

**ZONING ORDINANCE  
OF  
WEISENBERG TOWNSHIP  
LEHIGH COUNTY  
1993**

## INTRODUCTION

The Weisenberg 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, setbacks from the road, area of lots, parking and loading requirements, and sign regulations.

This Ordinance has been developed by the Weisenberg Township Planning Commission and the Weisenberg Township Board of Supervisors in conjunction with the planning directives set forth in The 1991 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. Lots created 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 1991 Comprehensive Plan. As circumstances change, certain of these facts and analyses may require reconsideration. This Zoning Ordinance #93-5 adopted by the Board of Supervisors on the 20<sup>th</sup> day of May 1993 has been amended by the Board of Supervisors by Ordinance #93-6 adopted on the 1<sup>st</sup> day of July 1993, Ordinance #93-9 adopted on the 4<sup>th</sup> day of November 1993, Ordinance #94-1 adopted on the 5<sup>th</sup> day of May 1994, Ordinance #96-2 adopted on the 10<sup>th</sup> day of July 1996, Ordinances #98-1, #98-2 and #98-3 adopted on the 5<sup>th</sup> day of February 1998, Ordinances #98-5 and #98-6 adopted on the 1<sup>st</sup> day of June 1998, Ordinance #98-7 adopted on the 15<sup>th</sup> day of July 1998, Ordinance #99-1 adopted on the 1<sup>st</sup> day of September 1999, Ordinances #01-1 and #01-4 adopted on the 8<sup>th</sup> day of January 2001, Ordinance #01-5 adopted on the 5<sup>th</sup> day of March 2001, Ordinance #03-01 adopted on the 10<sup>th</sup> day of February 2003, Ordinance #04-02 adopted on the 12<sup>th</sup> day of April 2004, Ordinance #05-04 adopted on the 11<sup>th</sup> day of July 2005, Ordinance #05-06 adopted on the 14<sup>th</sup> of November 2005, Ordinance #06-01 adopted on the 6<sup>th</sup> day of March 2006, Ordinance #06-02 adopted on the 12<sup>th</sup> day of June 2006, Ordinance #06-7 adopted on the 11<sup>th</sup> day of December 2006, Ordinance #07-2 adopted on the 9<sup>th</sup> day of April 2007, Ordinance #07-6 adopted on the 12<sup>th</sup> day of November 2007, Ordinance #08-02 adopted on the 14<sup>th</sup> day of July 2008, Ordinance #09-05 adopted on the 9<sup>th</sup> day of March 2009, Ordinance #10-1 adopted on the 11<sup>th</sup> day of January 2010,

Ordinance #10-4 adopted on the 14<sup>th</sup> day of June 2010, Ordinance #11-4 adopted on the 13<sup>th</sup> day of June 2011, Ordinance #13-4 adopted on the 12<sup>th</sup> day of August 2013 and Ordinance #16-1 adopted on the 8<sup>th</sup> day of February 2016. This Ordinance may be amended further should changed conditions warrant.

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.

## TABLE OF CONTENTS

### INTRODUCTION

### ARTICLE

#### 1 TITLE, PURPOSE, OBJECTIVES AND APPLICATION OF REGULATIONS

- 100 Title
- 101 Short Title
- 102 Declaration of Purpose
- 103 Statement of Community Development Objectives
- 104 Application of Regulations

#### 2 DEFINITIONS

- 200 Definition of Words
- 201 Definition of Terms

#### 3 DISTRICTS AND BOUNDARIES

- 300 Classes of Districts
- 301 Minimum Lot Requirements
- 302 District Boundaries
- 303 Statement of Intent

#### 4 LIGHT INDUSTRIAL DISTRICT

- 400 Permitted, Accessory and Special Exception Uses
- 401 Height
- 402 Permitted Uses
- 403 Accessory Uses
- 404 Special Exception Uses
- 405 Lot Area, Width, Building and Lot Coverage, and Height Regulations
- 406 Minimum Yard Requirements

ARTICLE

5 GENERAL COMMERCIAL DISTRICT

- 500 Permitted, Accessory and Special Exception Uses
- 501 Height
- 502 Permitted Uses
- 503 Accessory Uses
- 504 Special Exception Uses
- 505 Lot Area, Width, Building and Lot Coverage, and Height Regulations
- 506 Minimum Yard Requirements

6 GENERAL INDUSTRIAL DISTRICT

- 600 Permitted, Accessory and Special Exception Uses
- 601 Height
- 602 Permitted Uses
- 603 Accessory Uses
- 604 Special Exception Uses
- 605 Lot Area, Width, Building and Lot Coverage, and Height Regulations
- 606 Minimum Yard Requirements

7 RESERVED

8 RURAL VILLAGE DISTRICT

- 800 Permitted, Accessory and Special Exception Uses
- 801 Height
- 802 Permitted Uses
- 803 Accessory Uses
- 804 Special Exception Uses
- 805 Lot Area, Width, Building and Lot Coverage, and Height Regulations
- 806 Minimum Yard Requirements

## ARTICLE

### 9 RURAL DISTRICT

- 900 Permitted, Accessory and Special Exception Uses
- 901 Height
- 902 Permitted Uses
- 903 Accessory Uses
- 904 Special Exception Uses
- 905 Lot Area, Width, Building Coverage and Height Regulations
- 906 Minimum Yard Requirements

### 10 RURAL CONSERVATION DISTRICT

- 1000 Permitted, Accessory and Special Exception Uses
- 1001 Height
- 1002 Permitted Uses
- 1003 Accessory Uses
- 1004 Special Exception Uses
- 1005 Lot Area, Width, Building Coverage and Height Regulations
- 1006 Minimum Yard Requirements

### 11 ENVIRONMENTAL PROTECTION DISTRICT

- 1100 Permitted and Accessory Uses
- 1101 Height
- 1102 Types of Environmental Areas Protected and Determination of Area
- 1103 Regulations for Area After Determination
- 1104 Flood Plain Area of the Environmental Protection District
- 1105 Steep Slope Area of the Environmental Protection District
- 1106 High water Table Area of the Environmental Protection District

## ARTICLE

### 12 SUPPLEMENTARY REGULATIONS

- 1200 General Regulations Applying to All Districts and Uses
- 1201 Small Lots of Record
- 1202 Development Layout
- 1203 Height
- 1204 Hydro-geologic Study and Report
- 1205 Lighting Facilities
- 1206 Waste and Refuse
- 1207 Yards
- 1208 Through Lots
- 1209 Clear Sight Triangle
- 1210 Setbacks from Roads
- 1211 Parking and Truck Loading Requirements
- 1212 Access Driveways
- 1213 Prohibited Uses
- 1214 Accessory Use or Structure Requirements
- 1215 Private Garages or Private Parking Area
- 1216 Parking Area for Commercial Vehicles in the R, RC, EP and  
Residential Lots in the RV District
- 1217 Specific Regulations Applying to Certain Uses
- 1218 Signs
- 1219 Non-conforming Uses and Non-conforming Buildings or Structures

### 13 ZONING HEARING BOARD

- 1300 General Grant of Power
- 1301 General Provisions
- 1302 Hearings
- 1303 Parties
- 1304 Mediation Option
- 1305 Jurisdiction
- 1306 Validity of Ordinance; Substantive Questions
- 1307 Parties Appellant Before the Board
- 1308 Time Limitations
- 1309 Stay of Proceedings
- 1310 Special Exception Uses
- 1311 Variances

ARTICLE

14 ADMINISTRATION AND ENFORCEMENT

- 1400 Interpretations
- 1401 Relations of Zoning Ordinance to Other Provisions of Law, and to  
Private Covenants
- 1402 Appointment and Powers of Zoning Officer
- 1403 Building Permits
- 1404 Zoning Permits
- 1405 Fees
- 1406 Violations, Penalties and Remedies
- 1407 Public Records
- 1408 Procedure for Amendment
- 1409 Exemptions
- 1410 Validity
- 1411 Effective Date
- 1412 General Repealer

Appendix: Temporary Accessory Housing Structures for the Elderly



# ZONING ORDINANCE

## **WEISENBERG TOWNSHIP Lehigh County, Pennsylvania**

BE IT ORDAINED by the Board of Supervisors, Weisenberg 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 1 TITLE, PURPOSE, OBJECTIVES AND APPLICATION OF REGULATIONS**

#### 100 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 Weisenberg Township, Lehigh County, Pennsylvania hereinafter referred to as the Township, and providing for the administration and enforcement of the provisions therein contained and fixing penalties for the violation thereof.”

#### 101 SHORT TITLE

This Ordinance shall be known and may be cited as “The Weisenberg Township Zoning Ordinance of 1993.”

#### 102 DECLARATION OF PURPOSE

The provisions of this Zoning Ordinance are designed for the following purposes:

- .01 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.

102.02 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 various uses and structures.

### 103 STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES

This Zoning Ordinance is based upon the objectives, analyses and recommendations that appear in the Multi-Municipal Comprehensive Plan for The Northern Region of Lehigh County adopted by Weisenberg Township on May 9, 2005, as amended.

### 104 APPLICATION OF REGULATIONS

#### .01 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 Section 1310 shall be deemed conforming uses. Variances granted by the Zoning Hearing Board pursuant to Section 1311 shall be deemed non-conforming.

#### .02 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 Section 1311 on grounds of practical difficulties or unnecessary hardship, not self-imposed, shall be deemed non-conforming structures.

#### .03 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 2**  
**DEFINITIONS**

200 DEFINITION OF WORDS

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

- .01 Unless the context clearly states an alternative or different meaning, words used in the present tense include the future: the singular numbers include the plural, and the plural the singular.
- .02 The word "PERSON" includes a profit or nonprofit corporation, company, institution, partnership, or individual.
- .03 The word "SHALL" is mandatory, and not directory; and the word "MAY" is permissive.
- .04 The word "TOWNSHIP" means Weisenberg Township, Lehigh County, Pennsylvania.
- .05 The initials "MPC" means Pennsylvania Municipalities Planning Code.
- .06 Any word, term or phrase used in this Ordinance, but not specifically defined herein, shall be given their normal and customary meaning as found in the most recent edition of Webster's New Collegiate Dictionary.

201 DEFINITION OF TERMS

**ACCESSORY USE OR STRUCTURE.** A subordinate use or structure customarily incidental to, and located on the same lot occupied by the main use or building. The term "ACCESSORY STRUCTURE" includes a private garage, garden shed or barn, a private playhouse, a private greenhouse, a private swimming pool, and heating and power facilities serving on-site uses.

**AGRI-BUSINESS.** A business whose products are sold primarily to farmers. Examples of such products include, but are not limited to: fertilizer, seed, animal and poultry feed, farm machinery, and farm equipment.

**AGRICULTURE.** The buildings and activities relating to the raising and keeping of field, truck, and tree crops. For purposes of this Ordinance the term "AGRICULTURE" does not include animal husbandry.

**ALLEY.** A public or private thoroughfare with a right-of-way of 20 feet or less which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

**AMUSEMENT ESTABLISHMENT.** A place of amusement, such as bowling lanes, miniature golf courses, driving range, chip and putt, theaters, or other similar commercial recreation establishments.

**AMUSEMENT PARK.** A commercially operated park with various devices for entertainment and booths for the sale of food and drink.

**ANIMAL HUSBANDRY.** The raising and keeping of any member of the animal kingdom as a business enterprise, not including household and farm pets.

**ANIMAL PRESERVE.** An area indoors or outdoors that preserves or protects a living organism other than a plant or bacterium, including fish, amphibians, reptiles, birds and mammals, excluding humans.

**APPLICANT.** A landowner or developer, as hereinafter defined, who 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 Board of Supervisors of Weisenberg Township.

**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."

**AUTOMOTIVE GAS STATION.** A place where automotive fuels, oils and limited selection of automotive accessories are sold to the public at retail.

**AUTOMOTIVE AND MACHINERY REPAIR STATION.** Buildings and land where automotive fuels, automotive parts, and supplies are sold at retail and where repairs on small engines, farm related machinery and other vehicles including painting, body and fender work are conducted within an enclosed building.

**AUTOMOTIVE AND MACHINERY SALES.** Buildings and areas for the display, sale, or rental of new or used vehicles in operable condition. Vehicles parked outdoors shall be screened from view by attractive landscaping.

**AUTOMOTIVE SERVICE STATION.** Buildings and land areas where automotive fuels, oil, grease, batteries, tires or automotive accessories are supplied and dispensed at retail and where minor repairs are conducted. Uses permissible at a service station do not include body work, straightening of body parts, painting, welding, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than customary.

**BANK.** An establishment for the custody, loan, exchange or issue of money, for the extension of credit and for the facilitating of the transmission of funds. This may include automatic teller machines and drive-in window service.

**BASEMENT.** A floor level partly or completely below grade.

**BED AND BREAKFAST.** Overnight accommodation and a morning meal in an owner occupied single family detached dwelling. The maximum number of rentable bedroom units for guests shall be five and no bedroom unit shall have any kitchen facilities but all bedroom units shall have sanitary and bath facilities. A bedroom unit shall constitute a dwelling unit when the lot area requirements set forth in this Zoning Ordinance are applied to any single family detached dwelling used as a Bed and Breakfast.

**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.

**BLOCK FRONTAGE.** That portion of a block which abuts a single street.

**BOARD.** The Zoning Hearing Board of Weisenberg Township unless otherwise stipulated or indicated by reference.

**BOARD OF SUPERVISORS.** The Board of Supervisors of Weisenberg Township.

**BUFFER YARD.** A continuous strip of land, either landscaped or green space, clear of all buildings, structures, parking areas, outdoor storage areas and detention ponds, or any use other than open space. A buffer yard may include a street or driveway connecting an access point with the interior side of a buffer yard by the most direct route but shall not include any recreation area or a private street or an existing or future public street right-of-way.

**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 un-pierced 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.

**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.

**BUILDING CODE.** The Uniform Construction Code contained in 34 Pa. Code, Chapters 401-405 as amended from time to time.

**BUILDING COVERAGE.** The percentage of a lot covered by building area.

**CAFÉ.** A building where pre-prepared food, non-alcoholic drinks are prepared, served and consumed within the building. This use shall not include musical entertainment.

**CAR WASH.** A building or portion thereof used for the manual or mechanical washing of automobiles and other similar vehicles.

**CEMETERY.** A lot, parcel, tract, building or structure used for burial of deceased humans or animals.

**CHURCH.** A building or group of buildings, including customary accessory buildings thereto, designed, intended or used for public worship. The term "CHURCH" shall include chapels, cathedrals, temples, mosques, Sunday schools, synagogues and similar designations.

**COMMERCIAL STABLE AND/OR RIDING ACADEMY.** A building or buildings used for the sheltering, feeding, training and riding of equestrian animals and/or the sale of goods and services related to equestrian animals carried out for profit on the same lot as the building.

**COMMERCIAL VEHICLE.** That licensed or unlicensed vehicle or trailer in excess of 12,000 pounds gross vehicle weight as determined by the manufacturer or by the Commonwealth of Pennsylvania for the purpose of licensing, whichever is the greater. This term shall not include farm-related vehicles.

**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.

**COMMUNICATIONS ANTENNA.** Any device used for the transmission or reception of radio, television, wireless telephone, pager, commercial mobile radio



service or any other wireless communications signals, including without limitation omni-directional or whip antennas and directional or panel antennas, owned or operated by any person or entity licensed by the Federal Communications Commission (FCC) to operate such device. This definition shall not include private residence mounted satellite dishes or television antennas or amateur radio equipment including without limitation ham or citizen band radio antennas.

**COMMUNICATIONS EQUIPMENT BUILDING.** An unmanned building or cabinet containing communications equipment required for the operation of Communications Antennas and covering an area on the ground not greater than 250 square feet.

**COMMUNICATIONS TOWER.** A structure other than a building, such as a monopole, self-supporting or guyed tower, designed and used to support Communications Antennas.

**COMMUNITY CENTER.** A recreation or educational center open to the public and operated by a nonprofit organization or governmental entity.

**COMPREHENSIVE PLAN.** The Comprehensive Plan for Weisenberg Township adopted by the Township Supervisors.

**COUNTY.** Any county of the second class A through eighth classes.

**CULTURAL CENTER.** A building and/or land open to the public which contains exhibits of a cultural interest, such as a museum, art gallery, nature study area, etc.

**DAY CARE CENTER.** A state licensed establishment for the care of children; a facility designed, maintained and used for the limited (only during the day) care of adults who cannot care for themselves due to age or physical or mental disability. The term "DAY CARE CENTER" shall include nursery schools.

**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.

**DECK.** That platform elevated more than eight inches from grade extending horizontally from a building or structure.

**DETERMINATION.** Final action by an officer, body or agency charged with the administration of any land use ordinance or applications thereunder, except (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.

**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.

**DWELLING.** A building arranged, intended or designed to be occupied as a residence.

**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.

**SINGLE FAMILY ATTACHED DWELLING.** A building, commonly known as a townhouse, designed for and occupied exclusively as a residence for only one family and having (1) only one dwelling unit from ground to roof, (2) independent outside access, (3) at least two other dwellings built in conjunction therewith and (4) any portion of one or two walls in common with an adjoining dwelling.

**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.

**SINGLE FAMILY SEMI-DETACHED DWELLING (TWIN).** A building or structure having only one dwelling unit from ground to roof and only one wall in common with another dwelling unit.

**TWO FAMILY DETACHED DWELLING (DUPLEX).** A single building intended and designed to be occupied by two families living independently of each other as separate housekeeping units.

**DWELLING UNIT.** One or more rooms with provision for cooking, living, sanitary and sleeping facilities arranged for the use of one family. The term "DWELLING UNIT" shall apply to commercial and industrial uses as follows: When an on-lot sewage disposal system is utilized, a factor of 500 gallons of sewage per day per



dwelling unit shall be applied for the purpose of calculating the equivalent number of dwelling units for a commercial or industrial use. When this calculation results in a fractional number, then that fraction shall be construed as a full dwelling unit.

EASEMENTS. A liberty, privilege or advantage which one has in the lands of another for a precise and definite purpose, subordinate to but not inconsistent with the owner's general property rights.

EDUCATIONAL INSTITUTION. A public or private school, academy or college approved by the Pennsylvania Department of Education. The term "EDUCATIONAL INSTITUTION" shall not include nursery schools, day care centers or Sunday schools.

FAMILY. One or more persons related by blood, marriage, adoption or foster relationship, living together as a single housekeeping unit; or a group of not more than five unrelated persons who are living together in a single dwelling unit and maintaining a common household with a single cooking facility. The term "FAMILY" shall not include the occupants of a clubhouse, hotel, motel, fraternity house, dormitory, or bed and breakfast facility.

FARM RELATED VEHICLE. Those vehicles used exclusively in the production, harvesting, or transportation of farm products or farm animals produced, grown or raised within the Commonwealth of Pennsylvania.

FINANCIAL INSTITUTION. An establishment such as, but not limited to, banks and trust companies (excluding automatic teller machines and drive-in window service), credit agencies, investment companies, brokers and dealers of commodities and security and commodity exchanges.

FLOOR AREA, NET. The total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any.

FLOOR AREA RATIO (FAR). The gross floor area of all buildings on a lot divided by the gross land area of the lot.

FORESTRY. The management of forest 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.

FUNERAL HOME. A building or part thereof, approved by the State Board of Funeral Directors wherein a licensed funeral director conducts the professional practice of funeral directing, including the preparation, care and funeral services for the human dead.

**GAME FARM.** Fish hatchery, fishing reserve, or similar uses designed for the protection and propagation of wildlife.

**GARAGE.** A building or part thereof used for the storage or parking of one or more vehicles.

**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.

**GOLF COURSE.** A tract of land laid out for at least nine holes for playing the game of golf that may include a clubhouse, dining and snack bars, pro shop, and practice facilities.

**GOVERNING BODY.** The Board of Supervisors of Weisenberg Township.

**HEARING.** An administrative proceeding conducted by a board pursuant to Section 909.1 of the MPC.

**HEIGHT OF A COMMUNICATIONS TOWER.** The vertical distance measured from the ground level to the highest point on a Communications Tower, including antennas mounted on the tower.

**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 Section 1203.

**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.

**HOME OCCUPATION.** A business or office conducted in the dwelling unit 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 dwelling unit 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.

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 sanatorium, convalescent home, nursing home, rest home, personal care home or other building with an equivalent appellation.

HOTEL. A building or part thereof which has a common entrance, common heating system, and general dining room, living and sleeping rooms designed to be occupied by individuals or groups of individuals for compensation.

HOUSEHOLD AND FARM PETS. Those animals that are kept for pleasure or companionship and not for any form of financial or economic gain.

INDUSTRY. Manufacturing and/or processing of goods and/or products.

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 or 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. 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.

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 five or more adult dogs (over six months of age) or similar animals. Grooming of these animals is an accessory use.

LAND DEVELOPMENT. Any of the following activities:

1. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
  - 1.1 A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or

- 1.2 The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
  2. A subdivision of land.
  3. Development in accordance with Section 503 (1.1) of the MPC.
- 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.
- LAND USE ORDINANCE. Any ordinance or map adopted pursuant to the authority granted in Articles IV, V, VI and VII of the MPC.
- LAUNDROMAT. An establishment providing washing, drying, or dry cleaning machines on the premises for rental use to the general public.
- LOADING SPACE. An off-street area used for loading and unloading of goods.
- 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. This term includes the word "plot".
- LOT AREA. The total horizontal area included within lot lines. (Excluding street or street right-of-way)
- LOT, CORNER. A lot at the intersection of and fronting on two or more streets.
- LOT COVERAGE. The percentage of the lot area that is occupied by an impervious area.
- LOT, DEPTH OF. The level distance between the mid point of the front lot line to the mid point of the rear lot line.
- LOT, INTERIOR. Any lot other than a corner lot.
- LOT LINE, FRONT. The street line at the front of a lot. On a lot bounded on more than one side by a street, the owner shall specify the front lot line on the plot plan when the initial building permit application is submitted.
- LOT LINE, REAR. The lot line, or lines opposite to the front lot line.

LOT LINE, SIDE. Any lot line not a rear lot line or a street line.

LOT, THROUGH. A lot extending from one street to another.

LOT, WIDTH. The straight line distance between the side lot lines, measured at the rear of the required front yard.

LOTS ABUTTING MORE THAN ONE STREET. All uses and/or buildings shall observe the setbacks and yard requirements along each street that the lot abuts. When more than one street abuts the lot, the owner shall specify the front lot line on the plot plan when the initial building permit application is submitted.

MAIN USE OR BUILDING. The principal or most important use or building on a lot.

MASSAGE ESTABLISHMENT. Any place or establishment where a massage is available. A massage being construed to mean the performance of manipulative exercises upon the human body of another by rubbing, kneading, stroking, or tapping with the hand or hands or with any mechanical or bathing device with or without supplementary aids, including, but not by way of limitation, a massage school.

MAUSOLEUM. A building with vaults or chambers serving as a repository for the dead.

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

MEDICAL OR DENTAL CLINIC. Office or clinic for medical or dental examinations or treatment of persons, as outpatients, (including laboratory incidental thereto); establishments providing support to medical professionals and their patients, such as medical and dental laboratories, blood banks, oxygen and miscellaneous types of medical supplies and services.

MEMBERSHIP CLUB. A building, structure, lot or land area used as a private club by a fraternal or social organization, excluding club for gunning, trap shooting, motor vehicle racing, motorcycle competition, or other similar purposes.

MINI-MALL. A shopping district of between 80,000 and 150,000 square feet on a site of 8 to 15 acres where tenants are located on one or both sides of a covered walkway with direct pedestrian access to all establishments from the walkway.

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