

ARTICLE II — DEFINITIONS

SECTION 2:10 GENERAL INTERPRETATION

Unless otherwise stated hereafter, words and phrases within this Ordinance shall have the meaning assigned in this Article. Terms not defined in this Article shall be interpreted according to common usage or as the context may imply. For the purpose of this Ordinance, certain terms and words have been defined and/or interpreted below:

- 2:101 Words used in the present tense shall include the future tense.
- 2:102 Words in the singular shall include the plural and words in the plural shall include the singular.
- 2:103 Words in the masculine gender include the feminine and the neuter.
- 2:104 The words “shall”, “will”, and “must” are mandatory.
- 2:105 The words “can” or “may” are permissive.
- 2:106 The word “person” includes an “individual”, “company”, “partnership”, “corporation”, “association”, “unincorporated association”, or other similar entities.
- 2:107 The words “used for” include “designed for”, “arranged for”, “intended for”, “maintained for”, or “occupied for”.
- 2:108 The word “building” and “structure” shall be construed as if followed by the phrase “or part thereof”.
- 2:109 The word “lot” shall include the terms “plot”, “parcel”, “site” and “tract”.
- 2:110 The word “Township” shall refer to Rockland Township, Berks County, Pennsylvania.

SECTION 2:20 SPECIFIC TERMS

Agriculture (General): The cultivation of the soil and the raising and harvesting of the products of the soil, including but not limited to horticulture, animal husbandry, commercial crop storage, and orchard but does not include commercial forestry or the extraction of minerals or water from the ground for any purpose other than in support of the on-site agricultural use.

Agriculture (Intensive): Specialized agricultural activities including but not limited to mushroom, egg, and poultry production and dry lot livestock

production, which, due to the intensity of production or raw material storage needs, necessitate special control of operation, raw material storage and processing, and disposal of liquid and solid wastes. Intensive agricultural activities shall also include any general agricultural activity involving more animal equivalent units per acre than specified in the Zoning Ordinance.

Alley: See Service Street

Applicant: A landowner, subdivider or developer, including his heirs, successors, and assigns, who has filed an application for subdivision or land development. [See also: Developer, Subdivider]

Application for Development: Every application, whether preliminary or final, required to be filed and approved prior to start of construction, subdivision or development, including but not limited to an application for a building permit, for the approval of a subdivision plan, for the approval of a land development plan, or for the approval of a planned residential development.

Authority: A body politic and corporate created pursuant to the act of May 2, 1945 (P.L. 382, No. 164), known as the "Municipality Authorities Act of 1945."

Block: A tract of land or a lot or group of lots, bounded by streets, public parks, railroad rights-of-way, water courses or bodies of water, boundary lines of the Township, or by any combination of the above.

Board of Supervisors: Board of Supervisors of the Township of Rockland, Berks County, Pennsylvania.

Builder: A person, who is not necessarily the owner of the land or agent of the same, who by contract or other agreement is charged with the responsibility of construction of buildings or other structures, or of making any construction improvements on any parcel of land.

Building: A structure enclosed within exterior walls or fire walls, built, erected or framed of component structural parts, designed for the enclosure and support of individuals, animals or property of any kind.

Building Setback: The minimum distance a principal building or structure must be set back from the street right-of-way line (except the right-of-way of a service street).

Building Setback Line: The line within a property establishing the minimum required distance between any principal building or structure or portions thereof to be erected or altered and a street right-of-way (except the right-of-way of a service street). The distance shall be measured at right angles from the street

right-of-way line that abuts the property, and the building setback line shall be parallel to said right-of-way line as specified in the Zoning Ordinance.

Cartway: The portion of a street right-of-way, whether paved or unpaved designed for vehicular use.

Clear Sight Triangle: An area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersections of the street centerlines.

Common Open Space: A parcel or parcels of land or an area of water, or a combination of land and water, within the development site designed and intended for use or enjoyment of all residents of the development in which it is located. Land included within the right-of-way lines of streets shall not be classified as common open space. Common open spaces shall not include required open areas between buildings and between buildings and street rights-of-way, driveways, parking areas and property lines in the development. No dwelling unit, residential accessory buildings, or parking areas may be located within common open spaces.

Common Parking Area: A parking facility other than those provided within the lot lines of a lot on which one single family detached dwelling or residential conversion is located.

Comprehensive Plan: The official document titled the Eastern Berks County Region Comprehensive Plan, as adopted by the Rockland Township Board of Supervisors.

Condominium: A form of ownership of real property, as defined in the Pennsylvania Uniform Condominium Act of 1980, which includes an undivided interest in a portion of a parcel, together with a separate interest in a space within a structure.

County: The County of Berks, Commonwealth of Pennsylvania.

County Planning Commission: The Planning Commission of the County of Berks.

Crosswalk (Interior Walk): A publicly or privately owned right-of-way for pedestrian use extending from a street into a block, or across a block to another street.

DBH: The diameter of a tree at breast height measured 3.5 feet from the ground surface.

Dedication: The appropriation of land by its owner for any general and public use, reserving to himself no other rights than those that are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

Detention Basin: An impoundment designed to collect and detain stormwater runoff by temporarily storing the runoff and releasing it at a predetermined rate. Detention basins are designed to drain completely shortly after any given rainfall event and are dry until the next rainfall event.

DEP: The Pennsylvania Department of Environmental Protection.

Developer: Any landowner, agent of such landowner, equitable owner of land with the permission of such landowner or tenant with the permission of such landowner, who makes or causes to be made the improvements associated with a subdivision or land development. The developer may also be the subdivider as defined herein. [See also: Applicant, Subdivider]

Development: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, the placement of mobile homes, streets and other paving, utilities, mining, dredging, filling, grading, excavation, drilling operation, the storage of equipment or materials, or the subdivision of land.

Development Agreement: A written contract between a subdivider or developer and the landowner, on one hand, and the Township, on the other, specifying the conditions of final approval by the Township, and providing for the completion and dedication of critical improvements, and financial security for the completion of public improvements, as required by this Ordinance and the Pennsylvania Municipalities Planning Code. [See also: Guarantee, Maintenance; Guarantee, Improvements Performance]

Development Plan: The provisions for development of a planned residential, commercial, or industrial development, including a plat of subdivision, all covenants related, to use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase “provisions of the development plan” when used in this ordinance shall mean the written and graphic materials referred to in this definition.

Drainage Area: The watershed area measured from a point of discharge in the watercourse.

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

Drainage Facility: Any ditch, gutter, pipe, culvert, stormwater or other structure designed, intended, or constructed for the purpose of diverting surface waters

from or carrying surface waters off streets, public rights-of-way, parks, recreational areas, or any property, lot or part of any subdivision or land development or contiguous land areas.

Driveway: A private means of vehicular and pedestrian access from a public or private street to a single lot.

Driveway, Common: A driveway providing access to not more than two contiguous lots, which is established and maintained in accordance with the applicable requirements of this Ordinance, the Township Zoning Ordinance, the Township Driveway Ordinance and all other applicable laws and regulations. [See also: Driveway]

Dwelling: Any building or structure or portion thereof arranged, intended, designed or used as the living quarters for one or more families living independently of each other. Such buildings as hospitals, hotels, boarding, rooming, lodging houses, nursing homes, motels, and institutional residences are not included in the definition of dwelling. [See also: Township Zoning Ordinance, as applicable; Building and Structure]

Single Family Detached Dwelling: A building arranged, intended or designed to be occupied exclusively as a residence for one family and having no common wall with an adjacent building.

Mobile Home: A transportable, single family dwelling constructed in accordance with the specifications of the State of Pennsylvania intended for permanent occupancy contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it maybe used without a permanent foundation.

Modular Home: Any structure designed primarily for residential occupancy which is wholly or in substantial part made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on the building site. Housing units defined as mobile homes are excluded from this definition.

Earthmoving Activity: Activity resulting in the movement of earth or stripping of vegetative cover from the earth.

Earth Disturbance, Regulated: Activity involving Earth Disturbance is subject to regulation under 25 PA Code Chapter 92, Chapter 102, or the Clean Streams Law.

Easement: A grant by the property owner to the public, a corporation, a person, or group of persons, or another tract of land, or a use of land for specified purposes.

Endorsement, County: The application of the County Planning Executive Commission's appropriate stamp and the signature of the Executive Director of the County Planning Commission to the Final Plan. [See also: County Planning Commission]

Endorsement, Township: The application of the signatures of at least a majority of the Township Board of Supervisors, a majority of the Township Planning Commission and the Township Engineer on the Plan.

Engineer: A professional engineer, licensed in Pennsylvania, and privately contracted by a developer to perform the duties of an engineer as herein specified.

Engineer, Township: A professional engineer, licensed in Pennsylvania, and duly designated by the Township to perform the duties of engineer as herein specified.

Erosion: Process by which the surface of the land, including channels, is worn away by water, wind or chemical action. [See also: Land Disturbance; Erosion, Accelerated]

Erosion, Accelerated: The removal of the surface of the land through the combined action of man's activities and natural processes at a rate greater than would occur from natural processes alone. [See also: Land Disturbance; Erosion]

Excavation: Any act by which earth, sand, gravel, rock, or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated, or moved, including the conditions resulting therefrom.

Exceptional Value (EV) Stream: A surface water that meets one or more of the conditions as listed in Chapter 93, Title 25 of the PA Code.

Fence: A man-made barrier placed or arranged as a line of demarcation between lots or to enclose a lot or portion thereof. This term shall be deemed to include a wall.

Fill: (i) Any act by which earth, sand, gravel, rock, or any other 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, including the conditions resulting therefrom; (ii) the difference in elevation between a point on the original ground and designated point of higher elevation on the final grade; (iii) the material used to make a fill.

Floodplain Area: A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source. The basis for delineation shall be prescribed in the Township Zoning Ordinance, Floodplain Management Ordinance and the most recent Federal Emergency Management Agency (FEMA) mapping.

Geologist: A professional geologist, licensed in Pennsylvania, and duly designated by the Township or others to perform the duties as herein specified.

Governing Body: The Rockland Township Board of Supervisors.

Grade: The inclination, with the horizontal, of a road, unimproved land, etc., which is generally expressed by stating the vertical rise or fall as a percentage of the horizontal distance.

Guarantee, Improvements Performance: Any security which may be required of a developer by the Township in lieu of a requirement that certain improvements be made before the Township approves the developer's subdivision plan or land development plan. Such security may include, but is not limited to, those instruments cited below as acceptable for maintenance guarantees. [See also: Guarantee, Maintenance; Development Agreement]

Guarantee, Maintenance: Any security which may be required of a developer by the Township for a period of eighteen (18) months following final acceptance by the Township for improvements installed by the developer. Such security may include, but is not limited to, Federal or Commonwealth lending institution irrevocable letter of credit or restricted escrow account. [See also: Guarantee, Improvements Performance; Development Agreement]

Impervious Surface: Material, which is impenetrable and unable or severely limited in the infiltration of water, including but not limited to, buildings, structures, and paved areas (driveways, parking lots, etc.). "Impervious surface" shall include areas covered by roofs, concrete, asphalt, or other man-made cover. The Township Engineer shall decide any dispute over whether an area or surface is impervious.

Improvements: Physical changes to the land, including, but not limited to, buildings, streets, curbs, gutters, street lights and signs, utilities, storm drainage lines, stormwater management structures (including retention & detention basins, culverts & swales), walkways, recreational facilities, open space improvements, street trees, buffer or screen plantings, and all other additions to the tract that are required by Ordinance or are required in an approved Subdivision or Land Development Plan.

Improvements, Public: Improvements, including but not limited to those contained in the definition of “Improvements,” that are intended for dedication to the Township, either in fee or by easement. [See also: Improvements]

Land Development: any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - (i) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - (ii) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- (2) A subdivision of land;
- (3) Development in accordance with §503(1.1)(i) and (iii) of the Municipalities Planning Code. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building shall not be considered a land development for purposes of this Ordinance.

Land Development, Minor: A land development plan that is viewed by the Township Planning Commission as creating minimal impact to the community and limits land disturbance on a property. These projects are reviewed consistent with Section 3:803 under a streamlined review procedure.

Land Disturbance: Any activity, which causes land to be exposed to the danger of erosion, including clearing, grading, filling, plowing (except agricultural uses), or any other earthmoving, as defined. [See also: Erosion; Erosion, Accelerated]

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 under a written lease, who has written authorization of the legal owner, shall be deemed to be a landowner for the purpose of this Ordinance.

Land Planner: A recognized licensed professional individual or firm affiliated with registered engineers, architects, and/or surveyors capable of preparing development plans.

Lot: A tract or parcel of land, regardless of size, held in single or joint ownership, not necessarily a lot, or lots shown on a duly recorded map, which is occupied or capable of being occupied by buildings, structures and accessory buildings, including such open spaces as are arranged, designed or required. The term lot shall also mean parcel, plot, site or any similar term.

Corner Lot: A lot situate at and abutting the intersection of two streets having an interior angle of intersection not greater than one hundred thirty five (135) degrees.

Flag Lot: An irregularly shaped lot characterized by an elongated extension from a street to the principal part of the lot. The flag shape of the lot is normally intended to provide for access to an otherwise landlocked interior parcel.

Interior Lot: A lot other than a corner lot, the sides of which do not abut a street.

Reverse Frontage Lots: Lots which front on one public street but provide vehicular access solely from another public street at the rear of the lot.

Through Lot: An interior lot having frontage on two (2) parallel or approximately parallel streets.

Lot Area (Gross): The space contained within the lot lines, including land area within all existing and future/ultimate street rights-of-ways, areas delineated as "wetlands", areas identified as common open space, and land area within all utility, municipal and stormwater easements.

Lot Area (Net): The space contained within the lot lines, excluding land area within all existing and future/ultimate street rights-of-ways, areas delineated as "wetlands," areas identified as common open space and land area within all utility, municipal and stormwater easements. The Net Lot Area for all proposed lots shall be equivalent to or greater than the minimum lot size for the Zoning District in which the lot is located.

Lot Coverage: The percentage of a lot covered by principal and accessory buildings.

Lot Depth: The mean average horizontal distance between the front and the rear lot lines.

Lot Frontage: That portion of a lot that fronts on a single street.

Lot Line, Front: The line separating a lot from the street. The front lot line is also the street line.

Lot Line, Rear: The lot line that is opposite the front lot line. The rear line of any triangularly or irregularly shaped lot shall be established such that it will be at least ten feet long.

Lot Line, Side: Any lot line other than a front or rear lot line.

Lot of Record: A lot or parcel recorded in the office of the Recorder of Deeds of Berks County, Pennsylvania.

Lot Width: The horizontal distance between side lot lines when measured at (a) the street line, the minimum lot width shall be provided contiguous along the street line of one street, and (b) the minimum building setback line, the minimum lot width shall be provided contiguous along the minimum building setback line established from one street. In the case of a corner lot, the minimum lot width must be provided along the street line and minimum building setback line established from one street only.

Manufactured Home: A factory-built, single family structure that meets the National Manufactured Home Construction and Safety Standards Act [See also: Mobile Home]

Manufactured Home Lot: [for purposes of the National Flood Insurance Program only; see Mobile Home Lot]

Manufactured Home Park or Subdivision: [for purposes of the National Flood Insurance Program only; see Mobile Home Park]

Marker: A solid steel bar or iron pipe of at least 3/4" in diameter and at least 30" in length.

Minimize: To reduce to the smallest amount possible. "Minimize" shall not mean complete elimination but shall require that the most substantial efforts possible under the circumstances have been taken to reduce the adverse effect of the action required to be minimized. With respect to activities, the conduct of which is adverse to the conservation of natural features of land, the requirement to "minimize" shall include but not be limited to the requirement that the placement of dwellings and other structures and the location of roads, sedimentation and erosion control devices, and earthmoving activities shall be planned and designed so as to permit the adverse effect of the activity in question to be reduced to the smallest amount possible under the circumstances, consistent with the otherwise permitted development.

Mobile Home: A transportable, single-family dwelling constructed in accordance with the specifications of the Commonwealth of Pennsylvania, intended for permanent occupancy contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

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, which is leased by the park owner to the occupants of the mobile home erected on said lot.

Mobile Home Park: A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

Monument: A tapered, permanent survey reference point of concrete with a flat top of at least 4" in diameter or square, containing a copper or brass dowel (3/4" drill hole) and a length of at least 30".

Municipalities Planning Code ("MPC"): The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended and reenacted by Act 170 of 1988. 53 P.S. 10101, et seq, and any subsequent amendments thereto.

Municipality: Township of Rockland, Berks County, Pennsylvania.

One Hundred Year Flood: A flood that, on the average, is likely to occur once every one-hundred (100) years; i.e., that has a one percent (1%) chance of occurring each year, although the flood may occur in any year.

Open Space: An area of unoccupied space located on the same lot with the principal use.

Owner: Any person, firm, association or syndicate, co-partnership, or corporation having a proprietary interest in any land sought to be subdivided or developed in pursuance with this resolution.

Parcel: See Lot above.

Plan: The proposal for development, including a part of subdivision, all covenants, grants or easements and other conditions relating to use, location and bulk of buildings, density of development, common open space and public facilities.

Plan, As-Built: A corrected final plan, showing dimensions and locations of all streets and other improvements as actually constructed.

Plan, Conservation: A plan to accompany preliminary and final plan submissions that shows all existing natural features within a proposal.

Plan, Final: A complete and exact subdivision or land development plan (and including all required supplementary data), prepared for official recording of a subdivision by statute, to define property rights and proposed streets and other improvements prepared by a Registered Engineer or Registered Surveyor.

Plan, Improvements Construction: A component of the preliminary and final plan, prepared by a registered engineer, showing the construction details of streets, drains, sewers, stormwater management facilities, water supply systems, bridges, culverts, and other improvements as required, including profiles and cross-sections.

Plan, Major Street: That element of the Township Comprehensive Plan, now or hereafter adopted, which shows the general location, alignment, and dimensions, and the identification and classification of existing and proposed major streets, highways, and other thoroughfares.

Plan, Official: The Comprehensive Development Plan and/or Master Plan and/or Future Land Use Plan and/or Ultimate Right-of-Way Plan and/or Official Map and/or Topographical Survey and/or other such plans, or portions thereof, as may have been adopted, pursuant to statute, for the area of the Township in which the subdivision is located.

Plan, Preliminary: A tentative subdivision or land development plan (and including all required supplementary data), of lesser detail than a final plan, showing approximate proposed street and lot layout as a basis for consideration of a major subdivision prior to preparation of a final plan prepared by an Engineer, Surveyor, or Land Planner.

Plan, Record: The copy of the Final Plan which contains the original endorsements of the County Planning Commission, the Township Planning Commission and the Township Supervisors, and which is intended to be recorded with the County Recorder of Deeds and prepared by a Registered Engineer or Registered Surveyor.

Plan, Site Design and Layout: A component of the preliminary and final plan, prepared by a registered engineer, showing: property lines, existing and proposed streets, lots, buildings, public areas, drainage facilities, erosion and sedimentation control measures, easements, lighting, landscaping and other details pertinent to the proposal.

Plan, Sketch: An informal plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings and the general layout of a proposed subdivision or land development prepared by the applicant, an Engineer, a Surveyor, or Land Planner.

Planning Commission: Planning Commission of Rockland Township, Berks County, Pennsylvania.

Plat: A map or plan of a subdivision, whether Preliminary or Final.

Public Grounds: Includes (1) parks, playgrounds and other public areas, and (2) sites for publicly owned buildings and facilities.

Reserve Strip: A parcel of ground in separate ownership separating a street from other adjacent properties, or from another street, either proposed or existing.

Resubdivision: A change in map of an approved or recorded subdivision plat, if such change affects any street layout on such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions [see also Subdivision].

Retention Basin: A reservoir, formed from soil or other material, which is designed to detain temporarily a certain amount of stormwater from a catchment area and which also may be designed to permanently retain additional stormwater runoff from the catchment area. Retention basins also may receive fresh water from year-round streams. Unlike detention basins, retention basins always contain water, and thus may be considered man-made lakes or ponds.

Right-of-way: The total width of any land reserved or dedicated as a street, alley, or crosswalk, or for any other public or private purpose.

Roadway: See Cartway.

Runoff: The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.

Sediment: Solid material, both mineral and organic, that is in suspension, is being transported, or has been moved from its site of origin by wind, water, or gravity. [See also: Sedimentation]

Sedimentation: The process by which mineral or organic matter is accumulated or deposited by wind, water, or gravity. [See also: Sediment]

Sewage Facilities: A system of piping, tanks or other facilities for the purpose of sewage collection, conveyance, treatment and disposal which will prevent the

discharge of untreated or inadequately treated sewage or other waste into waters of the Commonwealth or otherwise provide for the safe and sanitary treatment and disposal of sewage or other waste. The term includes:

- A. Individual Sewage Facility: A sewage facility serving a single lot which collects, treats and disposes of sewage in whole or in part into the soil or waters of the Commonwealth or by means of conveyance to another site for final disposal. The term includes:
 - 1. Individual on-lot sewage system: An individual sewage facility which collects, conveys, treats and disposes of sewage into a soil absorption area or spray field or by retention in a retaining tank on the lot where the sewage is generated.
 - 2. Individual sewerage system: An individual sewage facility which collects, conveys, treats and disposes of sewage by means other than renovation in a soil absorption area or retention in a retaining tank.

- B. Community Sewage Facility: A sewage facility, whether publicly or privately owned, for the collection of sewage from two or more lots, or two or more equivalent dwelling units (EDU's) and the treatment or disposal, or both, of the sewage on one or more of the lots or at another site.
 - 1. Community on-lot sewage system: A sewage facility serving two or more lots, or two or more equivalent dwelling units (EDU's), which collects, conveys, treats and disposes of sewage into a soil absorption area or spray field or retaining tank and located on one or more of the lots or at another site.
 - 2. Community sewerage system: A publicly or privately owned community sewage system which uses a method of sewage collection, conveyance, treatment and disposal other than by renovation in a soil absorption area or retention in a retaining tank.

Sight Distances: The required length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic. Sight distance measurement shall be made from a point 3.5' above the centerline of the road surface to a point 0.5' above the centerline of the road surface.

Steep Slopes: Those areas of land where the grade is fifteen (15) percent or greater. Slope shall be measured as the change in elevation over the horizontal distance between consecutive contour lines. Slope shall be measured over three (3) two (2) foot contour intervals (six (6) cumulative vertical feet of slope). All slope measurements shall be determined by a topographic survey signed and sealed by a registered surveyor or engineer licensed to practice in the Commonwealth of

Pennsylvania.

Stormwater: Water, which surfaces, flows, or collects during and subsequent to rain or snowfall.

Stormwater Management Detention Facility(s): Those facilities, including but not limited to detention/retention basins, detention/retention berms, infiltration/recharge pits and/or trenches, designed to regulate and control stormwater runoff rate, erosion and sedimentation. [See also: Detention Basin; Retention Basin; Erosion; Runoff; Sedimentation]

Street: A public or private right-of-way, excluding driveways, intended as a means of vehicular and pedestrian travel, furnishing access to abutting properties. The word, "street" includes road, thoroughfare, avenue, boulevard, court, drive, expressway, highway and similar terms.

Collector Street (Major or Minor): A street which, in addition to providing access to abutting properties, intercepts minor streets to provide a route serving fifty (50) or more dwelling units to give access to community facilities and/or arterial streets or other collector streets. Streets within an industrial or commercial development shall be considered collector streets.

Cul-De-Sac Street: A local street intersecting another street at one end, and terminating in a vehicular turnaround at the other end.

Internal Street: A local street used for circulation and access within a development involving commercial and/or industrial land uses.

Local Street: A Street used primarily to provide access to residential properties.

Marginal Access Street: A local street, parallel and adjacent to an arterial or collector street (but separating it by a reserve strip) which provides access to abutting properties and control of intersections.

Service Street (Alley): A minor right-of-way providing secondary vehicular access to the side or rear of two or more properties.

Single-Access Street: A local street, including but not limited to, a cul-de-sac or loop design, which has only one point of intersection with an existing street or with a proposed street having more than one access point.

Street Line: The dividing line between a lot and the outside boundary of a public street, road, or highway right-of-way, legally open or officially mapped by a municipality or higher governmental authority, between a lot and the outside

boundary of a street shown on a recorded subdivision or land development plan, or between a lot and a private street or road which the owners or tenants of one or more lots held in single and separate ownership have a right-of-way.

Structure: Any man-made object having an ascertainable stationary location on land or water, whether or not affixed to the land. [See also: Building]

Subdivider: Any individual, firm, partnership, association, corporation, estate, trust, or any other group or combination acting as a unit (or agent authorized thereby) which undertakes the subdivision or development of land. [See also: Applicant, Developer, Land Development, Subdivision]

Subdivision: The division or re-division of a lot, tract, or parcel of land into two 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 not involving any new street or easement of access or any residential dwelling, shall be exempted.

Subdivision, Minor: The division of a tract of land for limited single-family detached dwelling purposes, consistent with the terms of this Ordinance, in which site disturbance is minimized and applicable review procedures are streamlined.

Substantially Completed: A site condition where, in the judgment of the Township Engineer, at least 90% (based on the cost of the required improvements for which financial security was posted pursuant to this Ordinance) of those improvements required as a condition of final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied, or operated for its intended purpose.

Surveyor: A licensed surveyor registered by the Commonwealth of Pennsylvania.

Topsoil: Natural and friable loam containing sufficient humus and nutrients to support plant growth.

Township: Rockland Township, Berks County, Pennsylvania.

Township Planning Commission: The Planning Commission of Rockland Township.

Water Supply System: A system designed to transmit water from the source to users, in compliance with the requirements of the appropriate state agencies and the Township.

On-Lot Water Supply System: A water supply system which transmits

water from a source on the lot to one (1) dwelling, principal use, or lot.

Community Water Supply System: A water supply system which transmits from a common source to more than one (1) dwelling, principal use, or lot.

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

Wetlands: Those areas that are inundated and saturated by surface or groundwater at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas; or as defined by the Pennsylvania Department of Environmental Protection.

Woodland: Areas that include at least 10,000 square feet of land area, where the predominant size of trees is over 6 inches DBH.

Yard: An open space on the same lot with a structure (or a group of structures) which lies between the structure (or a group of structures) and a lot line, and which is unoccupied and unobstructed from the ground upward except as herein permitted.

Front Yard: A yard extending the full width of the lot between a principal building or structure and the front lot line. On lots abutting more than one public street other than an alley, the front yard requirement shall apply fronting each public street.

Rear Yard: A yard extending the full width of the lot between a structure and a rear lot line.

Side Yard: A yard extending from the front yard to the rear yard between a structure and the nearest side lot line.

Zoning Ordinance: Rockland Township Zoning Ordinance of 2010 and any future amendments thereto.