

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

GREENE COUNTY, PENNSYLVANIA

ARTICLE I

PURPOSE AND AUTHORITY

101 ADOPTION AND AUTHORITY

This Ordinance is adopted in accordance with the authority granted to municipalities to regulate subdivision and land development by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended (53 P.S. Sub-Section 10101, et seq.).

102 SHORT TITLE

This Ordinance shall be known as "The Greene County Subdivision and Land Development Ordinance".

103 EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption, and shall remain in effect until modified or rescinded by the Board of County Commissioners.

104 PURPOSE

This Ordinance is established for the following purposes:

- A. To provide for the harmonious development of lands within the County;
- B. To coordinate proposed developments with existing developments to include such things as sewage, water, drainage facilities, roads, open space, recreation and lot sizes;
- C. To provide the public with the assurance that conditions will be created favorable to the health, safety, morals and general welfare of the public;
- D. To secure equitable handling of all subdivisions and land development plans by providing uniform standards and procedures.

105 JURISDICTION

The County Planning Commission shall have jurisdiction and control of the subdivision of land and land development located within the County limits as set forth in Act 247, Pennsylvania Municipalities Planning Code, as amended. All land development and subdivision plans shall be submitted to the County Planning Commission for either approval or review as follows:

A. Plans to be reviewed.

Plans of subdivision and land developments located within municipalities having a Subdivision and Land Development Ordinance in effect shall be submitted to the County Planning Commission for review according to Act 247, Pennsylvania Municipalities Planning Code, Section 502, as amended, which gives the County Planning Commission thirty (30) days to make recommendations or comments.

B. Plans to be approved.

Plans of subdivisions and land developments located within the municipalities not having their own ordinance for subdivision and land development are subject to the County Ordinance and shall be approved prior to the recording of such plans. Such Commission approval is in addition to and does not supersede local approval as required by ordinance, resolution, or regulation of the applicable municipality.

106 APPLICATION OF THIS ORDINANCE

A. Hereafter, no activity covered by this Ordinance shall be permitted; no land shall be subdivided or re-subdivided; no land shall be developed; no improvements to land, to include mobile home parks, shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of buildings or properties abutting thereon, except in accordance with the requirements and procedures of this Ordinance.

B. The provisions of the Greene County Subdivision and Land Development Ordinance shall apply to and control all subdivisions and land developments which are required to be approved by the County Planning Commission and which have not been recorded in the Office of the Recorder of Deeds in and for Greene County, Pennsylvania, prior to the effective date of this Ordinance.

107 EXCLUSION OF CERTAIN LAND DEVELOPMENTS

The following types of land developments are hereby excluded from the provisions of this Ordinance governing land developments, as defined herein:

- A. The construction of a single-family dwelling or a two-family dwelling on a lot of record.
- B. The conversion of an existing single family dwelling or two family dwelling into not more than three (3) residential dwelling units, unless such units are intended to be a condominium;
- C. A building which is not for the same use as, or part of the use of the principal building, but which is for a use subordinate to, or supplementary to that of the principal building. Examples; Residential; garage, lawn and garden tool shed, children=s play house. Commercial/Industrial; garage for company car, guardhouse, scale house. Any such structure should be of less than 625 square feet. If a building is added to a business or industry site, and if it is part of the prime function of the principal building, it is not considered an accessory building.
- D. The addition or conversion of buildings or rides within the confines of an enterprise that would be considered an amusement park. For purposes of this sub-clause, 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 the proper authorities have approved initial plans for the expanded area.

108 EFFECT OF NON-COMPLIANCE

Hereafter, except as provided in this Ordinance, any Plat of any subdivision, re-subdivision, street or land development not approved by the County Planning Commission in accordance with the provisions and procedures, as set forth herein, shall be null and void.

Any non-compliance with this Ordinance shall be a violation of this Ordinance and shall be subject to the preventive and enforcement remedies specified in Sections 1106 and 1107 of this Ordinance.

ARTICLE II

DEFINITIONS

201 **GENERAL:** The following general rules of interpretation shall be used in this Ordinance.

201.1 Words in the singular include the plural and those in the plural include the singular;

201.2 Words used in the present tense include the future tense;

201.3 The words "person", "developer", "owner" and "subdivider" include a corporation, unincorporated association, partnership, or other legal entity, as well as an individual;

201.4 The word "building" includes structures and shall be construed as if followed by the phrase "or part thereof";

201.5 The word "watercourse" includes channel, drainageway, creek, ditch, dry run, spring and stream;

201.6 The words "should" and "may" are permissive; the words "shall" and "will" are mandatory and directive; and

201.7 Words in the masculine gender include the feminine gender.

202 **SPECIFIC MEANINGS:** As used in this Ordinance, except where the context clearly indicates otherwise, the following phrases have the meaning indicated below:

202.1 **ACCESSORY BUILDING:** A building which is not for the same use as, or part of the use of the principal building, but which is for a use subordinate to, or supplementary too that of the principal building. Examples: Residential; garage, lawn and garden tool shed, children's playhouse. Commercial/Industrial; garage for company car, guardhouse, scale house. However, the accessory building may go on an adjoining lot in the same ownership if for a good reason such as lack of space, problems with the contour of the principal lot or with its soils, etc. Any such structure should be of less than six hundred twenty-five (625 square feet). If a building is added to a business or industry site,, and if it is part of the prime function of the principal building it is not considered an accessory building.

- 202.2 **ACCESSORY MOBILE HOME STRUCTURE:** Any structural addition to the mobile home which includes, but is not limited to awnings, cabanas, carports, rooms, porches, storage cabinets and similar appurtenant structures.

- 202.3 **ACCESSORY USE:** A use customarily incidental and subordinate to the principal use and located on the same lot with the principal use.

- 202.4 **AGRICULTURAL USE:** The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.

- 202.5 **APPLICANT:** A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns.

- 202.6 **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 subdivision permit, for the approval of a subdivision plat or plan or for the approval of a development plan.

- 202.7 **AVAILABLE SEWER:** A municipal sewer determined by the sewage authority to be available for additional connections within a reasonable distance of a subdivision or land development.

- 202.8 **BLOCK:** An area bounded by three (3) or more streets.

- 202.9 **BUILDING:** A structure formed of a combination of materials, adapted to permanent, temporary, or continuous occupation and having a roof supported by columns, walls or similar structural parts, used or intended to be used for housing, enclosure or shelter of persons, animals or property of any kind. The term "building" shall be construed as if followed by the words "or portion thereof".

- 202.10 **BUILDING SETBACK LINE:** The line designating the minimum distance that a building must be erected from the street right-of-way line(s), to which the lot abuts.

- 202.11 **CARTWAY:** That portion of the street right-of-way surfaced for vehicular use. Width is determined from face of curb to face of curb or from edge of driving surface to the other edge of driving surface.

- 202.12 **CLEAR SIGHT TRIANGLE:** An area of unobstructed vision at a street intersection, defined by the lines of sight between two (2) points at a given distance from the intersection of the street centerlines, said area being bounded by the street centerlines and a line joining the two (2) points on the centerline which are the given distance from the point of intersection of the street centerlines.
- 202.13 **COMPREHENSIVE PLAN:** The Comprehensive Plan of Greene County.
- 202.14 **CONDOMINIUM:** A building where each unit in the structure is individually owned and the owner of each unit has an undivided interest in the common areas and facilities of the structures and surrounding grounds.
- 202.15 **CONSOLIDATION:** Replatting or resubdivision, as defined herein, to combine two (2) or more lots, tracts or parcels into a single lot, tract or parcel.
- 202.16 **COUNTY:** The County of Greene, Commonwealth of Pennsylvania.
- 202.17 **COUNTY PLANNING COMMISSION:** The Planning Commission of the County of Greene.
- 202.18 **COUNTY SOLICITOR:** Legal counsel appointed by the County Board of Commissioners.
- 202.19 **COVENANT:** An obligation defined by law or agreement, the violation of which can be restrained by court action, usually stated in the deed.
- 202.20 **CROSSWALK:** A publicly or privately owned right-of-way for pedestrian use only, extending from a street into a block or through a block to another street or from one open space area to another.
- 202.21 **CUL-DE-SAC:** A street having only one end open to vehicular traffic and the other end terminating in a turn-around.
- 202.22 **DAYS:** The number of calendar days, for the purpose of this Ordinance, excluding the first day and including the last day.
- 202.23 **DEDICATION:** The deliberate appropriation of land by its owner for any general or public use, reserving unto himself no other rights than such as are compatible with the full exercise and enjoyment of the public use for which the property has been appropriated.

- 202.24 **DEP:** Department of Environmental Protection, Commonwealth of Pennsylvania, or its successor agency.
- 202.25 **DETENTION FACILITY:** A basin or other facility designed to retard stormwater runoff by temporarily storing the runoff and releasing it at a predetermined rate.
- 202.26 **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 land development. The term "developer" is intended to include such terms as "subdivider", "owner" and "builder" even though the individuals involved in successive stages of the project may vary.
- 202.27 **DEVELOPER'S AGREEMENT:** A legal document, in a form acceptable to the County Solicitor, executed between the County and the developer to guarantee compliance with the terms of approval of a subdivision or land development.
- 202.28 **DEVELOPMENT:** Any subdivision or land development including mobile home development and non-residential developments.
- 202.29 **DOUBLE HOUSE:** (See Dwelling, two-family):
- 202.30 **DRAINAGE:** The removal of surface water or groundwater from land by drains, grading or other means and includes control of runoff to minimize erosion and sedimentation during and after construction or development and means necessary for water supply preservation or prevention or alleviation of flooding.
- 202.31 **DRAINAGE EASEMENT:** The lands required for the installation of stormwater sewers or drainage ditches, or lands or interest therein, required along a natural stream or water course for preserving the channel and providing for the flow of water therein to safeguard the public against flood damage.
- 202.32 **DRIVEWAY:** A private vehicular passageway which provides access between a private parking area or private garage and a public street and which serves only one (1) lot.
- 202.33 **DUPLEX:** (See Dwelling, two-family):
- 202.34 **DWELLING, SINGLE FAMILY:** A residential building containing one (1) dwelling unit which is the only principal building on the lot.

- 202.35 **DWELLING, TWO FAMILY:** A residential building containing two (2) independent dwelling units, each having a separate entrance, and which is the only principal building on the lot, including a duplex or double house.
- 202.36 **DWELLING, MULTI-FAMILY:** A residential building or portion thereof containing three (3) or more dwelling units, including townhouses, garden apartments, mid-rise apartments and high-rise apartments.
- 202.37 **DWELLING UNIT:** Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit.
- 202.38 **EASEMENT:** A restriction established in a real estate deed to permit the use of land by the public, a corporation or particular persons for specific purposes, other than for a street.
- 202.39 **ENGINEER:** A person licensed to practice in the Commonwealth of Pennsylvania as a registered professional engineer.
- 202.40 **EROSION:** The detachment and movement of soil or rock fragments by water, wind, ice and gravity.
- 202.41 **ESSENTIAL SERVICE:** The erection, construction, alteration or maintenance by public utilities or municipal departments or commissions, including buildings necessary for the furnishing of adequate services for the public health, safety or general welfare.
- 202.42 **EXCAVATION:** Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.
- 202.43 **FEE:** The required charge established from time to time by Resolution of the Board of County Commissioners collected to defray the costs of processing an application, reviewing an application or inspecting the installation of public improvements.
- 202.44 **FILL:** Any act by which earth, sand, gravel, rock or other similar material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface, and shall include the conditions resulting therefrom; the difference in elevation between a point on the original ground and a designated point of higher elevation on final grade.

- 202.45 **FINAL APPROVAL:** The official action of the Planning Commission taken on a subdivision or land development after all conditions, engineering plans and other requirements have been completed or fulfilled and the required public improvements have been installed or performance guarantees properly posted for their completion, or approval conditioned upon the posting of such performance guarantees.
- 202.46 **FINAL PLAT:** A plan prepared for recording by a licensed professional land surveyor and containing all of the information required by this Ordinance.
- 202.47 **FLAG LOT:** A lot for residential use by one (1) family, which has at least fifty feet (50') of frontage on a public street in fee simple, but which has said street and which contains at least the required total area specified in 813.4.
- 202.48 **FLOOD HAZARD AREA:** The total area inundated during the flood of record, or the area delineated by the Department of Environmental Protection, by the Department of Housing and Urban Development (FEMA), from information provided by the U. S. Army Corps of Engineers or by analysis of soil condition characteristics as flood plains.
- 202.49 **FLOODPLAIN:** The area along a natural watercourse that is periodically inundated by water therefrom. For the purposes of this Ordinance, the "floodplain" shall be the same as the "flood hazard area".
- 202.50 **GARDEN APARTMENT:** A multi-family residential building no more than three (3) stories in height containing three (3) or more dwelling units which share a common entrance to the outside usually through a common corridor, and which dwelling units may have other dwelling units either above or below them.
- 202.51 **HIGH-RISE APARTMENT:** A residential building containing three (3) or more dwelling units which is seven (7) or more stories in height.
- 202.52 **IMPROVEMENTS:** Those physical changes to the land necessary to produce usable and desirable lots from raw acreage including, but not limited to: grading, paving, curb, gutter, storm sewers and drains, improvements to existing water courses, sidewalks, crosswalks, street signs, monuments, water supply facilities, and sewerage disposal facilities.
- 202.53 **INSPECTOR:** The Municipal Engineer, his authorized representative, or an engineer appointed by the County at the request of the Municipality to inspect improvements to be dedicated to the public or, in the case where improvements are not proposed to be dedicated to the public, the Land Development Officer.

- 202.54 **KEY MAP:** A small map showing where the subdivision is geographically located in relation to surrounding land uses, streets, and units or government.
- 202.55 **LAND DEVELOPMENT OFFICER:** The person appointed by the Board of County Commissioners, whose duty it is to inspect land developments, and the private improvements installed under the requirements of this Ordinance.
- 202.56 **LAND DEVELOPMENT:** Any of the following activities:
1. The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:
 - A. A group of two (2) or more residential or non-residential buildings, whether proposed initially or cumulatively; or
 - B. A single non-residential building on a lot or lots regardless of the number of occupants or tenure, including any addition to or structural enlargement of a non-residential structure which results in certain increases in lot coverage by buildings and/or paving, as specified by Article VI of this Ordinance; or
 - C. The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features;
 2. A subdivision of land; and
 3. Developments authorized to be excluded from the regulation of land development by Section 107 of this Ordinance.
- 202.57 **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 conditions), a lessee if he or she is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in the land.
- 202.58 **LOT:** A tract or parcel of land intended for the transfer of ownership, use or improvement, whether immediate or future.

- 202.59 **LOT AREA:** The area contained within the property lines of the individual parcels of land as shown on a subdivision plan, excluding space within any street, but including the area of any easement.
- 202.60 **LOT, CORNER:** A lot at the junction of and fronting on two (2) or more intersecting streets or having two (2) or more sides bounded by the same street.
- 202.61 **LOT, DEPTH OF:** A distance between the lot's mean front street line and the lot's mean rear line. The greater frontage of a corner lot is its depth and the lesser frontage is its width and such lesser frontage shall be the front street line of a corner lot.
- 202.62 **LOT FRONTAGE:** The lot line which is coterminous with a public or private street right-of-way.
- 202.63 **LOT, INTERIOR:** Any lot other than a corner lot.
- 202.64 **LOT SPLIT:** The subdivision of one (1) lot or parcel into no more than two (2) lots or parcels where no new streets are proposed to be constructed and where both lots have frontage on an existing public street.
- 202.65 **LOT, WIDTH OF:** The mean width of a lot measured at right angles to its depth.
- 202.66 **MAJOR SUBDIVISION:** Any subdivision other than a Minor Subdivision or Lot Split, as defined herein.
- 202.67 **MAINTENANCE GUARANTEE:** Any security that may be acceptable to the municipality accepting the public improvements for the purpose of guaranteeing any necessary repair of the installed public improvements.
- 202.68 **MEDIATION:** A voluntary negotiating process in which parties in a dispute mutually select a neutral mediator to assist them in jointly exploring and settling their differences, culminating in a written agreement which the parties themselves create and consider acceptable.
- 202.69 **MID-RISE APARTMENT:** A residential building containing three (3) or more dwelling units which is at least four (4) stories, but no more than six (6) stories, in height.

- 202.70 **MINOR SUBDIVISION:** A subdivision, which proposes at least two (2) but not more than ten (10) lots, including the residual parcel, if any, all of which have frontage on an improved public street, and not involving the dedication or construction of any new public street or private road and which may or may not involve the extension or creation of any public improvements.
- 202.71 **MOBILE HOME:** Any transportable, single family dwelling intended for permanent occupancy, office or place of assembly contained in one (1) unit, or in two (2) units designed to be joined into one (1) integral unit capable of later 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 permanent foundation.
- 202.72 **MOBILE HOME LOT:** A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home.
- 202.73 **MOBILE HOME PARK:** A parcel or contiguous parcels of land which have been so designated and improved that it contains two (2) or more mobile home lots for the placement thereon of mobile homes. Individual lots of record may have one Mobile Home placed on each lot, cannot be referred to as a Mobile Home Park and do not need to meet requirements of Mobile Home Park Section.
- 202.74 **MOBILE HOME PARK PLAT:** The plan layout for a mobile home park, whether preliminary or final.
- 202.75 **MOBILE HOME STAND:** That part of an individual mobile home space which has been reserved for the placement of a mobile home, including, but not limited to, any structure on or appurtenant to a mobile home space which provides utility service connections for a mobile home.
- 202.76 **MODIFICATION:** Relief from any of the provisions of this Ordinance in cases of physical hardship or where an equal or better specification is available, provided there is no detriment to the public interest.
- 202.77 **MODULAR HOME:** Any dwelling unit which is manufactured off-site and assembled at the site in sections for installation on a permanent foundation, including prefabricated, sectional and mobile home units.

- 202.78 **MUNICIPALITY:** Any city of the second class A or third class, borough, incorporated town, township of the first or second class, or any similar general purpose unit of government which shall hereafter be created by the General Assembly, to include County of the second class through eighth class.
- 202.79 **NET SITE ACREAGE:** The total mobile home park area less the land set aside for street rights-of-way, off-street parking areas and service buildings.
- 202.80 **NOT BUILDABLE:** Any lot or parcel created by a lot split which does not meet the minimum lot area requirements of this Ordinance for erecting a structure or which does not have frontage on a public street and is intended for conveyance from one landowner to another to be incorporated with an existing lot or parcel.
- 202.81 **OFF-STREET PARKING AREA:** An open area, other than a street or other public way, used for the parking of motor vehicles and available for use whether for a fee or as a service or privilege for clients, customers, suppliers or residents.
- 202.82 **OFFICIAL DATE OF FILING:** The date of the regular meeting of the Planning Commission at which the application is accepted by the Commission as complete in content and properly filed in accordance with the requirements of this Ordinance.
- 202.83 **OPEN SPACE:** Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.
- 202.84 **OWNER:** (See Developer)
- 202.85 **PARCEL:** A tract of land which is recorded in a plan of subdivision or any other tract of land described in a deed or legal instrument pursuant to the laws of the Commonwealth which is intended to be used as a unit for development or transfer of ownership.
- 202.86 **PENNDOT:** Pennsylvania Department of Transportation

- 202.87 **PERFORMANCE GUARANTEE:** Any security which may be accepted by the local municipality for the purpose of guaranteeing that the public improvements required are installed in accordance with the requirements of this Ordinance and the construction standards of the local municipality in which the improvements are located.
- 202.88 **PERMITTED USE:** Any use which shall be allowed subject to the provisions of this Ordinance and any local municipal zoning regulations which may be in effect.
- 202.89 **PERSON:** Shall mean natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, organization, or the manager, lessee, agent, servant, officer of employee or any of them.
- 202.90 **PLAN, FINAL:** (See Final Plat)
- 202.91 **PLAN, PRELIMINARY:** (See Preliminary Plan)
- 202.92 **PLANNING COMMISSION:** The Greene County Planning Commission
- 202.93 **PLAT:** The map or plan of a subdivision or land development, whether preliminary or final, pursuant to the provisions of this Ordinance.
- 202.94 **PRELIMINARY APPROVAL:** The conferral of certain rights pursuant to this Ordinance, prior to final approval, after specific elements of a development plan have been agree upon by the Planning Commission and the applicant and the requirements of this Ordinance for submission of a Preliminary Application have been met.
- 202.95 **PRELIMINARY PLAT:** A plan prepared by a registered surveyor, conforming to the requirements and containing data required by this Ordinance.
- 202.96 **PRINCIPAL BUILDING:** The building or buildings on a lot in which the principal use or uses are conducted.
- 202.97 **PRINCIPAL USE:** The primary or predominant use of any lot or structure.

- 202.98 **PRIVATE IMPROVEMENTS:** All roads, streets, walkways, gutters, stormwater management facilities, curbs, sewers and other facilities to be owned, maintained or operated by a private entity such as an individual, corporation or Homeowners' Association and constructed in accordance with the Construction Standards of the Municipality and this Ordinance and any other applicable municipal or private authority.
- 202.99 **PROHIBITED USE:** Any use that shall not be allowed under any circumstances.
- 202.100 **PUBLIC HEARING:** A formal meeting held pursuant to public notice by the Board of Supervisors or the Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this Ordinance.
- 202.101 **PUBLIC IMPROVEMENTS:** All roads, streets, walkways, gutters, stormwater management facilities, curbs, sewers and other facilities to be dedicated to or maintained by the Municipality for which plans and specifications shall comply with the Construction Standards of the Municipality in which the improvements are located.
- 202.102 **PUBLIC MEETING:** A forum held pursuant to notice under the act of July 3, 1986 (P.L. 388, No. 84), known as the "Sunshine Act."
- 202.103 **PUBLIC NOTICE:** Notice published once each week for two (2) successive weeks in a newspaper of general circulation in the County. Such notice shall state the time and place of the public hearing and the particular nature of the matter to be considered at the public hearing. The first publication shall be not more than thirty (30) days and the second notice shall not be less than seven (7) days from the date of the public hearing.
- 202.104 **RESUBDIVISION OR REPLATTING:** The further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law, including consolidation, as defined herein; or the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law.
- 202.105 **REVERSE FRONTAGE LOT:** A lot extending between and having frontage on two (2) generally parallel streets, excluding service streets.

202.106 RIGHT-OF-WAY: An area of land reserved or dedicated for public street purposes and accepted by Municipal, County or State government as recorded in the Recorder of Deeds Office, Greene County, Waynesburg, Pennsylvania.

A defined area of land between a lot with no public street frontage and the public street to provide street frontage for said lot. The street frontage and the right-of-way must be at least 50 feet wide; the agreement must provide that the connected lot can be for single family use only; that the right-of-way can be paved; that water, sewer, electric and similar services to the connected lot may be installed in the right-of-way, and that the right-of-way is permanent.

202.107 ROADWAY: (See Cartway)

202.108 SETBACK: (See Building Setback Line)

202.109 SEWAGE DISPOSAL, ON-LOT: A single system of piping, tanks or other facilities serving one (1) lot, collecting and disposing of sewage into the soil of the lot; or, a single system of piping, tanks or other facilities serving two (2) or more lots, collecting and disposing of sewage into the soil.

202.110 SEWAGE DISPOSAL, PUBLIC: A sewer system and any treatment facility owned, operated or maintained by a municipality, county, sewer authority, person or entity approved by DEP under a permit issued pursuant to the Clean Streams Law, Act 394, as amended.

202.111 SIGHT DISTANCE: The distance that an object which is eighteen inches (18") off the pavement (for example: a taillight) is visible from an eye level four and one-half (4 1/2) feet above the pavement (average height of a driver's eyes).

202.112 SIGN: Any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public.

202.113 SITE: A lot, tract or parcel proposed for a subdivision or land development.

202.114 STORMWATER DRAINAGE FACILITY: Any ditch, pipe, culvert, storm sewer or other structure, or combination thereof, designed, intended or constructed for the purpose of diverting surface water from or carrying surface water off streets, public rights-of-way, parks, recreation areas or any part of any subdivision or land development or contiguous land area.

- 202.115 **STREETS:**
- A. **ARTERIAL STREET:** A major traffic street or road serving large volumes of comparatively high speed and long distance traffic. Within Greene County, the following are arterial streets: U.S. 19, PA Route 18, PA Route 21, PA Route 218 and PA Route 221..
 - B. **COLLECTOR STREET:** A street which in addition to giving access to abutting properties, intercepts minor streets and provides a route carrying a considerable volume of traffic to community facilities and to major traffic streets. Within Greene County, all State Routes that have 4-digit route numbers are classified as collector streets.
 - C. **MINOR STREET:** A public street used primarily to provide access to abutting property.
 - D. **MARGINAL ACCESS STREET:** A public street designed to serve as primary access to those properties that front on another higher volume street.
- 202.116 **STRUCTURE:** Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.
- 202.117 **SUBDIVIDER:** (See Developer)
- 202.118 **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 ten (10) acres or more, not involving any new street or easement of access or any residential dwelling shall be exempted.
- 202.119 **SUBDIVISION, MAJOR:** (See Major Subdivision)
- 202.120 **SUBDIVISION, MINOR:** (See Minor Subdivision)
- 202.121 **SURVEYOR:** A licensed land surveyor registered by the Commonwealth of Pennsylvania.

- 202.122 **TOWNHOUSE:** A multi-family residential building no more than two and one-half (2 1/2) stories in height and which contains at least three (3) dwelling units, each of which are separated from the adjoining unit or units by a continuous unpierced vertical wall extending from the basement to the roof, each unit having independent access directly to the outside and having no other dwelling unit above or below.
- 202.123 **UNDEVELOPED LAND:** Land in parcels sufficiently large for future subdivision that is presently in agriculture, woodland or lying fallow.
- 202.124 **WATERCOURSE:** A permanent stream; intermittent stream; river; brook; creek; or a channel or ditch for water whether natural or man-made.
- 202.125 **WATER SUPPLY, PRIVATE:** A system for supplying and distributing adequate potable water to a single dwelling or building from a source.
- 202.126 **WATER SUPPLY, SEMI-PUBLIC:** A system for supplying and distributing adequate potable water to more than one (1) dwelling or building from a source.
- 202.127 **WATER SUPPLY, PUBLIC:** A system required to obtain a permit from DEP.