

PART B

Definitions

Section 201. Definitions. For the purpose of use in this Chapter, the following terms and words are herein defined. Words used in the present tense include the future tense; the singular number includes the plural and vice-versa; the words "used for" or "used by" include the meaning "designed for" or "redesigned for." (Ordinance 559, June 20, 1959, Section 201.)

Adult Business Use. Any adult bookstore, adult cabaret or adult mini-motion picture theater, as defined below, and which, under the State Obscenity Code, must exclude minors or may not knowingly disseminate to minors. (Ordinance 1056, August 3, 1983, Section 2.)

Adult Bookstore. An establishment, having as a substantial or significant portion of its stock in trade (for sale or rental), books, magazines and other materials which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," as defined herein. (Ordinance 1056, August 3, 1983, Section 2.)

Adult Cabaret. A cabaret, tavern, theater or club which features strippers, male or female impersonators or similar entertainers who exhibit, display or engage in nudity, sexual conduct or sadomasochistic abuse, as defined by the State Obscenity Code. (Ordinance 1056, August 3, 1983, Section 2.)

Adult Mini-Motion Picture Theater. An enclosed building offering video presentations distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons within private viewing booths and/or by use of token or coin operated viewing booths and/or by use of token or coin-operated projectors or other video machines. (Ordinance 1056, August 3, 1983, Section 2.)

Adult Theater. Any business, indoor or outdoor, which exhibits a motion picture show or other presentation which, in whole or in part, depicts nudity, sexual conduct, or sadomasochistic abuse as defined in the State Obscenity Code. (Ordinance 1056, August 3, 1983, Section 2.)

Affidavit of Domestic Partnership. Form provided by the Borough Secretary of the Borough of State College. By signing it, two people swear under penalty of perjury that they meet the requirements of the definition of domestic partnership when they sign the statement. The form will require each partner to provide a mailing address. (Ordinance 1972, August 15, 2011, Section 1.)

Aisleway. The traveled path through an off-street parking area adjacent to or along rows of parking stalls. (Ordinance 1264, December 8, 1989, Section 1.)

Alley. A public way less than 33 feet in width, designated as an alley on a recorded plot or dedicated as such in a deed. (Ordinance 559, June 20, 1959, Section 201, as amended by Ordinance 941, September 11, 1978, Section 127.)

Alteration (Of Building). Any change or rearrangement in the structural parts or in the exit facilities of a building except such change as may be required for its safety; or any additional enlargement whether by extending or by increasing in height; the moving from one location or position to another; or any change in use from one district classification to another. (Ordinance 559, June 20, 1959, Section 201.)

Alterations (Structural). Any change in the supporting members of a building or structure, such as bearing walls, bearing partitions, columns, beams or girders, or the enclosure of any previously open space. However, the enclosure or rehabilitation of a covered porch shall not be deemed to be a structural alteration provided that no change occurs to the design of supporting members of the porch roof or the roof itself. (Ordinance 559, June 20, 1959, Section 201, as amended by Ordinance 1491, February 8, 1996.)

Antenna. Any structure or device used for the purpose of collecting or transmitting electromagnetic waves including, but not limited to, directional antennas such as panels, microwave dishes and satellite dishes, and omni-directional antennas, such as whip antennas. (Ordinance 1549, November 19, 1997, Section 1.)

Area Median Income. The median income level for the State College Metropolitan Statistical Area, as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, adjusted for household size. (Ordinance 1972, August 15, 2011, Section 1.)

Artist Studio. Any business establishment engaged in artistic productions, in creating artistic works and productions, including graphic design, and cultural works or productions or in providing technical expertise necessary for these productions. (Ordinance 1872, June 18, 2007, Section 9.)

Balcony. An unroofed platform that projects from the wall of a building and is enclosed by a parapet or railing. (Ordinance 1401, January 11, 1993, Section 1.)

Bed & Breakfast Establishment. A building, or portion thereof, providing, for compensation, sleeping accommodations and breakfast for transient guests. In residential districts, bed and breakfast establishments are defined as home occupations; in other zoning districts, where permitted, bed and breakfast establishments may be primary or accessory uses. (Ordinance 1110, April 16, 1985, Section 1, as amended by Ordinance 1448, July 11, 1994, Section 4.)

Best Engineering Practice for Noise Mitigation and Control. Standards adopted by the Institute of Noise Control Engineering of USA. “Best engineering practice” may also include techniques recommended by the manufacturer of the equipment causing the noise disturbance. (Ordinance 1709, October 15, 2002, Section 12.)

Block. The length of a street between two street intersections. (Ordinance 559, June 20, 1959, Section 201.)

Building. A structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, or chattels. (see also "Structure") (Ordinance 559, June 20, 1959, Section 201.)

Building (Main). A building in which is conducted the principal use of the lot on which it is located. (Ordinance 559, June 20, 1959, Section 201.)

Building (Accessory). A detached subordinate building, the use of which is customarily incidental to that of the main building and which is located on the same lot occupied by the main building. (Ordinance 559, June 20, 1959, Section 201.)

Building Footprint. Refers to the building=s outline at grade level formed by the outside edges of all foundation walls or, in the absence of foundation walls, by the basement or ground-(first) story walls. (Ordinance 1588, February 18, 1999, Section 2.)

Building Frontage. The linear length of all ground-floor walls facing or exposed to any public right-of-way, plaza or arcade. (Ordinance 1318, March 14, 1991, Section 3.)

Building Line. A line which established the minimum depth of front yard and for the particular district as measured from the street line. (Ordinance 559, June 20, 1959, Section 201.)

Building (Height Of...). The vertical distance from curb level at the center of the building to the highest part of the roof surface on a flat roof, and to the mean height between eaves and ridge for gable, hip, or gambrel roofs. For buildings set back more than 15 feet from the street line, the height of the building may be measured from the average ground elevation of existing grade along the front of the building. (Ordinance 559, June 20, 1959, Section 201.)

Central Business District (CBD). An area defined by the north property line on College Avenue, the south property line on Beaver Avenue, the west property line on Atherton Street, and the east property line on Sowers Street. The distance separating these lines is called the central business district. (Ordinance 941, September 11, 1978, Section 127.)

Class A. Office Space. As defined and updated by the Building Owners and Managers Association which describes building with Class A space represent the highest quality buildings and include: Rents above average for area, compete for premier tenants, high quality finishes, state of the art systems, exceptional accessibility and market presence. (Ordinance 2023, August 19, 2013, Section 9.)

Clinic (Medical). A combined office for doctors, dentists, and associated technicians, but not including the care of patients except on an out-patient basis and not including hospital patient service or nursing home. (Ordinance 559, June 20, 1959, Section 201.)

Club (excluding Country Club, Lodges and Fraternal Organizations (excluding fraternities and sororities)). The non-profit use of land and structures for social activities among group members and their guests. (Ordinance 1423, December 9, 1993, Section 5.)

Clubhouse. A building to house a club or social organization not conducted for profit and which is not an adjunct to or operated by or in connection with a public tavern, cafe, or other public place. (Ordinance 559, June 20, 1959, Section 201.)

Community Center. The nonprofit use of land and structures for social and community service activities, including recreational programs, professional counseling services, and/or human service agencies and programs, provided that the sale of intoxicating beverages on the premises be prohibited. (Ordinance 1021, March 2, 1982, Section 1.)

Convenience Food Store. Small stores which retail food and non-alcoholic beverages to the immediately surrounding population. These stores are not permitted to sell gasoline or other motor fuels. (Ordinance 1448, July 11, 1994, Section 4.)

Construction. The construction, reconstruction, renovation, repair, extension, expansion, alteration or relocation of a building or structure, including the placement of manufactured homes. (Ordinance 1112, August 15, 1985, Section 1, as amended by Ordinance 1380, July 22, 1992, Section 5.)

Contributing Building. A building identified as "contributing" on the map of any of the Borough's National Historic Registered Districts or a building listed in the *Historic Resources of the Centre Region*, 1982, prepared by the Centre Region Planning Commission. (Ordinance 1950, May 3, 2010, Section 1.)

Country Club. A golf course, excluding a miniature golf course, and associated buildings and auxiliary uses, whether public or private, for profit or not-for-profit. (Ordinance 1423, December 8, 1993, Section 5.)

Curb Cut. A discontinuity in a street curb's line which has a width defined by the distance between the points at which the tangent of the two curb's radii is parallel with the street. (Ordinance 941, September 11, 1978, Section 127.)

Curb Level. The level of the established curb in front of the building measured at the center of such front. (Ordinance 559, June 20, 1959, Section 201.)

Day Care Center (Adult). A premises in which out-of-home care is provided to 4 or more elderly or disabled adults for part of a 24-hour day, excluding care provided by relatives. Care includes personal assistance in the activities of daily living, the development of skills for daily living and providing social contact to reduce isolation and loneliness. (Ordinance 1526, March 25, 1997, Section 5.)

Day Care Center (Child). Any place, including an occupied single-family residence (but not including an apartment or town- house or similar group dwelling where residents not associated with the center live) which receives children for day care where the number of children receiving day care exceeds the number of children which can be handled by two staff members in accordance with Pennsylvania regulations governing child day care centers. (Ordinance 850, May 6, 1974, Section 1.)

Day Care Home (Adult). A premises in which out-of-home care is provided to 3 or less elderly or disabled adults for part of a 24-hour day, excluding care provided by relatives. (Ordinance 1526, March 25, 1997, Section 5.)

Day Care Home (Family). An occupied single-family residence in which the occupant(s) of that dwelling provide(s) child day care service for more than 5 children, but not in excess of the number of children which 2 staff members can handle in accordance with Pennsylvania regulations. (Ordinance 850, May 7, 1974, Section 1.)

Deck. A flat-floored, roofless area, usually built above grade and adjoining a building. (Ordinance 1401, January 11, 1993, Section 1.)

Development. Any man-made change to improved or unimproved real estate including, but not limited to, buildings or other structures, the placement of manufactured homes, streets and other paving, utilities, filling, grading, excavation, mining, dredging or drilling operations and land development. (Ordinance 1112, August 15, 1985, Section 1, as amended by Ordinance 1380, July 22, 1992, Section 5.)

Domestic Partners. Domestic Partners are two adults who have chosen to share one another's lives in an intimate and committed relationship of mutual caring. The requirements to be domestic partners are:

1. The two must live together;
2. The two must agree to be jointly responsible for each other's basic living expenses during the Domestic Partnership;
3. Neither person may be married or a member of another domestic partnership;
4. The two must not be related in a way which would prevent them from being married to each other;
5. Both must be over 18;
6. Neither person may be claimed as a dependent by any other party for tax purposes;

7. The two must sign an Affidavit of Domestic Partnership on a form provided State College Borough or have submitted a uniform declaration of domestic partnership form as provided for in the State College Borough Domestic Partnership Registry.

(Ordinance 1972, August 15, 2011, Section 1.)

Drive-In Restaurant. Any restaurant where food or beverages are served to the occupants of a motor vehicle while seated therein, either through a drive-in window or by service from an attendant waiting on occupants within a motor vehicle. (Ordinance 1289, August 14, 1990, Section 1.)

Driveway. A corridor which provides motor vehicles access from a street into a lot. (Ordinance 941, September 11, 1978, Section 127.)

Dwelling. A building or portion thereof arranged or designed to provide living facilities for one or more families, but not including hotel, tourist home, automobile court, or rooming or boarding house. (Ordinance 559, June 20, 1959, Section 201.)

Dwelling Unit. One or more living or sleeping rooms together with exclusive cooking and sanitary facilities for 1 person or 1 family. (Ordinance 559, June 20, 1959, Section 201.)

Dwelling (One-Family). A detached building designed for and used exclusively for occupancy by 1 family. (Ordinance 559, June 20, 1959, Section 201.)

Dwelling (Two-Family). A building designed for and used exclusively for occupancy by 2 families living independently of each other, including a duplex (1 dwelling unit above the other), or a double house (1 dwelling unit beside the other). (Ordinance 559, June 20, 1959, Section 201.)

Dwelling (Multiple). A building or portion thereof containing or designed to contain 3 or more separate dwelling units with or without common access facilities. (Ordinance 559, June 20, 1959, Section 201.)

Dwelling (Row). A building divided by party walls into 3 or more distinct and non-communicating parts, each of which may be a single dwelling unit or 2 such units, one above the other. (Ordinance 559, June 29, 1959, Section 201.)

Dwelling (Group). A group of 2 or more 1-family, 2-family, multiple or multiple-row dwellings occupying a lot in one ownership and having any yard, court or service in common. (Ordinance 559, June 20, 1959, Section 201.)

Family. An unlimited number of persons related by blood (within and including the degree of first cousin), marriage or adoption (including foster children) living together in a dwelling unit, but not including a living arrangement otherwise defined in this Chapter as a Student Home. Other persons not included in the foregoing definition are called unrelated persons.

(Ordinance 559, June 20, 1959, Section 201, as amended by Ordinance 952, January 10, 1979, Section 1, Ordinance 1331, May 8, 1991, and by Ordinance 1529, May 5, 1997, Section 1.)

Fire Apparatus Access Road. The roadways, streets, and traffic ways within a given subdivision or land development that provide fire apparatus access within the subdivision or land development. Public and private streets, traffic ways, fire lanes and driveways or other access roads may be so designated. (Ordinance 1771, February 19, 2004, Section 1.)

Fire Chief. The Chief of the Alpha Fire Company or a duly authorized representative. (Ordinance 1771, February 19, 2004, Section 1.)

Fire Department Connection. Any hose connection used to supply water to a built-in fire protection system. (Ordinance 1771, February 19, 2004, Section 1.)

Fire Flow. The flow rate of a water supply, measured at 20 pounds per square inch (psi) residual pressure that is available for fire fighting. (Ordinance 1771, February 19, 2004, Section 1.)

Flood Plain. 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 service waters from any source. (Ordinance 559, June 20, 1959, Section 201, as amended by Ordinance 767, September 28, 1970, and by Ordinance 1380, July 22, 1992, Section 6.)

Floor Area. The total area of a structure obtained by multiplying the area of each floor as measured from the face of the exterior walls by the total number of floors contained in the structure. (Ordinance 941, September 11, 1978, Section 127.)

Foster Pet. A pet that is temporarily housed and cared for by a volunteer for a formal organization for no compensation.

Fraternity House. An organized living arrangement within a building having common dining and kitchen facilities and multiple bedrooms where residents are students of the Pennsylvania State University (hereinafter called University) and are members of a University recognized fraternity or sorority. University recognition shall be determined by the University through its procedures as may be established from time to time. A recognized fraternity or sorority shall only be in a single location. Property owners seeking designation as a fraternity must submit written confirmation from the University that the sorority or fraternity is recognized. In addition to University recognition, a fraternity or sorority is only permitted in buildings where fraternity occupancy is either currently permitted under the zoning ordinance or is a validly existing nonconforming use as a fraternity or sorority. Fraternities shall be subject to other appropriate municipal regulations.

Non-fraternity members may reside in a fraternity or sorority house provided the number of non-fraternity residents does not exceed the number of fraternity member residents, with the

exception that during semester breaks and during the months of June, July and August, nonmember residents may exceed member residents in number (Ordinance 979, September 21, 1980, as amended by Ordinance 998, March 6, 1981, and by Ordinance 1950, May 3, 2010, Section 2.)

Garage (Private). An accessory building or part of a main building used for the storage of motor vehicles as an accessory use when the storage space does not exceed (a) for any 1-family dwelling: 3 vehicles (not more than 1 of which may be a non-passenger vehicle); (b) for any 2-family dwelling: 2 passenger vehicles per dwelling unit; (c) for any other dwelling: passenger vehicles, not more than 1 per dwelling unit in the dwelling. (Ordinance 559, June 20, 1959, Section 201.)

Historic District. A geographically-defined area or thematically-defined group which includes such historic sites, landmarks, buildings, structures or objects as the Secretary of the Interior or the Pennsylvania Historic and Museum Commission may determine to be appropriate for historical preservation. (Ordinance 1491, February 8, 1996.)

Housing (Affordable) . See “Housing (Inclusionary Unit).

Housing (Automobile Court or Motel). A building or group of two or more detached or semi-detached buildings containing rooms or apartments with automobile parking directly in conjunction there- with which is designed, intended and/or used primarily for the providing of sleeping accommodations for automobile travelers. (Ordinance 559, June 20, 1959, Section 201.)

Housing (Boarding House). A building or portion thereof other than a hotel where meals and lodging are provided for more than 4 persons for compensation for a consecutive period exceeding 7 days. (Ordinance 559, June 20, 1959, Section 201.)

Housing (For Elderly and/or Disabled Persons). A residential building or complex of buildings with dwelling units specifically designed for the use of and occupied by any person(s) 55 years of age or older and their spouse and dependent relatives, or any person(s) less than 55 years of age who has a record of or is regarded as having a physical or mental impairment that substantially limits one or more of the major life activities of that person(s) and their spouse and dependent relatives and live-in caregivers. Impairment does not include those exemptions listed in the Americans with Disabilities Act of 1990. (Ordinance 822, April 5, 1973, Section 1, as amended by Ordinance 1371, May 6, 1992, Section 7.)

Housing (Hotel). Any building or portion thereof containing 10 or more rooms providing lodging and usual meals for the public, especially for transients. (Ordinance 559, June 20, 1959, Section 201.)

Housing (Inclusionary Unit). Housing with a sales price or rental amount within the means of a household that may occupy very low-, low-, moderate- and middle-income housing. In the case of dwelling units for sale, inclusionary housing in which mortgage, amortization, taxes,

insurance, and condominium or association fees, in any, constitute no more than 30 percent of such gross annual household income for a household of the size that may occupy the unit in question. In the case of dwelling units for rent, inclusionary means housing for which the rent and utilities constitute no more than 30 percent of such gross annual household income for a household of the size that may occupy the unit in question. (Ordinance 1972, August 15, 2011, Section 1.)

Housing (Nursing or Convalescent Home). A resident facility for the elderly providing a wide variety of services depending on the individual's need, including independent living units in association with the home. (Ordinance 878, September 9, 1975, Section 1.)

Housing (Personal Care Boarding Homes for Adults). See "Personal Care Boarding Homes for Adults".

Housing (Rooming House). Any building or portion thereof in which lodging is provided for more than 4 lodgers or guests for 7 consecutive days or more and for compensation. The term "rooming house" shall be deemed to include: lodging house and boarding house, but not hotel, tourist home, or automobile court. (Ordinance 559, June 20, 1959, Section 201.)

Housing (Tourist Home). A dwelling in which sleeping accommodations in less than 10 rooms are provided or offered for transient guests as a generally continuous practice for compensation. (Ordinance 559, June 20, 1959, Section 201.)

Housing (Trailer). See "Trailer (House)".

Inclusionary Housing Development Agreement. A written agreement between an applicant for a development and the Borough of State College containing specific requirements to ensure the continuing affordability of housing included in a development.

- (1) The inclusionary housing agreement shall contain the following information:
 - a. Location, zoning designation and ownership of the residential project;
 - b. The number of inclusionary units that the applicant is responsible to provide at each income level;
 - c. The exact location of the inclusionary units (i.e., identify specific lots for affordable for-sale units and site or parcel for multifamily rental projects);
 - d. The dwelling unit mix and square footage of the inclusionary units as compared to dwelling unit mix and square footage of the market-rate units;
 - e. Term of affordability for the inclusionary units;
 - f. Scheduling and phasing of construction of inclusionary units;

g. Identification of applicant-funded subsidy or financial assistance, if any, for affordable for-sale units;

h. Affirmative marketing plan, to be approved by the Borough, that ensures outreach to income-eligible households regarding the availability of inclusionary units;

i. Detailed description of inclusionary units, if different than market-rate units, including floor plan and list of amenities and features of the unit.

j. Any applicant that fulfills the inclusionary housing requirements as set forth in this ordinance through the fee-in-lieu option is exempt from entering into an Inclusionary Housing Development Agreement with State College Borough.

(2) In addition, the inclusionary housing development agreement shall include the following terms:

a. Assurances, to the extent feasible, that the inclusionary units will be constructed concurrently with, or prior to, market-rate units in the residential project. In phased developments, inclusionary units shall be constructed and occupied in proportion to the number of units in each phase of the residential project.

Exception: If, as approved by the Borough, the inclusionary housing obligation is proposed to be satisfied in whole or in part by land and or building and land donation or by a separate third party development agreement (such as a non-profit housing developer) and it is not feasible to develop the inclusionary units prior to or concurrently with the market-rate units, the agreement must identify the specific residential lots on which the affordable units will be developed;

b. Inclusionary units shall be distributed throughout the residential project and the exterior appearance and interior amenities shall be indistinguishable from market-rate units within any project, except as specified Section 4.A(7);

c. Inclusionary housing agreements may include the requirement that the inclusionary units will be subject to a periodic inspection by the Borough to ensure ongoing compliance with the affordable housing obligations set forth in this chapter and the inclusionary housing agreement;

d. Any other information requested by State College Borough to implement this agreement.

(Ordinance 1972, August 15, 2011, Section 1.)

Joint Responsibility for Basic Living Expenses. Basic living expenses means basic food and shelter. It also means the cost of medical care if a partner is receiving health care benefits because of the domestic partnership. "Joint Responsibility" means that each partner agrees to provide for the other partner's basic living expenses if the partner is unable to provide for herself or himself. Anyone to whom these expenses are owed can enforce this responsibility. (Ordinance 1972, August 15, 2011, Section 1.)

Junk Yard. The use of any area more than 200 square feet of the area of any lot for the storage, keeping, collecting, abandonment, or baling of paper, rags, scrap metals, or for abandonment, demolition, dismantling, storage, or salvaging of automobiles or other vehicles not in running condition. (Ordinance 559, June 20, 1959, Section 201.)

Light Industry & Manufacturing. A use engaged in the manufacture (predominantly from previously prepared materials) of finished products or parts including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing. (Ordinance 559, June 20, 1959, Section 201.)

Live Together. Two people share the same place to live. It is not necessary that the legal right to possess the place be in both of their names. Two people may live together even if one or both have additional places to live. Domestic Partners do not cease to live together if one leaves the shared place but intends to return. (Ordinance 1972, August 15, 2011, Section 1.)

Loading Space (Off-Street). An area located beyond the street right-of-way which is set aside for the use of motor vehicles for the period of time required to load and unload material. (Ordinance 941, September 11, 1978, Section 127.)

Lot. A parcel of land, occupied or unoccupied by a main building and/or accessory building, fronting upon a street or other public or recorded private way and including the yards and other open spaces required by this ordinance or the land shown as a separate lot or parcel on the records of Centre County. (Ordinance 559, June 20, 1959, Section 201.)

Lot (Interior). A lot other than a corner lot. (Ordinance 559, June 20, 1959, Section 201.)

Lot (Corner). A lot fronting on two or more streets at their intersection. (Ordinance 559, June 20, 1959, Section 201, as amended by Ordinance 559, September 13, 1961, Section 7, and by Ordinance 1654, March 24, 2001, Section 2.)

Lot (Area). The total horizontal area included within the rear and side property lines and front street or proposed street lines. (Ordinance 559, June 20, 1959, Section 201.)

Lot (Depth). The mean horizontal distance between the front and rear lot lines, measured in the general direction of the side lot lines. (Ordinance 559, June 20, 1959, Section 201.)

Lot (Width). The width of a lot measured between the two side property lines at the building line. (Ordinance 559, June 20, 1959, Section 201.)

Lot Line (Rear). The lot line that is generally opposite the front lot line. If the lot comes to a point or the rear line is less than 10 feet in depth, the rear line shall be deemed to be a line parallel to the front line not less than 10 feet long lying within the lot and farthest from the front lot line. (Ordinance 559, June 20, 1959, Section 201.)

Low-Income Housing. Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that is greater than 50 percent, but does not exceed 80 percent of the area median income for households of the same size within the State College Metropolitan Statistical Area. (Ordinance 1972, August 15, 2011, Section 1.)

Manufactured Home. A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term includes park trailers, travel trailers, recreational and other similar vehicles placed on a site for more than 180 consecutive days. [This definition applies to flood plain areas only.] (Ordinance 1380, July 22, 1992, Section 7.)

Manufactured Home Park. A parcel (or continuous parcels) of land which has been planned and improved for the placement of 2 or more manufactured homes. [This definition applies to flood plain areas only.] (Ordinance 1380, July 22, 1992, Section 7.)

Middle-Income Housing. Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that is greater than 80 percent, but does not exceed 120 percent of the area median income for households of the same size within the State College Metropolitan Statistical Area. (Ordinance 1972, August 15, 2011, Section 1.)

Minor. Any person under the age of 17 years. (Ordinance 1056, August 3, 1983, Section 2.)

Mixed Use. The use of any lot or structure for a combination of residential and non-residential purposes. (Ordinance 1448, July 11, 1994, Section 4.)

Motor Vehicle (Compact). A motor vehicle whose length from bumper to bumper is 15 feet or less. (Ordinance 941, September 11, 1978, Section 127.)

Motor Vehicle (Standard). A motor vehicle whose length from bumper to bumper exceeds 15 feet. (Ordinance 941, September 11, 1978, Section 127.)

Motor Vehicle Sales Lot. A lot arranged, designed, or used for storage and display for sale of any motor vehicle or any type of trailer. (Ordinance 559, June 20, 1959, Section 201.)

Motor-Vehicle-Oriented Business. Any commercial business, or any portion thereof which, by design, type of operation or nature of business, provides service to motor vehicles in a short period of time (including but not limited to: an automatic car wash, self-service car wash, self-service gasoline station, etc.), or provides a service to occupants of the motor vehicle while they remain in the vehicle (including but not limited to: a drive-in bank, drive-in restaurant, drive-in beverage sales, pick-up window service, gasoline service station, etc.).

Exception for Curbside Pick Up. Restaurants with on-site parking spaces may provide curbside pickup service in designated parking spaces and shall not be deemed an MVOB, provided that all of the following are met:

- no more than 5 parking spaces are used for such service;
- the parking spaces designated for pickup are located within the restaurant's parking lot; and
- the restaurant does not provide drive-up or drive-through window service.

For purposes of this section, curbside pickup is defined as the delivery of food directly to a customer waiting in a vehicle in response to a customer's pre-order.

(Ordinance 807, August 30, 1972, Section 1, as amended by Ordinance 943, October 4, 1978, Section 1, and by Ordinance 1780, May 6, 2004.)

National Fire Protection Association (NFPA). A national association established for the purpose of proposing standards that reduce the opportunity for injury or death from fire. (Ordinance 1771, February 19, 2004, Section 1.)

Neighborhood Center. The non-profit use of land or structures to provide for activity facilities, meeting rooms, and offices of neighborhood associations, religious groups, boy scouts, girl scouts, 4-H club, recreational agencies, or other similar type social organization. (Ordinance 1390, September 14, 1992, Section 3.)

Non-conforming Lot. A lot the area or dimension of which was unlawful prior to the adoption or amendment of this ordinance but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment. (Ordinance 1079, April 11, 1984, Section 1.)

Nonconforming Structure. A structure or part of a structure manifestly not designed to comply with the applicable use provisions in this ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of the ordinance or amendment thereto or prior to the application of such ordinance or amendment to its location by reason of annexation. (Ordinance 1079, April 11, 1984, Section 1.)

Nonconforming Use. A use, whether of land or of structure, which does not comply with the applicable use provisions in this ordinance or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of this ordinance or amendment thereto, or prior to the application of such ordinance or amendment to its location by reason of annexation. (Ordinance 1079, April 11, 1984, Section 1.)

Occupant. When used in relation to residence, shall mean the same as "resident."
(Ordinance 1073, April 11, 1984, Section 1.)

Occupation (Home). A use of a dwelling for gainful employment, which is clearly incidental and subordinate to its use as a residence. (Ordinance 981, November 3, 1980, Section 2.)

Occupy. When used in relation to residence, shall mean the same as "reside in." (Ordinance 1073, April 11, 1984, Section 1.)

One Hundred Year Flood. A flood that, on the average, is likely to occur once every 100 years (i.e. that has 1 percent chance of occurring each year, although the flood may occur in any year). (Ordinance 1112, August 15, 1985, Section 1.)

Open Space. Those areas within the perimeter boundaries of a lot that are planted and maintained in vegetation or are natural features such as water bodies, rock outcroppings, or wooded areas. Open space may include play areas, passive or active recreational areas and structures, fountains, pools, plazas, and outdoor seating areas provided the cumulative impervious coverage of these areas does not exceed 25% of the open space required. Open space shall not include any areas designated or used for off-street parking including driveways, aisle ways, parking lots, and loading zones and shall not include any areas designated or used for trash or recycling storage. (Ordinance 1854, October 16, 2006, Section 1.)

Parking Area (Employee). An off-street parking area used exclusively to park employees= personal vehicles during working hours. For purposes of this ordinance, an employee is any person who works or provides services for an employer for salary or wages or who provides services as a volunteer for the employer provided that such person spends at least 4 consecutive hours on any given day at the place of employment. (Ordinance 1490, February 5, 1996.)

Parking Area (Off-Street). An area or structure located beyond the street right-of-way, which is designed to be used for parking motor vehicles. (Ordinance 941, September 11, 1978, Section 127, as amended by Ordinance 1029, June 14, 1982, Section 1.)

Parking Area (Public). An off-street parking area containing parking spaces available to the public for the parking or storage of noncommercial motor vehicles on a rental or free basis. When permitted, such parking area may be the principal use of the land. (Ordinance 1410, April 22, 1993, Section 2.)

Parking Bay. The portion of an off-street parking area containing an aisle and 1 or 2 rows of parking stalls. (Ordinance 1264, December 8, 1989, Section 1.)

Parking Deck. A structure for motor vehicle parking or storage, usually with partial walls, as opposed to a fully enclosed garage building. (Ordinance 1264, December 8, 1989, Section 1.)

Parking (Perimeter). The outer boundary of the hard surface area of an off-street parking area. (Ordinance 941, September 11, 1978, Section 127.)

Parking Space. An area located beyond the street right-of-way for parking 1 motor vehicle. (Ordinance 941, September 11, 1978, Section 127.)

Parking Space (Interior). A parking space, which does not abut the perimeter of the off-street parking area. (Ordinance 941, September 11, 1978, Section 127.)

Parking Structure. Any building, either above grade, below grade, or both, or any deck designed or used for the parking of motor vehicles. (Ordinance 1264, December 8, 1989, Section 1.)

Paving Material. Cement concrete, bituminous concrete, brick, paving block or other similar material that cannot be deformed or scattered. Such material shall meet the construction standards of the Municipality. (Ordinance 1490, February 5, 1996.)

Peak Hour. A 1-hour period representing the highest hourly volume of traffic flow on the adjacent roadway system. (Ordinance 1671, August 15, 2001, Section 3.)

Personal Care Homes for Adults (Large). Any premise approved and regulated by the Pennsylvania Department of Public Welfare, in which food, shelter, and personal assistance or supervision are provided for a period exceeding 24 hours for more than 8 adults who are not relatives of the operator and who require assistance or supervision in such matters as dressing, bathing, diet or medication prescribed for self-administration but do not require hospitalization or care in a skilled nursing or intermediate care facility. (Ordinance 1034, December 10, 1982, Section 1, as amended by Ordinance 1537, August 27, 1997, Section 1.)

Personal Care Homes for Adults (Small). Any personal care Home for Adults, as defined above, that provides residency for 8 or fewer adults. (Ordinance 1537, August 27, 1997, Section 1.)

Pervious Concrete. A cement or bituminous concrete paving material manufactured and installed to allow water to pass through pavement. (Ordinance 1777, April 27, 2004, Section 1.)

Pet Day Care. The daytime care of domestic dogs or other household pets, belonging to persons not residing on the premises. No overnight boarding of pets is permitted.

Pet Grooming. The care associated with a pet that can include washing and manicuring of coat and nails. It shall not include the keeping, breeding, training, boarding, offering for sale, or the provision of medical treatment of any kind to any pet.

Platform. Any horizontal flooring surface, usually higher than the adjoining area. (Ordinance 1401, January 11, 1993, Section 1.)

Plainly Audible Sound. Any sound that can be detected by a person using his or her unaided hearing faculties. (Ordinance 1709, October 15, 2002, Section 12.)

Porch. A roofed area, usually open on the sides, providing cover over the entrance of a building. (Ordinance 1401, January 11, 1993, Section 1.)

Principal Place of Residence. A residential dwelling unit occupied by participant(s) in an affordable housing program. Occupancy does not require participant(s) to be physically present in the unit at all times or continuously but it must be the usual place of return. The participant names(s) must be on the title or the lease. This is validated by documents that include the property address. The documents that can be provided to prove occupancy include but are not limited to:

- drivers license
- government-issued identification card
- vehicle registration
- voter registration card
- cancelled checks
- statements such as medical or utility services
- bank and charge accounts
- income tax records
- insurance statement
- pay stub
- listed in the telephone directory
- cell phone bill
- passport

A minimum of two documents must be provided for review that include the property address occupied and one must include a photo of the applicant. These documents shall be used to establish if the residential dwelling unit is the primary place of residence of the applicant.

(Ordinance 1972, August 15, 2011, Section 1.)

Public Service Facility. A facility for the management and distribution of utility services, including gas, electric, steam, water, sewerage, telephone, cable television and similar services; for the provision of municipal services such as road maintenance, refuse collection, public transportation and public safety and emergency services; for governmental offices. (Ordinance 1326, May 8, 1991, Section 10.)

Public Tree. Any tree located in a public right-of-way, park, easement, or other area under the control of the Borough. (Ordinance 1619, April 3, 2000.)

Raised Island. An area having a perimeter of cement concrete curbing 6 inches higher than the surrounding paving, and used primarily for defining traffic lanes and for the location of living plant material, light standards, signs, or similar devices. (Ordinance 941, September 11, 1978, Section 127.)

Recreational Structure and Areas. A structure or impervious area that is designed and use for recreational purposes. Examples include, but are not limited to: swimming pools, pavilions, gazebos, swings, sandboxes, play equipment, basketball courts, and tennis courts. (Ordinance 1854, October 16, 2006, Section 1.)

Refuse. Garbage, ashes, rubbish, riff-raff, commercial refuse, dead animals and building waste, as defined in Chapter VIII. (Ordinance 1058, September 14, 1983, Section 1.)

Religious Instruction. An accessory use referring to the teaching of religious information or topics when offered on the same premises as a church, mosque, synagogue, or other place of religious worship and conducted by the religious entity itself. (Ordinance 1788, July 14, 2004, Section 1.)

Religious School. Any school offering instruction in religious based education and operated by, or under the authority of, a bona fide nonprofit religious institution certified by the Department of Education of the Commonwealth of Pennsylvania. (Ordinance 1788, July 14, 2004, Section 1.)

School (Dance and/or Music Instruction). Any place (including an occupied single-family residence, but not including an apartment or townhouse or similar group dwelling building where residents not associated with the school live) where instruction in dance and/or music is given to 2 or more students at a time. (Ordinance 850, May 7, 1974, Section 1.)

School (Private Academic). Any nursery, kindergarten, elementary, secondary or post-secondary school offering instruction in any branch of knowledge licensed by the Commonwealth of Pennsylvania; excludes schools for dance and/or music instruction. (Ordinance 850, May 7, 1974, Section 1, as amended by Ordinance 1177, May 27, 1987, Section 1.)

School (Public). Instructional facilities, offices, athletic and recreational facilities, maintenance and support facilities, and parking facilities owned and operated by the State College Area School District or its successor, as provided for under the laws and regulations of the Commonwealth of Pennsylvania. (Ordinance 1326, May 8, 1991, Section 10.)

Service Access. Driveways, as permitted in Part H of this Chapter; door entryways; access ways to on-site refuse storage and other utility service; loading docks. (Ordinance 1318, March 14, 1991, Section 3.)

Shopping Center. An integrated commercial development with at least 40,000 square feet of retail, service and sales space. (Ordinance 943, October 4, 1978, section 2.)

Sign. Any structure, part thereof, or device attached thereto or painted or represented thereon, or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, banner, emblem, insignia, device, trademark, or other representation used as or in the nature of an announcement, advertisement, direction or designation of any person, firm, group, organization, place, commodity, product, service, business, profession, enterprise, or industry, which is located upon any land, on any building, in or upon a window or indoors in such manner as to attract attention from outside the building. The flag, emblem, insignia, poster, or other display of a nation, political unit, educational, charitable, religious or similar group, campaign, drive or event shall not be included in this definition. (Ordinance 559, June 20, 1959, Section 201.)

Sign (Business). A sign directing attention to a business, commodity, service, or other activity conducted on the premises upon which the sign is located. (Ordinance 559, June 20, 1959, Section 201.)

Sign (Directional). A sign designating the location of an institution of public or quasi-public nature or the location or opening of an event of public interest, not including signs pertaining to real estate. (Ordinance 559, June 20, 1959, Section 201.)

Sign (Incidental). A nameplate or sign designating accessory use, such as doctor's office, or similar use. (Ordinance 559, June 20, 1959, Section 201, as amended by Ordinance 981, November 3, 1980, Section 3.b.)

Sign (Outdoor Advertising). A sign, including billboard, which directs attention to a business, commodity, service, entertainment, or other activity, conducted, sold, or offered elsewhere than on the premises upon which the sign is located; also, a sign or billboard advertising the sale, lease, rental, or designation of real estate located elsewhere than the premises upon which such sign is located. (Ordinance 559, June 20, 1959, Section 201.)

Sign (Real Estate). A sign advertising exclusively the sale, lease, rental, or development of the premises upon which it stands or directing attention to the opening and location of a new subdivision. (Ordinance 559, June 20, 1959, Section 201.)

Signature Development Project. One or more buildings on a site with a total building gross floor area in excess of 150,000 square feet, exclusive of gross floor area devoted to on-site parking, containing a mix of residential and commercial uses. The commercial uses must occupy a minimum of 40% of the gross floor area and be comprised of uses that serve downtown and the larger State College Community. (Ordinance 1822, November 9, 2005, Section 2.)

Specialty Food Store. Stores with retail food and non-alcoholic beverages and which specialize in ethnic foods, offer limited lines of food and do not sell general groceries and other goods. These stores are not permitted to sell gasoline or other motor fuels. (Ordinance 1709, October 15, 2002, Section 12.)

Specified Sexual Activities:

- a. Acts of masturbation, homosexuality, sexual intercourse or physical contact with a person's clothed or unclothed genitals, pubic area, buttocks or, if such person be a female, breast.
- b. The condition of human male or female genitals when in a state of sexual stimulation or arousal.
- c. Flagellation or torture by or upon a person clad in undergarments, a mask or bizarre costume, or the condition of being fettered, bound or otherwise physically restrained on the part of one so clothed.

(Ordinance 1056, August 3, 1983, Section 2.)

Specified Anatomical Areas. The depiction of male genitals in a discernibly turgid state, whether uncovered or completely and opaquely covered. (Ordinance 1056, August 3, 1983, Section 2.)

Stall. The area in which 1 vehicle is to be parked; a parking space. (Ordinance 1264, December 8, 1989, Section 1.)

State Obscenity Code. Section 5903, Title 18, PA Consolidated Statutes. (Ordinance 1056, August 3, 1983, Section 2.)

Story. That portion of a building between the surface of any floor and the ceiling next above. A basement shall be counted as a story if its ceiling is over 5 feet above the average level of the finished ground surface adjacent to the exterior walls of such story. (Ordinance 559, June 20, 1959, Section 201.)

Street. A public or dedicated right-of-way 33 feet or more in width or a private right-of-way or easement or a proposed right-of-way widening or extension of an existing street or public way on any plan approved by the Planning Commission. (Ordinance 559, June 20, 1959, Section 201.)

Street (Arterial). The principal streets in a network which provide vehicle access between residential, commercial and industrial areas of the Municipality, as designated on the Comprehensive Plan map. (Ordinance 941, September 11, 1978, Section 127.)

Street (Collector). A street which is part of a vehicle circulation network within a neighborhood and which intersects with at least 1 arterial street, as designated on the Comprehensive Plan map. (Ordinance 941, September 11, 1978, Section 127.)

Street (Local). All streets, which do not qualify as arterial, or collector streets, as defined herein, are local streets. (Ordinance 941, September 11, 1978, Section 127.)

Street Line. A line defining the edge of a street right-of-way and separating the street from abutting property or lots, or a proposed street line shown on any plan approved by the Planning Commission. (Ordinance 559, June 20, 1959, Section 201.)

Street (Center Line Of...). A line midway between and parallel to the two street or road property lines, or as otherwise defined by Council. (Ordinance 559, June 20, 1959, Section 201.)

Structure. Anything constructed or erected on the ground or attached to the ground including, but not limited to, buildings, sheds, manufactured homes and other similar items. (Ordinance 559, June 20, 1959, Section 201, as amended by Ordinance 1380, July 22, 1992, Section 6.)

Structures (Contributing). Structures establishing the architectural character of the area; structures may represent one architectural style or a broad range of architectural styles. To be considered contributing structures must be at least 50 years old. (Ordinance 1491, February 8, 1996.)

Structures (Noncontributing). Structures that are neither of an architectural style or time period representative of the historic district in which they are located. (Ordinance 1491, February 8, 1996.)

Student Home. Any living arrangement within a 1-family dwelling, 1-family dwelling with an apartment, or 2-family dwelling by persons who are unrelated by blood, marriage or legal adoption and are attending undergraduate or graduate programs offered by colleges or universities or are on semester break or summer break from studies at colleges or universities, or any combination of such persons. The residents of a student home share living expenses and may live and cook as a single housekeeping unit. Student homes include living arrangements where the landowner(s) or landowner's family members are residents of the dwelling unit. Student homes do not include fraternities, sororities, rooming houses, townhomes, or multiple-family dwellings. (Ordinance 1529, May 5, 1997, Section 1 and amended by Ordinance 1944, December 7, 2009.)

Substantial Improvement. Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (a) before the improvement or repair is started or (b) if the structure has been damaged and is being restored before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structure part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

- a. any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications, which are solely necessary to assure safe living conditions; or,
- b. any alteration of a structure listed on the National Register of Historic Places or a State inventory of historic places.

(Ordinance 1112, August 15, 1985, Section 1.)

Substantially Completed. ASubstantially completed≅ means that, in the judgment of the Zoning Officer, those improvements required as a condition for final approval in the course of a building alteration, construction of a new building, or reconstruction of a prior building have been completed in accordance with the approved plan so that the building can be used, occupied, or operated for its intended use. (Ordinance 1588, February 18, 1999, Section 2.)

Surface Material (Hard). A material such as cement, concrete, bituminous concrete, brick, paving block, or other similar material which cannot be easily deformed or scattered. (Ordinance 941, September 11, 1978, Section 127.)

Tangent. A straight line that intersects a circular segment at a single point. (Ordinance 941, September 11, 1978, Section 127.)

Telecommunication Facility. A telecommunication facility consists of equipment, buildings, and structures involved in transmitting and receiving electromagnetic waves. (Ordinance 1549, November 19, 1997, Section 1.)

Telecommunications Facility Building. The building in which electronic receiving and relay equipment for a telecommunications tower is housed. (Ordinance 1549, November 19, 1997, Section 1.)

Theater. A building or portion thereof, other than an Adult Mini-Motion Picture Theater or Adult Theater as defined in this Chapter, designed and used for the exhibition of commercial films, theatrical or other live performances such as concerts or poetry readings and having a minimum seating capacity of 125 people. The main entrance and marquee shall be visible from a public street. (Ordinance 1821, November 9, 2005, Section 13.)

Tower. Any ground mounted structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like. The term includes the structure and any support thereto. Not included are towers and supportive structures on residential dwellings for private, non-commercial, amateur purposes including, but not limited to, ham radios and citizen band radios that are regulated by the regulations in each respective residential district. (Ordinance 1549, November 19, 1997, Section 1.)

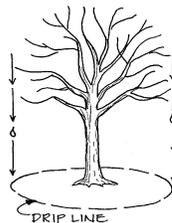
Trailer (House). A vehicle with or without its own motive power equipped for or used for living purposes and mounted on wheels or designed to be mounted and transported. (Ordinance 559, June 20, 1959, Section 201.)

Trailer Park. Land occupied or designed for occupancy by 2 or more trailers used for living purposes. (Ordinance 559, June 20, 1959, Section 201.)

Trash Container (Bulk). A receptacle for the temporary storage of trash, such as dumpsters, or other similar containers. (Ordinance 941, September 11, 1978, Section 127.)

Tree. A woody, deciduous plant with a single erect trunk which can be expected to grow to a height of at least 30 feet. (Ordinance 941, September 11, 1978, Section 127.)

Tree Drip Line. A line derived by the horizontal line extending along a radius from the trunk of a tree to the outermost tips of the branches.



(Ordinance 1619, April 3, 2000.)

Tree Protection Zone. The 3-dimensional area within the drip line including from the crown to the root system of each public tree. (Ordinance 1619, April 3, 2000.)

Use. Any purpose for which a lot or structure is designed, arranged or intended and for which it may be used, occupied or maintained by the District's use regulations. (Ordinance 559, June 20, 1959, Section 201, as amended by Ordinance 1410, April 22, 1993, Section 2.)

Use (Accessory). A secondary use customarily incidental to and clearly subordinate to the primary use of the lot or its structures and located on the same lot as the primary use, unless specifically permitted elsewhere by these regulations. (Ordinance 559, June 20, 1959, Section 201, as amended by Ordinance 599, September 3, 1961, Section 7, Ordinance 981, November 3, 1980, Section 1, and by Ordinance 1410, April 22, 1993, Section 2.)

Use (Change of...). Any change of use of land or of a building from that of one district classification to another, as defined by this ordinance. (Ordinance 559, June 20, 1959, Section 201.)

Use (Conditional). A use which is not appropriate to a particular zoning district as a whole, but which may be suitable in certain locations within the district only when specific conditions and factors prescribed for such cases within the ordinance are present. Conditional uses are allowed or denied by Council after receipt of a report from the Borough Planning Commission. Specific conditions and factors shall include, but are not limited to: traffic patterns and congestion, control of dirt and refuse emissions, reduction of noise, safety of the public while on the premises, availability and control of police and fire apparatus, and control of glare. (Ordinance 807, August 14, 1972, Section 2.)

Use (Nonconforming). see "Nonconforming Use."

Use (Primary). The principal use of a lot or structure. (Ordinance 1410, April 22, 1993, Section 2.)

Utility Easement. An area of land granted or set apart by the owner thereof for the purpose of installation of public utilities, including but not limited to: sanitary sewer, water lines, gas lines, electric lines, telephone lines, television cables, or storm sewers, whether shown on a subdivision plan as set forth in the Subdivision Regulations or otherwise. (Ordinance 940, August 9, 1978, Section 3.)

Vehicle Holding Area. An area used solely for the temporary storage of damaged vehicles awaiting insurance claim inspection and/or impounded vehicles. (Ordinance 973, April 21, 1980.)

Very-Low-Income Housing. Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that does not exceed 50 percent of the area median income for households of the same size within the State College Metropolitan Statistical Area. (Ordinance 1972, August 15, 2011, Section 1.)

Yard. An open space of uniform width located on the same lot with a building or group of buildings between the building or outer building of a group and the nearest lot or street line, unoccupied and unobstructed from the ground upward, except as provided in these regulations. (Ordinance 559, June 20, 1959, Section 201.)

Yard (Front). An area defined by the front property line and a line parallel to the front property line which intersects the side property lines. The distance separating these lines is called the front yard, and the depth is specified in the regulations for each zoning district. (Ordinance 941, September 11, 1978, Section 127.)

Yard (Interior Side). A side yard on a corner lot which connects with the yard designated as a "front yard" on a corner lot as set forth in "Lot (Corner)" and "Yard (Front)" above. (See also Section 502.f(4) of this Chapter.) (Ordinance 961, September 11, 1979, Section 1(A).)

Yard (Rear). An area defined by the rear property line and a line parallel to the rear property line, which intersects the side property lines. The distance separating these lines is called the "rear yard" and the depth is specified in the regulations for each zoning district. (Ordinance 559, June 20, 1959, Section 201, as amended by Ordinance 932, March 7, 1978, Section 1, Ordinance 941, September 11, 1978, Section 127, and by Ordinance 1654, March 24, 2001, Section 1.)

Yard (Side). An area defined by the side property line and a line parallel to the side property line which intersects the front and rear property lines. The distance separating these lines is called the "side yard" and the depth is specified in the regulations for each zoning district. (Ordinance 941, September 11, 1978, Section 127.)