

driveways, retaining walls, gravel areas, pavers, and walkways. (Ord. 1072. Passed 12-21-15.)

(51) "Height of building" means a building's vertical measurement from the mean level of the ground abutting the building to a point midway between the highest and lowest points of the highest roof.

) "Historic value" shall mean any structure that is:

A. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; or

C. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by an approved program of the Commonwealth of Pennsylvania; or

D. Historic resources identified in the most updated version of the Borough of Swarthmore "Historic Resources Survey" (originally compiled in 2001).

(Ord. 1056. Passed 11-12-13.)

(52) "Home-based business" means a business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential property and which involves no more than two customer, client and/or patient vehicular visits per hour, and/or ten vehicular visits per day, and no pickup, delivery or removal functions to or from the premises in excess of those normally associated with residential use. The business or commercial activity must satisfy all of the following requirements:

A. The business activity shall be compatible with the residential use of the property and with surrounding residential uses;

B. The business shall employ no more than two employees other than family members residing in the dwelling. If there is more than one business activity, then all business activities must not, in the aggregate, employ more than two employees other than immediate family members residing in the dwelling;

C. There shall be no display of retail goods and no stockpiling or inventory of a substantial nature;

D. There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights, except that a home-based business may be identified by a non-internally lighted sign not exceeding six inches by eighteen inches, stating only the name and general nature of the business. A permit for such sign shall be of limited duration and shall expire after one year;

E. The business activity may not use any equipment, materials or processes which create noise, vibration, glare, fumes, odors or electrical or electronic interference, including but not limited to interference with radio or television reception, which is detectable in the neighborhood;

F. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood;

G. Except as allowed in the Borough's regulations concerning accessory structures, the business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area in the dwelling unit. If there is more than one business activity, then all business activities must not, in the aggregate, occupy more than 25% of the habitable floor area of the dwelling unit;

H. Employee, customer, client, or patient visits and pickup, delivery and removal functions cannot occur earlier than 7 a.m. or later than 10 p.m.;

I. No space may be rented out or otherwise allocated for use by anyone other than the owner or tenant of the premises and their employees.

(Ord. 973. Passed 12-8-03.)

3) "Industry, heavy" means a use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in the storage of, or manufacturing processes using, flammable or explosive materials, or the storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

(54) "Industry, light" means a use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including the processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such

out excluding basic industrial processing. "Heavy industry" is specifically excluded from this definition.

(Ord. 925. Passed 6-8-98.)

(55) "Inn" means a commercial facility primarily intended to offer transient lodging accommodations on a daily rate to the general public and which may provide additional services or amenities, such as a restaurant, meeting rooms, recreational facilities, office and retail space.

(Ord. 990. Passed 6-13-05.)

(56) "Interior storage" means the storage of vehicles or materials within an enclosure of opaque material that can be secured against entry.

(Ord. 774. Passed 8-23-76.)

(57) "Land site" means a tract or parcel of land that contains a wireless communications facility, which may include other uses associated with and ancillary to wireless communications transmission.

(Ord. 919. Passed 7-14-97.)

(58) "Long-term care facility" means an institution or a distinct part of an institution that is licensed or approved to provide health care under medical supervision for twenty-four or more consecutive hours to two or more patients. A long-term care facility may be either a skilled nursing facility, where patients receive a minimum number of hours of nursing care daily, or an intermediate care facility, where patients receive less than the specified number of hours of nursing care daily. Long-term care facilities can provide, in addition to maintenance care, restorative services. Hospices are also examples of long-term care facilities.

(Ord. 925. Passed 6-8-98.)

(59) "Lot" means a parcel of land separately described by metes and bounds, recorded in the office of the Recorder of Deeds of Delaware County by deed description or by an approved subdivision plan.

(60) "Net lot area" means the area of land included within the title lines of a lot except that area set aside as a right of way for a street.

(61) "Lot coverage" means the area of land covered by buildings, including garages, carports, permanently covered and/or sided porches and decks and uncovered decks or porches more than an average height of two feet above grade as a ratio to the net lot area. This ratio is the complement to the open space ratio, as defined in the Swarthmore Borough Comprehensive Plan.

(Ord. 774. Passed 8-23-76.)

() "Low-slope roof" shall mean a category of roof that generally includes weatherproof membrane types of roof systems installed on slopes at or less than 3:12 (14 degrees).

(Ord. 1056. Passed 11-12-13.)

(62) "Major arterial street" means Baltimore Pike.

(Ord. 927. Passed 6-8-98.)

(63) "Mobile home" means a transportable, single-family dwelling 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 instructions, and constructed so that it may be used without a permanent foundation.

(64) "Mobile home lot" means 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.

(65) "Mobile home park" means 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.

(Ord. 925. Passed 6-8-98.)

(66) "Modification" means any change in a building that involves an addition or deletion of building materials.

(67) "New construction" means the placement of any structure on an unimproved lot or an addition to an existing structure that