

**ZONING ORDINANCE**  
**OF**  
**LOWHILL TOWNSHIP**  
**LEHIGH COUNTY**

## INTRODUCTION

The Lowhill Township Zoning Ordinance is a legal document which places restrictions on the use and development of land in the Township for the purpose of achieving an orderly land use pattern and for the protection of the public health, safety, and general welfare. The Ordinance divides the Township into districts having different regulations relating to the use of buildings and land, the height of buildings, setbacks from the road, area of lots, parking and loading requirements, and sign regulations.

The original Ordinance was developed by the Lowhill Township Planning Commission with the technical assistance of the Joint Planning Commission, Lehigh and Northampton Counties after two years of intensive study of the existing development patterns and future potential of the Township. Documentation of these studies is contained in the Tri-Township Comprehensive Plan.

The regulations in this Ordinance are not retroactive. They apply only to new development or changes proposed for old development. Existing businesses and industry can continue to operate and ownership can be transferred regardless of the zoning district in which it is located. In addition, owners of lots which are smaller than the minimum requirements specified in the Ordinance can build on them as specifically provided for in the Ordinance. In addition, lots which are smaller than the minimum requirements specified in the Ordinance can be used for building purposes as specifically provided for in the Ordinance. Lots subdivided after the adoption of the Ordinance, however, must be in conformity with its requirements.

It is recognized that the Zoning Ordinance cannot satisfy the needs and individual interests of every citizen in the Township. This is not its intent. The Zoning Ordinance is designed for the public welfare based upon a set of facts, objectives, and analyses described in the Tri-Township Comprehensive Plan. As circumstances change, certain of these facts and analyses may require reconsideration. The Ordinance can be amended in the future to reflect such changes. This Zoning Ordinance was adopted by the Board of Supervisors February 2, 1972, amended May 3, 1978. It has been amended by Ordinance #84-1 on January 4, 1984, Ordinance #87-6 on September 2, 1987, Ordinance #88-2 on September 7, 1988, Ordinance #90-5 on November 7, 1990, Ordinance #92-1 on August 5, 1992, Ordinance #94-1 on March 2, 1994, Ordinance #95-1 on April 5, 1995, Ordinance #95-2 on June 7, 1995, Ordinance #98-3 on October 7, 1998, Ordinance #2006-1 on February 2, 2006, Ordinance #2007-3 on July 5, 2007, Ordinance #2007-4 on October 4, 2007, and Ordinance #2008-1 on May 1, 2008.

The Township Planning Commission is the official body designated to monitor future change and to make recommendations to the Township Supervisors accordingly. It is hoped that individual citizens will work with the Planning Commission in bringing new development possibilities in the Township to light and in suggesting improvements to this Ordinance and the overall Comprehensive Plan.

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**ZONING ORDINANCE**  
**LOWHILL TOWNSHIP**  
**Lehigh County, Pennsylvania**

BE IT ORDAINED by the Board of Supervisors, Lowhill Township, Lehigh County, Pennsylvania, pursuant to the authority conferred by the Pennsylvania Municipal Planning Code, Act 247 of January, 1969, Articles VI, IX, and the amendments thereof and supplements thereto, as follows:

**ARTICLE 100**

**TITLE AND SHORT TITLE**

**DECLARATION OF PURPOSE AND STATEMENT OF OBJECTIVES**

110 TITLE

“An ordinance to limit and restrict to specified districts or zones, and to regulate therein, buildings and structures according to their construction and nature of land and the extent of their use, and the nature and extent of the uses of land, in Lowhill Township, Lehigh County, Pennsylvania hereinafter referred to as the Township, and providing for the administration and enforcement of the provisions herein contained and fixing penalties for the violation thereof.”

120 SHORT TITLE

This ordinance shall be known and may be cited as “The Lowhill Township Zoning Ordinance.”

130 DECLARATION OF PURPOSE

The provisions of this zoning ordinance are designed for the following purposes:

131 To promote and protect the health, safety, and general welfare of the community, while encouraging sound and coordinated development that provides for proper density of population, ample and safe transportation systems, community, amenities, sanitation provisions and harmony with the natural surroundings.

132 To prevent unfavorable conditions such as blight, overcrowding, pollution, health hazards, obnoxious odors, noises and sights; floods, fires and other hazards. This Zoning Ordinance has been formulated with consideration for all aspects of the Township including existing development, natural restrictions and the suitability of various parts for particular uses and structures.

140 STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES

This Zoning Ordinance is based upon the objectives, analyses and recommendations that appear in the Township Comprehensive Plan as developed by the Township Planning Commission with technical assistance from the Joint Planning Commission of Lehigh and Northampton Counties, 1970-1971.

150 A Zoning Permit is Required Prior to Land Use or Building Construction when the Building Area Exceeds 144 Square Feet.

Hereafter, there shall be no use of land for construction, erection, alteration or addition of any building or part of a building, or construction or erection of any stationary sign unless a zoning permit has been approved by and acquired from the Township Zoning Officer. Failure to obtain a zoning permit shall constitute a violation of this Ordinance.

## ARTICLE 200

### APPLICATION OF REGULATIONS

#### 210 CONFORMITY WITH USE REGULATIONS

Except as hereinafter provided, no building or structure or part thereof and no lot or land or part thereof shall hereafter be used, except in conformity with the Use Regulations herein prescribed. Any lawful use that does not conform to the Use Regulations of this ordinance shall be deemed a non-conforming use, except that uses, granted as Special Exception Uses by the Zoning Hearing Board pursuant to Article 1080 shall be deemed conforming uses. Variances granted by the Zoning Hearing Board pursuant to Article 1090 shall be deemed non-conforming.

#### 220 CONFORMITY WITH BUILDING REGULATIONS

Except as hereinafter provided, no building or structure or part thereof shall hereafter be erected, structurally altered, enlarged or rebuilt except in conformity with the Lot Dimension, Yard, Court, Coverage, Height, and Density Regulations herein prescribed. Any building or structure that does not conform to such regulations, hereinafter referred to as the Building Regulations of this Ordinance, shall be deemed a non-conforming structure, irrespective of the use to which it is put. Building variances granted by the Zoning Hearing Board pursuant to Article 1090 on grounds of practical difficulties or unnecessary hardship, not self-imposed, shall be deemed non-conforming structures.

#### 230 CONTINUATION OF EXISTING USES

Any legally established existing use of a building or structure, lot or land, or part thereof, which use constitutes a conforming use under the provisions of this Ordinance, may be continued.



## ARTICLE 300

### DEFINITIONS

Certain words and terms are used in this Zoning Ordinance for the purposes thereof and are defined as follows:

- 301 Unless the context clearly indicates the contrary; words used in the present tense include the future; the singular numbers include the plural, and the plural the singular.
- 302 The word "PERSON" includes a profit or non-profit corporation, company, institution, partnership, or individual.
- 303 The word "SHALL" is mandatory, and the word "MAY" is permissive.
- 304 The word "LOT" includes the word "PLOT" or parcel.
- 305 The word "STRUCTURE" includes the word "BUILDING".
- 306 The word "USE" and the word "USED" refer to any purpose for which a lot or land or part thereof is arranged, intended or designed to be used, occupied, maintained, made available or offered for use; and to any purpose for which a building or structure or part thereof is arranged, intended or designed to be used, occupied, maintained, made available or offered for use, or erected, reconstructed, altered, enlarged, moved or rebuilt with the intention or design of using the same.
- 307 The word "TOWNSHIP" means Lowhill Township, Lehigh County, Pennsylvania; the term "BOARD OF SUPERVISORS" means the Board of Supervisors of said Township.

#### Definition of Terms

- 308 **ACCESSORY USE OR BUILDING.** A subordinate use or building customarily incidental to, and located on the same lot occupied by the main use or building. The term **ACCESSORY BUILDING** includes but is not limited to a private garage, garden shed or barn, a private playhouse, a private greenhouse, and a private swimming pool.
- 309 **AGRICULTURE.** The cultivation of soil, the raising and harvesting of products of the soil as included in nursery, horticulture and forestry. For purposes of this Ordinance the term **AGRICULTURE** does not include animal husbandry.

- 310 ANIMAL HUSBANDRY. The raising and keeping of any member of the animal kingdom as a business enterprise, not including household and farm pets.
- 310A 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".
- 311 BASEMENT. A floor level partly or completely below grade. A basement shall be considered a story if more than 33-1/3% of the perimeter walls are above the finished grade level of the ground immediately adjacent to the walls. A basement when deemed to be a story, shall be included in computing the heights of a building or determining square footage. A basement standing alone shall not be used as a dwelling unit except as provided in Article 1092.10.
- 312 BLOCK. A tract of land or a lot or group of lots, bounded by streets, public parks, or parkways, railroad rights-of-way, watercourse or body of water, subdivided land, or a boundary line or lines of the Township.
- 313 BLOCK FRONTAGE. That portion of a block which abuts a single street.
- 314 BOARD. The Zoning Hearing Board of Lowhill Township unless otherwise stipulated or indicated by reference.
- 315 BOARDING, LODGING OR ROOMING HOUSE. A private dwelling in which at least two rooms are offered for rent, payable in money or other consideration, whether or not table board is furnished to lodgers, and in which no transients are accommodated and no public restaurant is maintained, such as school or college dormitory, fraternity or sorority house, membership club with residents, and other similar uses.
- 316 BUILDING. A structure or object constructed on, erected on, placed on, located on, or affixed to the ground, with a roof supported by columns or walls. Structures divided by unpierced masonry division walls or a State-conforming fire wall extending from the ground through the roof shall be deemed to be separate buildings. A structure meeting the definition of building shall be construed to be a building whether or not it has been affixed to the ground by heretofore existing conventional methods; specifically, the fact that an object or structure is located on or placed on the ground by the use of skids or similar means shall not exempt or exclude the structure or object from being considered a building.

317 BUILDING, AREA OF. The horizontal area measured around the outside of the foundation walls and of the floors or roofed porches and roofed terraces inclusive, and including the area of accessory buildings, if any. In the case of split-level dwellings, the “first floor area” shall be deemed to include floor areas on two non-overlapping levels, separated by a half-story, or less, of height.

Net Floor Space. The total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any.

318 BUSINESS CENTER DEVELOPMENT. A tract of land, buildings or structures planned as a whole and intended for one or more establishments for a commercial purpose on a site, whether built at one time as a unit, or in two or more construction stages.

319 COMPREHENSIVE PLAN. The Comprehensive Development Plan for Lowhill Township as adopted by the Township Supervisors.

319A CONDITIONAL USE. A use permitted in a particular zoning district pursuant to the provisions in Article VI of the Pennsylvania Municipalities Planning Code.

320 COURT. A space either on the ground or above, excepting a main roof, situated on the lot with a building and which is unoccupied and open to the sky, and not a front yard, or rear yard.

320A DECISION. Final adjudication of any board or other body granted jurisdiction under any land use ordinance or this act to do so, either by reason of appeals from determinations. All decisions shall be appealable to the Court of Common Pleas of Lehigh County.

320B DETERMINATION. Final action by an officer, body or agency charged with the administration of any land use ordinance or applications thereunder, except the following:

- 1) the governing body;
- 2) the zoning hearing board; or
- 3) the planning agency, only if and to the extent the planning agency is charged with final decision of preliminary or final plans under the subdivision and land development ordinance or planned residential development provisions.

Determinations shall be appealable only to the boards designated as having jurisdiction for such appeal.

- 321 DENSITY. The term density shall in all instances mean gross density determined by dividing the total number of dwelling units by the lot area (lot area shall be as defined in Article 342).
- 322 DWELLING. A building arranged, intended or designed to be occupied as a residence by one or more families living independently of each other upon the premises.
- 323 DWELLING UNIT. One or more rooms with provision for cooking, living, sanitary and sleeping facilities arranged for the use of one family. For the purpose of calculating the equivalent number of dwelling units for a commercial or industrial use when an on-lot sewage disposal system is utilized, a factor of 500 gallons of sewage per day per dwelling unit shall be applied. See also MULTIPLE DWELLING - 359, SINGLE FAMILY ATTACHED DWELLING - 378, SINGLE FAMILY DETACHED DWELLING - 379, and TWO FAMILY DETACHED DWELLING - 390.
- 324 FAMILY. One or more individuals living independently as a single housekeeping unit and using cooking facilities and certain rooms in common. A FAMILY shall not be deemed to include the occupants of a college dormitory, residential club, motel, hotel, or boarding or rooming house.
- 325 FILLING STATION. A building or lot or part thereof supplying and selling gasoline or other equivalent fuel for motor vehicles at retail direct from pumps and storage tanks. A FILLING STATION may include accessory facilities for rendering services such as lubrication, washing, and minor repairs.
- 326 GARAGE. A building or part thereof used for the storage or parking of one or more vehicles.
- 327 GARAGE, PARKING. A garage for the convenience of the general public in which no servicing, repairs, washing, or reconditioning of motor vehicles is carried on.
- 328 GARAGE, PRIVATE. An accessory garage maintained primarily for the convenience of the occupant or occupants of the main building and in which no business or other use is carried on and no service is rendered to the general public.
- 329 GARAGE, PUBLIC. Any garage other than a private garage or parking garage. A PUBLIC GARAGE may include servicing, repairs, washing, or reconditioning of motor vehicles, and filling station facilities.
- 329A HEARING. An administrative proceeding conducted by a board pursuant to Section 909.1 of the Pennsylvania Municipalities Planning Code.

- 330 HEIGHT OF A STRUCTURE. The vertical distance derived from the average finished grade at the foundation corners of the building or structure, to the highest point of the building or structure excluding a chimney or other similar structure listed in Article 914.01.
- 331 HOMEOWNERS ASSOCIATION. Any incorporated non-profit organization operating under recorded land agreements through which (1) each lot and/or home owner in a planned unit or other described land area is automatically a member and (2) each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property, and (3) the charge if unpaid becomes a lien against the property.
- 332 HOME PROFESSIONAL OFFICE, HOME OCCUPATION. A business or office conducted in the home by members of the resident family provided; that not more than two persons are employed who are not members of the family and that such persons shall be employed in the main building only; that not more than one-half of the area of one floor, or an entire basement shall be used for such purposes; that signs indicating products made or services rendered shall be in accord with this ordinance; that adequate space for parking and loading shall be provided; that there shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of such home occupation other than a sign; and that no machinery or equipment that would produce noise, odor, vibration, light or electrical interference beyond the bounds of the immediate property shall be permitted.
- 333 HOSPITAL. A building used for the diagnosis, treatment or other care of human ailments, unless otherwise specified. A hospital shall be deemed to include a sanitarium, sanatorium, clinic, convalescent home, nursing home, rest home, or other building with an equivalent appellation.
- 334 HOTEL. A building or part thereof which has a common entrance, common heating system, and general dining room, and which contains seven (7) or more living and sleeping rooms designed to be occupied by individuals or groups of individuals for compensation; any building or part thereof in which rooms are to be occupied by individuals or groups of individuals which is not a motel, rooming or boarding house according to the definitions of this article.
- 335 INDUSTRY, NON-NUISANCE. Any industry which is not detrimental to the environment in which it is located by reason of the emission of smoke, noise, odor, dust, vibration or excessive light, beyond the limits of its lot, or by reason of generating excessive traffic with attendant hazards.
- 336 INDUSTRIAL PARK. A group of non-nuisance industrial plants on a single parcel of land, or on separate parcels contiguously arranged, so as to form a planned development of industrial sites, building or buildings.

- 337 INFORMATION PLAZA. A building and its appropriate access and parking areas devoted exclusively to informing motorists of public and semi-public facilities and private establishments through the use of advertising and public information signs located entirely within the building.
- 338 JUNK. Any and all used materials or articles, regardless of value, including but not limited to metal, motor vehicles not bearing a current Pennsylvania State inspection sticker and not fit for immediate use upon highways, roads, streets and alleys of this Commonwealth, or any parts thereof, glass, industrial waste, used building materials, including used plumbing supplies and fixtures, rags, bottles, paper and all other material and articles of any composition whatsoever not intended to be repaired for reuse. All farm equipment, regardless of its condition, if situate upon a working farm shall be specifically excluded from being classified as junk. Refuse or garbage kept in a proper container for the purpose of prompt disposal shall be excluded from being classified as junk.
- 339 JUNKYARD. Shall mean any place where any junk as hereinbefore defined, is stored, disposed of, or accumulated. Any premises as herein defined having two or more motor vehicles not bearing a current Pennsylvania State inspection sticker and not fit for immediate use upon the highways, roads, streets and alleys of this Commonwealth shall be deemed a junkyard and said term shall also include garbage dumps and sanitary fills.
- 340 KENNEL. An establishment equipped with pens, yards, runways, or other appurtenances specifically designed or intended for the breeding or boarding of dogs or similar animals with the intent of producing gain or profit. Any property harboring six or more adult dogs (over six months of age) or similar animals.
- 340A LAND USE ORDINANCE. Any ordinance or map adopted pursuant to the authority granted in Articles IV, V, VI and VII of the Pennsylvania Municipalities Planning Code.
- 341 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.
- 342 LOT AREA. The total horizontal area included within the perimeter of the lot lines.
- 343 LOT, CORNER. A lot at the junction of and fronting on two or more intersecting streets.
- 344 LOT COVERAGE. The percentage of the Lot Area that is occupied by the Area of Building.

- 345 LOT, DEPTH OF. The distance between the mid-point of a straight line connecting the foremost points of the side lot lines in the front and the mid-point of a straight line connecting the rearmost points of the side lot lines in the rear.
- 346 LOT, INTERIOR. Any lot other than a corner lot.
- 347 LOT LINE. Any boundary of a lot.
- 348 LOT LINE, FRONT. The street line at the front of a lot. (See definition of street line, Article 383.) On a lot bounded on more than one side by a street, the owner may specify the front lot line on the plot plan.
- 349 LOT LINE, REAR. The lot line, or lines opposite to the front lot line.
- 350 LOT LINE, SIDE. Any lot line not a rear lot line or a front lot line.
- 351 LOT, THROUGH. A lot extending from one street to another.
- 352 LOT, WIDTH. The straight line distance between the side lot lines, measured at the rear of the required front yard provided, however, that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than 50 percent of the required lot width.
- 353 MAIN BUILDING OR BUILDINGS. The principal building or buildings on a lot.
- 354 MEDICAL OFFICE BUILDING. A building used exclusively by physicians and dentists for treatment and examination of patients, provided that no overnight patients shall be kept on the premises.
- 355 MEMBERSHIP CLUB. A building, structure, lot or land area used as a private club, fraternal or social organization.
- 356 MOBILE HOME. A transportable, single family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.
- 356A MOBILE HOME LOT. A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home.

- 357 MOBILE HOME PARK. A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.
- 358 MOTEL. A building, or group of buildings, whether detached or in connected units, used as individual sleeping or dwelling units, designed primarily for transient automobile travelers, and provided with accessory off-street parking facilities. The term MOTEL includes buildings designed as tourist courts, motor lodges, auto courts, and other similar appellations, but shall not be construed to include mobile home parks and trailer camps.
- 359 MULTIPLE DWELLING. A single building or group of attached dwelling units intended and designed to be occupied by three or more families living independently of each other as separate housekeeping units.
- 359Aa NEWSPAPER RECEPTACLE. A receptacle designed to accept newspaper deliveries, mounted on a support post made of wood, metal, plastic, PVC or like material. Stone, concrete, brick or block structures are not considered a newspaper receptacle, or permitted as a support for said receptacle.
- 359A NON-CONFORMING LOT. A lot the area or dimension of which was lawful prior to the adoption of amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.
- 360 NON-CONFORMING USE. A use, whether of land or of structure, which does not comply with the applicable use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of such ordinance or amendment, or prior to the application of such ordinance or amendment to its location by reason of annexation.
- 361 NON-CONFORMING STRUCTURE. A structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. Such non-conforming structures include, but are not limited to, non-conforming signs.
- 361A OFFICIAL MAP. A map adopted by ordinance pursuant to Article IV of the Pennsylvania Municipalities Planning Code.



- 362 PARKING AREA. A lot or part thereof used for the storage or parking of motor vehicles, with or without the payment of rent or charges in money or other consideration.
- 363 PARKING SPACE. A stall or berth which is arranged and intended for parking of one motor vehicle in a garage or parking area.
- 364 PLANNED RESIDENTIAL DEVELOPMENT. An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space to the regulations established in any one district created, from time to time, under the provisions of a municipal zoning ordinance.
- 365 PLANNING COMMISSION. The Planning and Zoning Commission of Lowhill Township, Lehigh County, Pennsylvania.
- 365A PUBLIC HEARING. A formal meeting 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 Act.
- 365B 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".
- 366 PUBLIC NOTICE. Notice published once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing.
- 367 QUARRY. A lot or land or part thereof used for the purpose of extracting stone, sand, gravel, or top soil.
- 367A REPORT. Any letter, review, memorandum, compilation or similar writing made by any body, board, officer or consultant other than a solicitor to any other body, board, officer or consultant for the purpose of assisting the recipient of such report in the rendering of any decision or determination. All reports shall be deemed recommendatory and advisory only and shall not be binding upon the recipient, board, officer, body or agency, nor shall any appeal lie therefrom. Any report used, received or considered by the body, board, officer or agency rendering a determination or decision shall be made available for inspection to the applicant and all other parties to any proceeding upon request, and copies thereof shall be provided at cost of reproduction.

- 368 ROADSIDE STAND. An open or enclosed stand situated along the roadway for the purpose of selling agricultural or horticultural products produced on the premises.
- 369 SAND OR GRAVEL PIT. A lot or land, or part thereof, used for the purpose of extracting sand, gravel, soil or sod and exclusive of the process of legitimate excavation of a lot preparatory to the construction of a building.
- 370 SANITARY LANDFILL. A lot or land or part thereof, licensed and regulated by the Township and in conformance with the Pennsylvania Department of Environmental Resources requirements, that is used for the disposal and treatment of solid waste.
- 371 SEASONAL HOUSE. A single family dwelling designed and intended to be used on a seasonal basis for not more than six (6) months of any year by non-transient residents.
- 372 SECTIONAL HOUSE. A dwelling unit manufactured in two or more sections designed for permanent occupancy, and transported to a building site in sections which are fastened together and mounted on a permanent foundation ready for occupancy except for minor and incidental unpacking and assembly operations. For purposes of this Ordinance, sectional houses include pre-fabricated and other similar types, but single mobile homes and travel trailers are not considered as sectional houses.
- 373 SEWAGE DISPOSAL SYSTEM, CENTRALIZED. A public utility system or other centralized sewage disposal treatment system designed to collect, centrally treat and dispose of sewage from users in compliance with Pennsylvania Department of Environmental Resources regulations or regulations of the Township, whichever may be more stringent. Any system not deemed a centralized sewage disposal system shall be deemed an on-lot system.
- 374 SIGN. Any device designed to inform or attract attention of persons not on the premises on which the sign is located. For purposes of this Ordinance, sign does not include mail boxes, names of occupants, or other identifications not having commercial connotations; flags and insignias of governments; legal notices, signs giving direction or information required by governmental bodies, or signs directing or guiding traffic and parking without the use of advertising matter.
- 375 SIGN, ADVERTISING. A sign which directs attention to products, accommodations, services, or activities offered at locations other than the property upon which the sign is erected or displayed.

- 376 SIGN, BUSINESS. A sign relating in its subject matter to the premises on which it is located, or to products, accommodations, services, or activities on the premises.
- 377 SIGNS, NUMBER AND SURFACE AREA. For the purpose of determining number of signs, a sign shall be considered as a single display surface or device containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without organized relationship or elements, each element shall be considered as a single sign. The surface area of a sign shall be computed to include the entire area within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Structural members not bearing advertising matter shall not be included in computation of surface area.
- 378 SINGLE FAMILY ATTACHED DWELLING. A building, on a lot, designed and occupied exclusively as a residence for one family, which has independent outside access and a portion of one of two walls in common with adjoining dwellings.
- 379 SINGLE FAMILY DETACHED DWELLING. A building, on a lot, designed and occupied exclusively as a residence for one family, and which has no part of wall in common with an adjacent building.
- 380 SPECIAL EXCEPTION. A use permitted in a particular zoning district pursuant to the provisions of Articles VI and IX of the Pennsylvania Municipalities Planning Code.
- 381 STORY. A portion of a building included between the upper surface of any floor and the upper surface of the floor or roof above. (See BASEMENT, Article 311)
- 382 STREET. Includes any street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private.
- 383 STREET LINE. The dividing line between a lot and the outside boundary of a public street or street right-of-way, or between a lot and a private street which serves two or more separately owned homes or buildings.
- 384 STRUCTURE. Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

- 385 SWIMMING POOL, PRIVATE. Any receptacle or artificially constructed container for water, having a wall depth of two (2) feet or more at any point within its perimeter, intended or adapted for the purposes of immersion or partial immersion of human beings therein used or intended to be used in connection with residences, available only to the family of the householder and his private guests, not open to the public or publicly owned, not owned and/or operated by any organization, partnership or corporation, and not otherwise regulated by any statutes or by rules and regulations other than those of the Township.
- 386 SWIMMING POOL, PUBLIC OR SEMI-PUBLIC. Any swimming pool other than a private swimming pool, including publicly and privately owned pools open to the general public and pools owned and operated in conjunction with membership organizations, motels, hotels, and other similar uses.
- 387 TRAVEL TRAILER CAMP. A lot or part thereof occupied or designed for occupancy by one (1) or more travel trailers or travel units.
- 388 TRAVEL TRAILER. A vehicular portable structure built on a chassis, designed as a temporary dwelling for travel, recreation, vacation, and other short-term uses having a body width not exceeding eight feet and a body length not exceeding 32 feet.
- 389 TRAVEL UNIT. A truck-mounted camper; an auto, truck, or bus adapted for vacation living; a folding tent camper, a tent; and other similar devices used for temporary portable housing.
- 390 TWO FAMILY DETACHED DWELLING. A single building intended and designed to be occupied by two families living independently of each other as separate housekeeping units.
- 390A U.S. MAILBOX. A container approved by the U.S.P.S. designed to accept postal deliveries, mounted on a support post made of wood, metal, plastic, PVC or like material. Stone, concrete, brick or block structures are not considered a mailbox, or permitted as a mailbox support.
- 390B U.S. MAILBOX OR NEWSPAPER RECEPTACLE SUPPORT POST. A post or column made of wood, metal, plastic, PVC or like material. Support Posts shall be no larger than 4" x 4" or 4 ½" in diameter if wood, plastic, or PVC and no more than 2" in diameter if metal. Posts must be placed no less than 2' away from the edge of the paved cartway/roadway to allow for road maintenance.