

## ARTICLE II

### DEFINITION OF TERMS

#### **Section 201. Rules of Interpretation**

For the purpose of this Ordinance, the terms and words listed in this Section shall have the meaning herein defined. Words not herein defined shall have the meanings given in Webster's Unabridged Dictionary and shall be interpreted so as to give this Ordinance its most reasonable application.

For the purpose of this Ordinance, the following rules of interpretation shall apply:

- a. Words in the present tense include the future tense.
- b. Words in the singular include the plural and words in the plural include the singular.
- c. The words "used" and "occupied" shall be construed to include the words "or intended, arranged or designed to be used or to be occupied, or offered for occupancy."
- d. The term "such as" shall be considered as introducing a typical or illustrative designation of items, and shall not be interpreted as constituting a complete list.
- e. The words "person" and "owner" shall be deemed to include a corporation, unincorporated association and a partnership, or other legal entity, as well as an individual.
- f. The words "building" and "structure" shall be construed as if followed by the phrase "or part thereof."
- g. The word "lot" includes the words "plot" and "parcel."
- h. The word "watercourse" includes channel, creek, ditch, dry run, spring, stream and river.
- i. The word "erect" shall mean to build, construct, alter, repair, display, relocate, attach, hang, place, suspend, affix or maintain any structure or building and shall also include the painting of exterior wall signs.

## **Section 202. Terms Defined**

Other terms or words used herein shall be interpreted or defined as follows:

**Accelerated Erosion:** The removal of surface material by the action of natural elements caused by man's manipulation of the landscape.

**Access Drive:** An improved surface other than a street or driveway, designed and constructed to provide access from a Street to any use other than Agriculture and other than an individual residential dwelling unit, or to provide access to a Parking Lot.

**Alley (or service drive):** A minor right-of-way, publicly or privately owned, primarily for service access to the back or side of properties and not intended for general traffic circulation

**Applicant:** A landowner or developer, as hereinafter has filed an application for 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 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.

**Appointing Authority:** The Township Board of Supervisors.

**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."

**Berm:** That portion of a street lying on either side of the cartway where the soil is stabilized as a protection for the edge of pavement or other road surfacing; or a mound of earth which serves purposes such as directing the flow of surface water runoff, preventing soil erosion or supporting plant materials to aid in screening.

**Block:** An area bounded by streets.

**Board of Supervisors:** The Board of Supervisors of the Township of Carroll.

**Buffer Strip:** A strip of land at least ten feet in width, in addition to the minimum setback distance, free of any principal or accessory building or required improvement other than screening.

**Building Setback Line (setback):** The line within a property defining the required minimum distance between any enclosed structure and the adjacent right-of-way, and the line defining side and rear yards, where required.

**Capped Sewers:** Sanitary sewerage facilities which are installed and capped where existing sanitary sewerage facilities are not accessible and available, but are proposed in the Official Sewage Facilities Plan of the Township. Such facilities shall include sanitary sewers, force mains, pumping stations, and all other appurtenances necessary to serve the entire subdivision and/or land development.

**Cartway or Roadway:** That portion of a street or alley which is improved, or intended for vehicular use excluding the shoulders.

**Centralized Sewage System:** A public or private utility system designed to collect, centrally treat, and dispose of sewage from customers, in compliance with Pennsylvania Department of Environmental Resources regulations or regulations of the Township, whichever may be more stringent.

**Centralized Water System:** A public or private utility system designed to transmit potable water from a common source to customers, in compliance with Pennsylvania Department of Environmental Resources regulations or regulations of the Township, whichever may be more stringent.

**Cistern:** An underground reservoir or tank for storing rainwater.

**Clear Sight Distance:** A line of unobstructed vision from a point three and one-half (3.5) feet above the centerline of a street to the nearest point on the top of an object six (6) inches high on the same centerline. (See Sketch in Appendix II.)

**Clear Sight Triangle:** An area of unobstructed vision at Street intersections. It is defined by lines of sight between Points at a given distance from the intersection of the street centerlines. (See Sketch in Appendix II.)

**Common Open Space:** A parcel or parcels of land or an 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, not including streets, off-street parking areas, and areas set aside for public facilities.

**Comprehensive Plan:** The complete plan, or any of the parts, for the development of the Township of Carroll prepared by the Planning Commission and adopted with the code pertaining to Townships of the Second Class.

**Conditional Use:** A procedure whereby uses are allowed or denied by the Township Board of Supervisors pursuant to public notice and hearing and recommendations by the Carroll Township Planning Commission and pursuant to express standards and criteria.

**County:** York County, Pennsylvania.

**County Planning Commission:** The Planning Commission of York County.

**Cross-Walk:** A right-of-way, publicly or privately owned, intended to furnish access for pedestrians.

**Cul-de-sac:** A street with a single common ingress and egress ending with a circular paved turn around.

**Culvert:** A pipe, conduit or similar structure including appurtenant works which carries surface water.

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

**Deemed Approval:** The Township Solicitor will determine if a Deemed Approval has occurred. If so, the Solicitor will, in writing, instruct the Board of Supervisors to sign the Plan for recording.

**Design Storm:** The magnitude of precipitation from a storm event measured in probability of occurrence (e.g., 50-year storm) and duration (e.g., 24-hour), and used in computing storm water management control systems.

**Detention Basin:** A reservoir, formed from soil or other materials designed to retard storm water runoff by temporarily storing the runoff and releasing it at a predetermined rate into a watercourse or stormwater drainage system. This basin is designed to drain completely after a storm event.

**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 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.

**Drainage:** The flow of water or liquid waste and the methods of directing such flow.

**Drainage Facility:** Any ditch, gutter, culvert, storm sewer, or other structure designed, intended, or constructed for the purpose of diverting surface waters from or carrying surface waters off streets, public rights-of-way, parks, recreational areas, or any part or any subdivision or contiguous land areas.

**Driveway:** An improved surface other than a Street or Access Drive designed and constructed to provide vehicular access from a Street to individual residential dwelling unit or an Agricultural use. A driveway may also be used to provide access from an Access Drive to an individual semi-detached or semi-attached residential dwelling unit.

**Drywell:** A covered pit with open jointed lining through which water from roofs, basement floors or areaways may seep or leach into the surrounding soil.

**Dwelling:** Any building or structure designed for living quarters for one or more families or housekeeping units, including mobile homes which are supported by a permanent foundation, but not including tents, cabins, travel trailers, boarding homes, rooming houses, convalescent homes, motels, hotels or other accommodations used for transient occupancy.

**Dwelling Unit:** A structure or entirely self-contained portion thereof designed to be occupied for living quarters as a single housekeeping unit, including any domestic servants employed on the premises and having no enclosed space (other than vestibules, entrance or other hall-ways or porches) or cooking or sanitary facilities in common with any other "dwelling unit." A travel trailer, a boarding or rooming house, convalescent home, fraternity or sorority house, hotel, inn, lodging, nursing, or other similar home, or other similar structure shall not be deemed to constitute a dwelling unit.

**Easement:** The authorization by a property owner or authorized agency of a right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose; and within which the owner of the property shall not erect any permanent structures, but shall have the right to make any other use of the land which is not inconsistent with the rights of the grantee.

**Energy Dissipator:** A device used to slow the velocity of storm water, particularly at points of concentrated discharge such as pipe outlets.

**Engineer, Professional:** A person duly licensed as a professional engineer by the State of Pennsylvania.

**Engineer, Township:** The Township Engineer or any consultant designated by the Board of Supervisors to review a subdivision plan and perform the duties of engineer in behalf of the Township.

**Engineering Specifications:** The Engineering Specifications of the municipality regulating the installation of any required improvement or for any facility installed by any other, subject to public use.

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

**Erosion and Sedimentation Control Plan:** A plan which is designed to minimize accelerated erosion and sedimentation.

**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.

**Fill:**

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

**Flood, Flooded, or Flooding:** A partial or complete inundation of normally dry land areas from the overflow of a watercourse or other body of surface water, or from the unusual and rapid accumulation or runoff of waters from any source.

**Flood Fringe:** That portion of the flood plain outside the floodway.

**Flood of Record:** The flood which has reached the highest flood elevation above mean sea level at a particular location.

**Floodplain:** see "Identified Floodplain Area"

**Flood-prone Area:** A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source.

**Floodproof, Floodproofed, Floodproofing:** Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their 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 without increasing the water surface elevation of that flood more than one (1) foot at any point.

**Freeboard:** The difference between the design flow elevation in the emergency spillway and the top of the settled embankment.

**Frontage:** The minimum distance between side property lines measured at the street right-of-way.

**Future Right-of-Way:** (1) Right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads. (2) A right-of-way established to provide future access to or through undeveloped land.

**Governing Body:** The Board of Supervisors of Carroll Township, York County, Pennsylvania.

**Grassed Waterway:** A natural or man-made drainageway of parabolic, trapezoidal or v-shaped cross-section shaped to required dimensions and vegetated for safe disposal of runoff. (Also known as a swale).

**Groundwater Recharge:** Replenishment of existing natural underground water supplies.

**Guarantee, Completion:** The financial security that may be accepted by the Township as a guarantee that improvements required as part of an application for subdivision and/or land development are completed to the satisfaction of the Township. Such financial security shall include, but is not limited to, performance bonds, Federal or Commonwealth chartered lending institution irrevocable letters of credit, restrictive or escrow accounts in such lending institutions and mortgage commitment letters escrowing money for construction of improvements.

**Guarantee, Maintenance:** The financial security that may be accepted by the Township as a guarantee that improvements required as part of an application for subdivision and/or land development will be in first class condition, state of repair and working order for a specific period of time. Such financial security shall be similar to that accepted for a completion guarantee.

**Holding Pond:** A retention or detention basin.

**Homeowners Association:** An incorporated non-profit organization operating under recorded land agreements through which (a) each lot and/or home owner in a cluster development or other described land area is automatically a member, (b) 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 (c) the charge if unpaid becomes a lien against the property.

**Identified Floodplain Area:** The flood plain area specifically identified as being inundated by the one hundred (100) year flood. Included would be areas identified as Floodway (FW), Flood-Fringe (FF) and General Flood Plain (FA).

**Impervious Surface:** A surface which prevents the percolation of water into the ground.

**Improvements:** Those physical changes to the land necessary to produce usable and desirable lots from raw acreage including but not limited to: grading, paving, curb, gutter, storm sewers and drains, improvements to existing watercourses, sidewalks, crosswalks, street signs, monuments, water supply facilities, and sewage disposal facilities.

**Infiltration Structure:** A structure designed to direct runoff into the ground (e.g. french drains, seepage pits, seepage trenches).

**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 nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
  - (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, condominiums, building groups or other features.
- b. A subdivision of land.
- c. Excluded from this definition of land development are the following:
  - (1) the conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium;
  - (2) the addition of an accessory building, including farm buildings, on a lot or lots subordinate to an 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 subclause, an amusement park is defined as a tract or area used principally as the location for permanent amusement structures 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 proper authorities.

For the purposes of stormwater management, the definition of "land development" shall also include any subdivision or new construction or expansion of any residential, commercial, industrial, accessory or other facility that creates an additional area of impervious material on the parcel of five thousand (5000) square feet or more.



**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 a proprietary interest in land.

**Landscape Buffer:** A strip of land outside of a Street Right-of-way, and usually along the perimeter of the lot, designed, constructed, and maintained to separate uses or activities on a lot from other uses or activities through the use of trees, shrubs, hedges, perennials and ground cover.

**Landscape Screen:** A strip of land outside of a Street Right-of-way, and usually along the perimeter of the lot, designed, constructed, and maintained to form a visual separation from one side to the other side through a the combined use of low level and high level planting elements (such as deciduous and coniferous trees, shrubs, hedges, perennials and ground cover).

**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.

**Loop Street:** Any street or combination of streets which does not intersect with a Through Street at two or more separate and distinct locations. A Loop Street includes any street or system of streets that rely on one intersection with a Through Street as a means of ingress and egress for vehicular traffic.

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

**Minor Land Development Plan:** A residential Land Development Plan which is not required to construct public or private streets or other improvements to be dedicated to the Township or State, and which contains no more than four (4) residential dwelling units.

**Minor Subdivision Plan:** A residential Subdivision of land which is not required to construct public or private streets or other improvements to be dedicated to the Township or State, and which contains no more than four (4) residential dwelling units.

**Mobilehome:** 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 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.

**Mobilehome Lot:** A parcel of land in a mobilehome park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobilehome.

**Mobilehome Park:** A parcel or contiguous parcels of land which has been so designated and improved that it contains two (2) or more mobilehome lots for the Placement thereon of mobilehomes.

**Mobilehome Stand:** That part of an individual lot which has been reserved for the placement of the mobilehome, appurtenant structures or additions.

**Mobilehome Subdivision:** An area designed exclusively for mobilehomes and mobile dwelling units where lots are not rented but sold.

**Municipality:** The Township of Carroll, York County, Pennsylvania.

**On-Site Storm Water Management:** The control of runoff to allow water falling on a given site to be absorbed or retained on site to the extent that after development the peak rate of discharge leaving the site is not significantly different than if the site had remained undeveloped.

**Peak Discharge:** The maximum rate of flow of water at a given point and time resulting from a specified storm event.

**Percolation Test:** A procedure to determine the absorption rate of the soil in an area proposed as the installation site for an on-lot septic system. Such a test will be carried out according to the requirements of the Pennsylvania Department of Environmental Resources.

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

**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 The Carroll Township Zoning Ordinance.

**Planning Code:** The Pennsylvania Municipalities Planning Code, Act of July 31, 1968 , P.L. 805, Act 247, 53 PS 10101, ff., as amended.

**Planning Commission:** Carroll Township Planning Commission.

**Planting, Screen:** See "Visual Screen."

**Planting Strip:** A strip of land lying between the curb line, or edge of cartway, and the sidewalk or walkway; and any area requiring a screen planting as specified in this Ordinance, the Zoning Ordinance or any other Township ordinances, codes, regulations, plans and maps.

**Plat:** See "Plan."

**Public Grounds:** includes the following:

- a. parks, playgrounds, trails, paths and other recreational areas and other public areas;
- b. sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities; and
- c. publicly owned or operated scenic and historic sites.

**Public Hearing:** A formal meeting held pursuant to public notice by the Board of Supervisors, Zoning Hearing Board or 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."

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

**Regulatory Flood Elevation:** The 100-year flood elevation plus a freeboard safety factor of one and one-half (1.5) 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 separating a street from other adjacent properties.

**Retention Basin:** A reservoir, formed from soil or other material, containing a permanent pool of water and designed to retard storm water runoff by temporarily storing the runoff and releasing it at a predetermined rate.

**Right-of-Way, Street:** A public thoroughfare for vehicular traffic and/or pedestrian traffic, whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, lane, alley, or however designated.

**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.

**Runoff Characteristics:** The surface components on any water shed which either individually or in any combination thereof, directly affect the rate, amount and direction of storm water runoff. These may include, but are not limited to: vegetation, soils, slopes and any type of manmade landscape alterations.

**Screening:** The use of plant materials, fencing, walls and/or earthen berms, or combinations thereof, to aid in the concealment of such features as parking areas and vehicles within them, and to provide for privacy between two (2) or more different land uses or activities; a visual and/or sound buffer or other barrier.

**Sediment Basin:** A barrier, dam, detention or retention basin designed to retain sediment.

**Sedimentation:** The process by which minerals 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."

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

**Semi-Pervious Surface:** A surface such as stone, rock, concrete or other materials which permits some vertical transmission of water.

**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.

**Sewage Disposal System, On-Lot:** Any septic system or structure designed to biochemically treat sanitary sewage within the boundaries of an individual lot.

**Sight Distance:** The length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic. (See Sketch in Appendix II).

**Sketch Plan:** A plan submitted at the option of the Applicant, showing a proposed subdivision and land development; which may show the layout of streets, lots, and other pertinent features. It is advisable that it be drawn on a general topographic or tax map.

**Slope:** The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon vertical difference in feet per one-hundred (100) feet of horizontal distance.

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

**Soil Stabilization:** Chemical or structural treatment designed to increase or maintain the stability of a mass of soil or otherwise to improve its engineering properties.

**Storage Structure:** A retention or detention structure.

**Storm Water:** Drainage runoff from the surface of the land resulting from precipitation or snow or ice melt.

**Storm Water Management:** The control of runoff from water falling on a given site.

**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 effect a storm water management program.

**Storm Water Management Plan:** A plan for controlling surface water runoff so that it will preclude erosion or flooding and/or the adverse effects of impervious areas on surface water runoff as required by this and other Township ordinances, codes, regulations, plans, and maps.

**Street:** Includes 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.

**Street Line or Street Right-of-Way Line:** The dividing line between a lot and a street.

**Street, Private:** A strip of land, including the right-of-way, intended for use as a means of vehicular and pedestrian circulation, but not intended to be dedicated for public use.

**Street, Public:** A strip of land, including the entire right-of-way, intended to be dedicated for use as a means of vehicular and pedestrian circulation by the public at large.

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

**Subdivider:** See Applicant and Developer.

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

**Substantially Completed :** Where approximately ninety percent of an approved plan site has been developed, or some other percent as determined by the Board of Supervisors to assure facilities to be dedicated to the Township are not adversely affected by further development and 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 drainage.

**Surveyor:** Professional land surveyor registered by the Commonwealth of Pennsylvania.

**Swale (drainage, natural):** A low-lying stretch of land which gathers or carries surface water runoff.

**Through Street:** A street that has at least two separate and distinct intersections, as a means of ingress and egress for vehicular traffic, with one or more streets that are not Cul-de-Sac Streets nor Loop Streets.

**Tile Disposal Field:** A system of open jointed or perforated pipes laid in the upper strata of the soil for absorption.

**Time of Concentration:** The interval of time required for water from the most remote portion of the drainage area to reach the point in question.

**Topographic Map:** A map showing the elevations of the ground by contours or elevations.

**Top Soil:** Surface soils and subsurface soils which presumably are fertile soils and soil material, ordinarily rich in organic matter or humus debris. Topsoil is usually found in the uppermost soil layer called the A Horizon.

**Township:** The Township of Carroll, York County, Pennsylvania, Board of Supervisors, its agents or authorized representatives.

**Tract:** A parcel of land that is a separate legal description in a deed or deeds, or is separated from the whole tract by a stream (20 feet wide or wider), a highway or any local, County or State boundary line.

**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 within the municipality where more intensive development is deemed by the municipality to be appropriate.

**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 for any other use.

**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 a common element or common elements leading 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 buildings.

**Usable Open Space:** The unenclosed portion of the ground of a lot which is not devoted to driveways or parking spaces, which is free of structures of any kind, of which not more than 25% is roofed for shelter purposes only, and which is available and accessible to all occupants of the building or buildings on the said lot for purposes of active or passive outdoor recreation.

**Visual Screen:** A well-maintained hedge, landscaped berm, or other vegetative materials which upon planting or installation is both of sufficient height and density to conceal from the view of adjacent properties the structures and uses on the premise where the screening is located. Up to thirty percent (30%) of the screening may be accomplished by using a fence or wall.

**Watercourse:** Any channel or conveyance of surface water having a defined bed and banks, whether natural or artificial, with perennial or intermittent flow.

**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 Shed:** The entire region or area drained by a river or other body of water whether natural or artificial.

**Water Supply System, On-Lot:** A system for supplying and distributing potable water to a single dwelling or other building from a source located on the same lot.

**Water Survey:** An inventory of the source, quantity, yield and use of ground water and surface-water resources within a municipality.

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