

ARTICLE II

INTERPRETATION AND DEFINITIONS

SECTION 201 GENERAL INTERPRETATIONS

In this Ordinance the following rules of interpretation shall be used:

- A. The word "lot" includes the word "plot" or "parcel".
- B. Words in the present tense may imply the future tense.
- C. Words used as singular imply the plural.
- D. The masculine gender includes the feminine and neuter genders.
- E. The word "person" includes an individual, partnership, corporation, company, association, trust, estate, or any other legally recognized entity.
- F. The word "shall" is to be interpreted as mandatory; the word "may" as directory.
- G. References to any document, official, or entity (i.e. codes, ordinances, resolutions, plans, maps, governmental bodies, commissions, agencies, or officials) are references to Felton Borough documents, officials, or entities in effect at the time, unless the text indicates that another reference is intended.
- H. If a word is not defined herein, then it shall have the meaning set forth in the Municipalities Planning Code or other applicable law, and if not therein, then as the context indicates.

SECTION 202 DEFINITIONS

Unless otherwise stated, the following words and phrases shall be construed throughout this Ordinance to have the meanings indicated in this Section:

Accelerated Erosion. The removal of the surface of land through the combined action of man's activities and the natural processes at a rate greater than would occur because of the natural process alone.

Access Drive. A private drive providing pedestrian and vehicular access between a public or private street and a parking compound within a land development.

Accessory Dwelling. An additional dwelling unit placed upon any property as ECHO Housing or upon an agricultural property for immediate family members or as Temporary Farm Employee Housing as provided for by the Borough Zoning Ordinance. Accessory dwellings shall be processed in accordance with the Accessory Dwelling Guidelines as provided in the Appendix and the Modification provisions of Section 309.

Acreage, Gross. The total acreage of a parcel including all easements and rights-of-way.

Acreage, Net. The acreage of a parcel, excluding the area of any street or railroad right-of-way, but including the area of any easement. Easements which may be part of the net acreage, include, but are not necessarily limited to, sewer and water system easements and storm water management easements.

ACT. The Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as amended and reenacted, December 21, 1988, P.L. 1329, No. 170 et seq., as amended from time to time.

Agent. Any person, other than a landowner or developer, who, acting for the landowner or developer, submits to the Planning Commission and Borough Council subdivision or land development plans for the purpose of obtaining approval thereof.

Agricultural operation. An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry. For the purposes of this Ordinance, the use of land for a dwelling site is not agriculture.

Aisle. A private drive within a parking compound providing pedestrian and vehicular access between an access drive and a parking space which is located within the parking compound.

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 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 plot or plan or for the approval of a land development plan.

Block. An area bounded by streets.

Borough. Felton Borough, York County, Pennsylvania.

Borough Council. The Felton Borough Borough Council.

Building. Any enclosed or open structure having a roof or other covering, including pre-fabricated units, constructed or used for a residence, business, industry, place of assembly or similar uses.

Building, Accessory. A detached subordinate building or structure, the use of which is incidental to that of the principal building or use and which is located on the same lot as occupied by the principal building or use.

Building Addition. An increase in floor area or attached expansion of an existing building or structure..

Building Area. The total area of the greatest outside dimensions on a horizontal plane of the principal building and all accessory buildings.

Building, Principal. A building or structure in which is conducted, designed to be conducted, or intended to be conducted as the primary use of the lot on which it is located.

Building Envelope. The building envelope is that area of the lot that has no building restrictions. The building envelope shall not include the area of any required setbacks (except for driveways which cross yards), buffer yards or floodplains.

Building Setback Line. A line within a property defining the required minimum distance between any structure and the adjacent right-of-way line or property line.

Cartway. The portion of a street or alley intended for vehicular use.

Clear Sight Triangle. An area of unobstructed vision at the intersection of two (2) or more streets, access drives, driveways, or alleys or any combination of the foregoing. It is defined by lines of sight between

points at a given distance from the intersection of the centerlines of both streets, access drives, driveways, or alleys.

COE. United States Army Corps of Engineers.

Common Driveway. A private driveway utilized by two (2) or more separate lots or dwellings for access to a public or private street.

Common Open Space. A parcel or parcels of land, 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.

Community Sewage System. A sewage disposal system, other than a public sewer system, which provides sewage disposal for two (2) or more units of occupancy which shall comply with all applicable regulations of the Department of Environmental Protection or other regulatory agency.

Community Water Supply System. A water supply system, other than a public water system, providing water for more than two (2) units of occupancy which shall comply with all applicable regulations of the Department of Environmental Protection or other regulatory agency.

Compensatory Mitigation. The required restoration, enhancement, or creation of wetlands to offset unavoidable wetland impacts from construction.

Comprehensive Plan. The plan, or parts thereof, which has been adopted by the Borough Council, showing its recommendations for such systems as parks and recreation facilities, water supply, sewer and sewage disposal, transportation highways, civic centers, and other public improvements which affect the development of the Borough.

Corner Lot. A lot abutting upon two (2) streets at their intersection.

County Planning Commission. The York County Planning Commission.

Culvert. A structure with appurtenances which carries a watercourse under or through an embankment or fill.

Curb. The raised edge of a pavement to confine surface water to the pavement and to protect the abutting land from vehicular traffic.

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

Deed. A legal document conveying ownership in real property.

Department of Environmental Protection (DEP). The Department of Environmental Protection of the Commonwealth of Pennsylvania or any agency successor thereto.

Department of Transportation (PennDOT). The Department of Transportation of the Commonwealth of Pennsylvania or any agency successor thereto.

Design Speed. The design speed for streets designed in accordance with this Ordinance shall equal the proposed posted speed plus five (5) miles per hour.

Design Storm. The magnitude of precipitation from a storm event measured in probability of occurrence (e.g. 10-year storm) and duration (e.g., 24-hour), and used in computing storm water management control systems.

Detention Basin. A vegetated basin designed to drain completely after storing runoff only for a given storm event and release it at a pre-determined rate. Also known as a dry pond.

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 of Regional Significance and Impact. Any land development that, because of its character, magnitude, or location will have substantial effect upon the health, safety, or welfare of citizens in more than one municipality.

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" shall mean written and graphic materials referred to in this definition.

Double Frontage Lot. A lot, other than a corner lot, fronting on two (2) streets.

Drainage Easement. A right granted by a landowner to a grantee, allowing the use of private land for storm water management purposes.

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

Driveway. A private drive providing access between a public or private street or access drive and a parking area for a single unit of occupancy, a farm, or land development; which shall comply in all respects with the Zoning Ordinance, the Road Ordinance, and any other Ordinance regulating the placement and/or construction of driveways which may be enacted by the Borough Council.

Driveway, Shared. A private drive providing access between a public or private street or access drive and parking areas for two units of occupancy; which shall comply in all respects with the Zoning Ordinance, the Road Ordinance, and any other Ordinance regulating the placement and/or construction of driveways which may be enacted by the Borough Council.

Dwelling Unit. A building or portion thereof arranged or designed for occupancy by not more than one (1) family and having separate cooking and sanitation facilities.

Easement. A limited right of use granted in private land for a public or quasi-public purpose.

Easement of Access. Any driveway or other entrance from a public or private road. A field road providing access to agriculturally used fields and not providing access to any residential, commercial or industrial structure is not considered an easement of access.

Energy Dissipator. A device used to slow the velocity of storm water at points of concentrated discharge associated with pipe outlets and similar conditions.

Engineer. A professional engineer licensed in the Commonwealth of Pennsylvania.

Ephemeral Stream. A water conveyance which lacks substrates associated with flowing waters and flows only in direct response to precipitation in the immediate watershed or in response to melting snowpack and which is always above the local water table.

Erosion. The removal of soil particles by the action of water, wind, ice, or other geological agents.

Financial Security. A letter of credit or other form of guarantee in accordance with the requirements of Article V of the Municipalities Planning Code posted by a developer to secure the completion of improvements indicated on an approved plan.

Floodplain. A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river, or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source. Flood plain areas include, but are not necessarily limited to,

those areas identified as being flood-prone on the Flood Hazard Boundary Map for Felton Borough as issued by the Federal Insurance Administration.

Floor Area, Gross. The sum of the gross horizontal areas of the several floors of a building and its accessory buildings on the same lot, excluding the cellar, basement, and attic floor areas that are not devoted to the residential use, but including the area of roofed porches and roofed structures. All dimensions shall be measured between exterior faces of walls.

Frontage. The horizontal or curvilinear distance along the street line upon which a lot abuts.

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

Grade. The slope expressed in a percent that indicates the rate of change of elevation in feet per linear hundred linear feet.

Grassed Waterway. A man-made drainage way of parabolic or trapezoidal cross-section shaped to required dimensions and vegetated for safe disposal of runoff. (Also known as a swale).

Gutter. That portion of a right-of-way carrying surface drainage.

Hardship. A condition, not economic in nature and not caused by the applicant or developer, for which a modification may be requested.

Holding Pond. A retention or detention pond.

Homeowners' Association. An unincorporated association or not-for-profit corporation whose membership consists of the lot owners of a residential development. A homeowners' association shall also include a condominium unit owners' association. All such associations shall comply with the requirements for unit owners' associations contained in the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. Section 3101 *et seq* or the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. Section 5010 *et seq*, as may be applicable.

Impervious Surface. A surface that prevents the percolation of water into the ground.

Improvements. Pavements, curbs, gutters, sidewalks, water mains, sanitary sewers, storm sewers, storm water management facilities, grading, street signs, plantings, and other items for the welfare of the property owners and the public.

Individual Onlot Sewage System. A system of piping, tanks, or other facilities serving located on and serving a single lot and collecting and disposing of sewage, in whole or in part, into the soil or into any waters of the Commonwealth of Pennsylvania or by means of conveyance to another site for final disposition.

Intermittent Stream. A body of water flowing in a channel or bed composed primarily of substrates associated with flowing water, which, during periods of the year, is below the local water table and obtains its flow from both surface runoff and groundwater discharges.

Land Development. The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:

1. A group of two (2) or more residential or non-residential buildings, whether proposed initially or cumulatively, or a single non-residential building on a lot or lots regardless of the number of occupants or tenure; or
2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features; or,

3. A subdivision of land.
4. **Land Development shall not include the following:**
 - a. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium;
 - b. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building; or
 - c. The addition or conversion of buildings or rides within the confines of an enterprise that would be considered an amusement park.
 - 1.) For purposes of this subclause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities.
 - d. A building addition to an existing non-residential principal structure, provided that:
 - 1). The addition does not create a need for any additional parking, per the Borough Zoning Ordinance; and
 - 2). The addition does not, in accordance with the Pennsylvania Sewage Facilities Act, Act 537 of 1966, as amended, create the need for a sewer facility's plan revision (plan revision module for land development), or supplement; and
 - 3). The addition is not for the creation of additional units of occupancy; and
 - 4). The addition does not require approval from the Zoning Hearing Board; and
 - 5). The addition complies with all provisions of applicable Borough ordinances.
 - 6). For the purpose of this subclause, the building addition exemption shall be limited cumulatively from the date of this ordinance. The net addition shall be the sum of all additions after the date of the adoption of this Ordinance.

Land Disturbance. Any activity involving grading, tilling, digging, or filling of ground; stripping of vegetation; or any other activity which causes land to be exposed to the danger of erosion.

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

Landscape Architect. A professional landscape architect licensed as such in the Commonwealth of Pennsylvania.

Lateral. Conduits connecting individual buildings to utility services that are generally located within the street.

Lineament. A fracture on the order of tens of kilometers long usually extending to the basement below sedimentary rock.

Location Map. A map showing the site with relation to adjoining areas.

Lot. A designated parcel, tract or area of land established by a plat or otherwise permitted by law and to be used, developed or built upon as a unit. A "lot" shall include one or more contiguous pieces, parcels, or plots of land of record, all under the same ownership.

Lot Area. The area contained within the property lines of the individual parcels of land as shown on a subdivision plan, not including any area within a street right-of-way.

Lot Width. The width of a lot measured at the street right-of-way line or the minimum building setback line. For a flag lot, the lot width shall be measured at the flag.

Mobile Home. A transportable, single-family dwelling intended for permanent occupancy, contained in one (1) unit, or in two (2) or more units designed to be joined into one (1) integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation. Mobile homes placed in parks shall meet the requirements for Mobile Home Parks listed in the York County Subdivision and Land Development Ordinance. Mobile homes placed on individual lots shall be considered single-family detached dwellings, and be bound by the requirements there imposed.

Mobile Home Lot. A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

Mobile Home Park. A parcel or contiguous parcels of land which have been so designated and improved which contains two (2) or more mobile home lots for the placement thereon of mobile homes.

Modification. The granting of an exception to these regulations which in the opinion of the Borough Council will not be detrimental to the general welfare, impair the intent of those regulations, or conflict with the Comprehensive Plan.

Multiple Dwelling Building. A building providing separate living quarters for two (2) or more families.

Municipalities Planning Code. The Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as amended and reenacted.

Natural Watercourse. A existing watercourse or channel which is not man-made and contains a definite bed and banks which confine and conduct continuously or periodically flowing water.

Non-Residential. Any use other than single or multi-family dwellings. An institutional use in which persons may reside, such as a dormitory, prison, nursing home, or hospital, shall be considered a non-residential use.

NWI. National Wetland Inventory.

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

Owner. The owner of record of a lot.

Parking Area. An area on a lot utilized for the parking of vehicles for a single unit of occupancy, a farm or two (2) vehicles within a land development.

Parking Compound. An area on a lot containing any use other than an agricultural use or one (1) single-family detached dwelling for the parking of three (3) or more vehicles.

Parking Space. An off-street space available for the parking of a vehicle. The minimum area required for a single space shall be as provided by the Borough Zoning Ordinance. For the purpose of this Ordinance, the minimum number of parking spaces as required by the Zoning Ordinance or any uses other single family dwellings shall not include space within garages. Parking spaces shall not be obstructed by another parking space or by any other structural impediments to vehicular access.

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

Plan. The map or plan of a subdivision or land development, as follows:

1. **Final Plan.** A complete and exact subdivision and/or land development plan, including all supplementary data specified in Article 4 of this Ordinance.
2. **Improvement Construction Plan.** A complete and exact subdivision and/or land development plan, prepared in accordance with Article 4 of this Ordinance, the sole purpose of which is to permit the construction of only those improvements required by this Ordinance, as an alternative to guaranteeing the completion of those improvements by a corporate bond or other surety.
3. **Lot Add-On Plan.** A complete and exact subdivision plan strictly for the conveyance of land for the sole purpose of increasing the size of an existing contiguous tract or lot prepared in accordance with and including all supplementary data specified in Article 4 of this Ordinance.
4. **Minor Subdivision.** A complete and exact subdivision plan including all supplementary data specified in Article 4 of this Ordinance.
5. **Preliminary Plan.** A subdivision and/or land development plan including all required supplementary data specified in Article 4 of this Ordinance, showing approximate locations.
6. **Record Plan.** A final plan which contains the original endorsement of the local municipality and the Planning Commission which is intended to be recorded with the York County Recorder of Deeds.
7. **Revised Final Plan.** Any subdivision or proposed land development plan that changes or proposes to change property lines and/or public rights-of-way not in strict accordance with the approved plan.
8. **Separation Subdivision.** A complete and exact subdivision plan including all supplementary data specified in Article 4 of this Ordinance.
9. **Sketch Plan.** An informal plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings. with the general layout of a proposal prepared in accordance with Article 4 of this Ordinance.

Planning Commission. The Felton Borough Planning Commission.

Planning Module for Land Development. A revision to the Borough's Official 537 Plan submitted in connection with the request for approval of a subdivision or land development in accordance with DEP regulations.

Project Site. An area of land subject to land disturbance or development and within the jurisdiction of this Ordinance.

Public Sewer System. A municipal sanitary sewer system approved and permitted by DEP and owned by the Borough.

Public Water System. A municipal water supply facility approved and permitted by DEP and owned by a Water Authority or Borough or a water supply facility owned by a public utility and operated in accordance with a certificate of public convenience granted by the Pennsylvania Public Utility Commission.

Quadrant. A circular or square plot of a given area used to determine the dominant plant species within a site.

Record Drawings. Set of prints of the original facilities showing those changes made during the construction process.

Recorder of Deeds. The Recorder of Deeds in and for York County, Pennsylvania.

Regulated Activity. An action or proposed action that has an impact upon storm water runoff and which is specified in Section 610 of this Ordinance.

Replacement Location. A location designated as the future location of an individual on-lot sewage system that shall be installed should the initial individual on-lot system installed or to be installed fail or otherwise become inoperable and which shall meet all the regulations of DEP and all applicable Borough Ordinances for an individual on-lot sewage system.

Retention Pond. A pond containing a permanent pool of water and designed to store runoff for a given storm event and release it at a predetermined rate.

Reverse Frontage Lot. A lot extending between and having frontage on a major street and a minor street with vehicular access solely from the latter.

Right-of-Way. Land set aside for use as a public or private street, alley, pedestrian walkway or other means of travel.

Sediment Basin. A temporary dam or barrier constructed across a waterway or at other suitable locations to intercept the runoff and to trap and retain the sediment.

Setback. The required horizontal distance between a setback line and a property or street right-of-way line.

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

Storm Sewer. A system of pipes, conduits, swales, or other similar structures including appurtenances which carries intercepted runoff, and other drainage, but excludes domestic sewage and industrial wastes.

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

Storm Water Management. A program of controls and measures designed to regulate the quantity and quality of storm water runoff from a development while promoting the protection and conservation of groundwater and groundwater recharge.

Storm Water Management Facilities. Those controls and measures used to implement a storm water management program.

Street. A strip of land, including the entire right-of-way, intended primarily as a means of vehicular and pedestrian travel. Street includes avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct, and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. Unless the existing streets within the Borough are officially classified, the following general classifications will prevail:

1. **Alley.** A local street which is used primarily for vehicle access to the back or the side of properties otherwise abutting a street, or for placement of utilities.
2. **Arterial Street; Highway.** A street or road that is used primarily for fast or heavy traffic including all roads classified as main and secondary highways by the Department of Transportation.
3. **Collector Street.** A street which carries traffic from minor streets to the major system or arterial streets, including the principal entrance or circulation streets of a residential development and all streets within industrial and/or commercial subdivisions or developments.
4. **Cul-de-sac.** A street intersecting another street at one end and terminating at the other in a vehicular turnaround.

5. **Local Street.** A street which is used primarily for access to the abutting properties.
6. **Private Street.** A street which is constructed in accordance with the applicable provisions of this Ordinance which is not owned by a public entity. Felton Borough shall not be responsible for any type of maintenance or snow removal on any private street.

Street Line. A line defining the edge of a street right-of-way and separating the street from abutting property or lots. Also known as the "street right-of-way line."

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

Subdivider. A developer.

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

Surveyor. A professional land surveyor licensed in the Commonwealth of Pennsylvania.

Tract , Parent. All contiguous land owned by the same landowner on (insert date of effective agricultural zoning) which is or was contiguous except for the presence of public or private roads and/or the presence of lots or parcels adversed from the original parent tract since (insert date of effective agricultural zoning).

Tract, Subject. Any portion or portions of the Parent Tract, area, lot, parcel, project, property, site, or any piece of land that is the subject of an application under the jurisdiction of this Ordinance.

Transect. A line along which quadrants are placed at intervals.

Travel Trailer. A portable structure, primarily designed to provide temporary living quarters for recreation, camping, or travel purposes. In addition to the above, any one of the following attributes are characteristic of a travel trailer:

1. The unit is of such size or weight as not to require a special highway movement permit from the Pennsylvania Department of Transportation when self propelled, or when hauled by a standard motor vehicle on a highway;
2. The unit is mounted or designed to be mounted on wheels;
3. The unit is designed to be loaded onto, or affixed to, the bed and/or chassis of a truck;
4. The unit contains, or was designed to contain, temporary storage of water and sewer; or,
5. The unit contains some identification by the manufacturer as a travel trailer.

Undeveloped Land. Land in parcels which is of sufficient size that could allow for the future subdivision and/or development in accordance with the terms of the zoning and subdivision ordinance.

Unit of Occupancy. A unit, the use of which is not subordinate or customarily incidental to a principal unit. A unit of occupancy can be either residential or non-residential and can be an independent unit within a structure or a separate detached structure. Types of units are as follows:

1. **Single Detached Unit.** A unit that is completely surrounded by open space.
2. **Semi-Detached Unit.** A unit within a structure in which two (2) units are side by side, each

having open space on three (3) sides (e.g. a twin or semi-detached dwelling).

3. **Horizontally Attached Unit.** A unit within a structure in which three (3) or more units are attached by vertical walls and do not have horizontal divisions between units (e.g. town houses, row houses, shopping center with multiple store fronts).
4. **Vertically Attached Unit.** A unit within a structure in which two (2) or more units are attached by horizontal divisions (e.g. multi-story apartment building or multi-story office building).

Wastewater Treatment Facility. A system of piping and appurtenances, whether municipally or privately owned, designed for the collection and transmission of liquid and water carried wastes from residences, commercial buildings, industrial plants, and institutions to a central wastewater treatment plant for treatment and discharge (not including septic tanks or sub-surface disposal systems).

Water Supply Facility. A system of piping and appurtenances, whether municipally or privately owned, designed for the transmission and distribution of potable water from a centralized water supply or source to residences, commercial building, industrial plants, or institutions (not including individual on-lot wells).

Wetlands. Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil condition and as per the current federal and state manual(s) for identifying and delineating jurisdictional wetlands. Wetlands include, but are not limited to, swamps, bogs, marshes, and wet meadows.

Wooded Area. Any area or stands of trees, the majority of which are greater than 6 inches in caliper at grade and covering an area greater than one-quarter acre, or any stand or grove of mature trees without regard to minimum area.

Zoning Ordinance. The Felton Borough Zoning Ordinance, as enacted by the Borough Council and as may be amended from time to time.