 1,760 yards, or 1.6 kilometers.

**Minor Subdivision** - The subdivision of land into not more than ten (10) parcels, including the residual located on an existing improved street that does not involve: Installation of improvements as required by this Ordinance; extension of utilities; frontage on any arterial or collector street; adverse effect to adjoining properties; and conflict with Clearfield County Comprehensive Plan, any portion of this Ordinance or other State, County or Municipal ordinance, laws or regulations. Only lots platted since the effective date of this Ordinance, (January 15, 1996) shall be included in the calculation of the number of lots for the purposes of this definition.

**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 manufactured housing.

**Mobile Home Pad** – The part of a mobile home lot which is being reserved for the placement of the manufactured housing.

**Mobile Home Park** – A parcel or contiguous parcels of land which has been so designated and improved that it contains two (2) or more mobile home lots for the placement thereon of manufactured housing. *See Article XI*

**Modification** – Permission to depart from the requirements of an ordinance with respect to the submission of required documents. Approved by County Board of Commissioners. *See Section 1407*

**Monument** – A concrete, stone, or other permanent object placed to designate boundary lines, corners of property, and rights-of-ways of streets and utilities, for the purpose of reference in land and property survey. *See Section 1002.1A*

**Municipal Authority** – A body politic and corporate created pursuant to the Act of May 2, 1945 (P.L. 382, No. 164), known as the “Municipalities Authority Act of 1945”.

**Municipal Engineer** – A professional engineer licensed as such in the Commonwealth of Pennsylvania and appointed by the local government as the “Municipal Engineer”.

**Municipal Governing Body** – The Council in cities and boroughs, the Board of Commissioners in townships of the first class, the Board of Supervisors in townships of the second class, or any other similar body with the final decision-making, budgeting, and appointing authority of a general purpose unit of government.

**Municipal Planning Commission** – The planning agency appointed by the municipal governing body.

**Municipalities Planning Code** – Act of Assembly of July 31, 1968, P.L. 805, as amended. Commonly referred to as the “MPC” or Act 247.

**Municipality** – Any city, borough, township, or other similar general purpose unit of government, excluding County government.

**Non-Site Traffic** – Vehicle trips passing within the study area as defined in the traffic impact study that do not enter or exit the site and are generally the result of through traffic and traffic generated by other developments.

**Official Map** – An ordinance adopted and amended from time-to-time pursuant to *Article IV* of the Pennsylvania Municipalities Planning Code by the Clearfield County Board of Commissioners or a municipal governing body, as appropriate containing a drawing or drawings that show the precise location of future road right-of-ways or lands to be publicly acquired either through purchase or dedication, and which is used to facilitate the proper placement of structures in relation to future property lines.

**One Hundred Year Flood** – A flood that, on the average, is likely to occur once every one hundred (100) years. *See Floodplain.*

**Open Space** – Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space. *Also see Common Open Space.*

**Parcel** – A contiguous lot or tract of land owned and recorded as the property of the same persons or controlled by a single entity.

**Peak Hour** – The hour during which the heaviest volume of traffic occurs on a road.

**Pedestrian Way** – A right-of-Way, publicly or privately owned, intended for human movement by walking.

**Percolation Test** – *See Soil Percolation Test.*

**Performance Guarantee** – Any security which may be in lieu of a requirement that certain improvements be made before the County and/or local municipality approves a final subdivision or land development plan, including cash, performance bonds, escrow agreements, letters of credit and other similar collateral or surety agreements. *See Financial Security.*

**Person** – An individual, partnership, corporation, or other legally recognized entity.

**Plan** – A drawing, together with supplementary data, that describes property.

- A. **Plan, Final** – A complete and exact subdivision plan prepared for official recording as required by statute and this Ordinance.
- B. **Plan, Preliminary** – The preliminary drawing indicating the proposed layout of the subdivision to be submitted to the County of Clearfield for consideration, as required by this Ordinance.
- C. **Plan, Record** – A Final Plan which contains the original endorsement of the municipality and the Commission, which is intended to be recorded with the Clearfield County Recorder of Deeds.

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

**Plan, Soil Erosion and Sedimentation Control** – A plan for controlling erosion and sediment during construction which shall provide all steps, including scheduling, to assure erosion and sediment control during all phases of construction, including final stabilization. *See Section 1011.*

**Planning Code** – The Pennsylvania Municipalities Code, Act 247 of 1968, as amended by Act 170 of 1988 and such other amendments to same as may be adopted from time to time.

**Planning Commission** – The Clearfield County Planning Office.

**Plat** – The map or plan of a subdivision or land development, whether preliminary or final.

**Public Grounds** – Includes: 1) Parks, playgrounds, trails, paths and other recreational areas and other public areas, 2) Sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities and 3) Publicly owned and operated scenic and historic sites.

**Public Hearing** – A formal meeting held pursuant to public notice by the County of Clearfield or the Clearfield County Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this Ordinance.

**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”, 53 P.S. SS271 et seq.

**Public Notice** – Notice as required under the provisions of the Pennsylvania Municipalities Code.

**Regulatory Flood Elevation** – The 100-year flood elevation plus a freeboard safety factor or one-and-one-half (1 ½) feet.

**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.

**Reserve Strip** – A narrow parcel of ground having inadequate area for building purposes separating a street or a proposed street from other adjacent properties.

**Restrictive Covenant** – *See Deed Restriction.*

**Re-Subdivision** – Any subdivision or transfer of land, laid out on a plan which has been approved by the County of Clearfield which changes or proposes to change property lines and/or public right-of-way not in strict accordance with the approved plan. *See Subdivision Replat.*

**Retention Basin** – A reservoir designed to retain storm water runoff with its primary release of water being through the infiltration of said water into the ground.

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

**Right-of-Way** – Land dedicated for use as a public street, alley or crosswalk, which may also be used by sewer, water, storm sewer, electric, gas, telephone and cable system.

**Runoff** – The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.

**Secretary** – The Secretary of the Clearfield County Planning Commission.

**Sedimentation** – The process by which mineral or organic matter is accumulated or deposited by moving wind, water, or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as “sediment.

**Septic Tank** – A watertight tank in which raw sewage is broken down into solid liquid, and gaseous phases to facilitate further treatment and final disposal.

**Setback (Building Setback Line)** – The line within a property defining the required minimum distance between any structure and the ultimate adjacent right-of-way, and the line defining side and rear yards where required. *See Section 805.*

**Sewage Disposal System, On-Site** - A system of piping tanks or other facilities serving a lot and collecting and disposing of sewage in whole or in part into the soil.

**Sewage Disposal System, Public** – A sanitary sewage collection method in which sewage is carried from the site by a system of pipes to a central treatment and disposal plant.

**Shared Trips** – Vehicle trips entering and exiting the site which were using the facility on the adjacent streets and therefore did not generate new trips on the road.

**Shoulder** – The portion of a roadway (cartway) between the curb or gutter and the travel way intended for emergency and parking use.

**Sight Distance** – The length of road visible to the driver of a vehicle at any given point in the road when viewing is unobstructed by traffic.

**Slope** – The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon.

**Soil Percolation Test** – A field test conducted to determine the absorption capacity of soil to a specified depth in a given location for the purpose of determining suitability of soil for on-site sewage disposal.

**Soil Survey Report** – The most recent edition of the Soil Survey of Clearfield County, Pennsylvania, published by the U.S. Department of Agriculture, Soil Conservation Service.

**Staff** – The staff of the Clearfield County Planning Commission.

**Storm Water Management Facilities** – Those controls and measures (e.g., storm sewers, berms, terraces, bridges, dams, basins, infiltration systems, swales, watercourses, and floodplains) used to implement a storm water management program.

**Street** – Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways or strips of land used or intended to be used by vehicular traffic or pedestrians whether public or private, and including the entire right-of-way. Particular types of streets are further defined as follows:

- A. ***Principal Arterial or Expressway*** – This class of highway facility is devoted entirely to the task of moving large volumes of traffic and performs little or no land service function. It is generally characterized by some degree of access control. Normally, classification should be reserved for multi-lane, divided roads with few, if any, grade intersections.
- B. ***Minor Arterial*** – Arterials bring traffic to and from the expressway and serve major movements of traffic within or through the areas not served by expressways. They serve primarily to move traffic, but also perform a secondary function of land service.
- C. ***Collector*** – This class of road serves the internal traffic movement within the municipality and connects developed areas with the arterial system. They do not accommodate long, through trips and are not continuous for any appreciable length. The collector system is intended to simultaneously supply abutting property with the same degree of land service as a minor street and accommodate local internal traffic movement.
- D. ***Commercial*** – Commercial roads service areas whose predominate use is commercial. In function, design and specification, they will be considered as a collector street.
- E. ***Local and Minor*** – The minor streets' sole function is to provide access to immediately adjacent land.
- F. ***Industrial*** – Industrial roads are primarily designed to serve industrial and manufacturing development. These roads will be designed to accommodate extensive truck traffic of all types.

G. **Rural Residential Lane** – A street serving a very low-density area (minimum 2 acre zoning.) The maximum ADT level limits the number of single-family homes on this road to twenty (20). Lanes shall be designed as a two-lane street.

**Street Centerline** – An imaginary line which passes through the middle of the right-of-way and the cartway simultaneously, or which is in the center of the right-of-way in cases where the cartway is not centered in the right-of way.

**Street Line** – The right-of-way of any given street.

**Structure** - Anything constructed or erected, the use of which requires a fixed location on the ground or an attachment to something having a fixed location on the ground, including, in addition to buildings, billboards, carports, porches, swimming pools, and other building features, but not including sidewalks, drives, fences and porches without a roof or enclosed sides.

**Subdivision** – The division or re-division of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels or other division of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

**Subdivision-Consolidation** – The combining of individual recorded lots to form a single tract in single ownership. Not considered a subdivision or land development. *See Assemblage; Consolidation*

**Subdivision-Major** – *See Major Subdivision*

**Subdivision-Minor** – *See Minor Subdivision*

**Subdivision-Replat** – The change of a lot line between two (2) abutting existing parcels not intended to create a new parcel and where such lot line change is in full compliance with this Ordinance, any local zoning ordinance and related ordinances, rules and regulations of the County. A replat which involves the creation of new lots or involves more than two (2) lots shall be treated as a major or minor subdivision.

**Substantially Completed** – Where, in the judgment of the County Engineer or local municipal engineer, at least ninety percent [90%] (based on the cost of the required improvements for which financial security was posted) of those improvements required as a condition for final approval have been completed in accordance of the approved plan, so that the project will be able to be used, occupied or operated for its intended use.

**Surface Drainage Plan** – A plan showing all present and proposed grades and facilities for storm water drains.

**Surveyor** – A professional surveyor, licensed as such in the Commonwealth of Pennsylvania.



**Swale** – A low-lying stretch of land characterized as a depression used to carry surface water run-off.

**Temporary Turn-Around** – A temporary circular turn-around at the end of a road which terminates at or near the subdivision boundary bordering undeveloped land.

**Topsoil** – Surface soils and subsurface soils which normally are fertile soils and soil material, ordinarily rich in organic matter of humus debris. Topsoil is usually found in the uppermost soil layer called the A Horizon.

**Tract** – *See Lot*

**Travel Trailer** – A portable, vehicular structure built on a chassis designed as a temporary dwelling for travel, recreation, vacation, and other short-term use.

**Trip** – A single or one-directional vehicle movement.

**Undeveloped Land** – Any lot, tract, or parcel of land which has not been graded or in any other manner prepared for the construction of a building or other improvement.

**Unit** – A part of the property, structure or building designed or intended for any type of independent use, which has direct exit to a public street or way, or to an easement or right-of-way leading to a public street or way, and includes a proportionate undivided interest in the common elements, which is assigned to the property, structure or building.

**Unit of Occupancy** – An allocation of space within a building or structure that is independent of other such space and that constitutes a separate use. This shall include both fee simple ownership and leaseholds.

**Utility Lateral** – A utility line between a main line, located in a utility easement or street right-of-way, and the building which the line serves.

**Utility Plan** – A plan to show all existing and proposed fire hydrants, water and sewer lines, storm sewer lines, gas and electric lines, and street lighting.

**Vehicular Capacity** – The maximum number of vehicles that can be expected to pass over a given section of roadway or on a specified lane.

**Waiver** – Permission to depart from the requirements of an ordinance with respect to the submission of required documents. *See Modification*

**Water Facility** – Any water works water supply works, water distribution system or part thereof, designed, intended, or constructed to provide or distribute potable water.

**Water Survey** – An inventory of the source, quantity, yield, and use of groundwater and surface-water resources within the County.

**Watercourse** – A permanent stream, river, brook, creek, or a channel, drain, or ditch for water, whether natural or man-made.

**Watershed** – All land and water within the confines of a drainage basin.

**Wetlands** – Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances to support, a prevalence of vegetation typically adapted for life in saturate soil conditions, including swamps, marches, bogs, and similar areas.