

A condition that constitutes a clear and immediate danger to the health, welfare, or safety of the public, or has caused or is likely to cause facilities in the rights-of-way to be unusable and result in loss of the services provided.

[Added 1-25-2016 by Ord. No. 2-2016]

#### **ESSENTIALLY DRY SPACE**

A space which will remain dry during flooding, except for the passage of some water vapor or minor seepage, with a structure substantially impermeable to the passage of water.

#### **FAMILY**

Any number of individuals living together as a single, nonprofit housekeeping unit and doing their cooking on the premises, which said individuals are related by blood, marriage or adoption, including any number of foster children under the care of foster parent(s); or no more than five unrelated individuals living together as a single nonprofit housekeeping unit and doing their cooking in one kitchen on the premises. This definition does not include the occupants of a club, fraternity house, lodge or boarding-, lodging or rooming house, or persons accommodated in an institutional setting.

#### **FARM BUILDING**

Any building used for storing agricultural equipment or farm produce or products, housing livestock or poultry or processing dairy products. The term "farm building" shall not include dwellings, but shall include a barn or silo.

#### **FCC**

Federal Communications Commission.

[Added 1-25-2016 by Ord. No. 2-2016]

#### **FENCE**

An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land. The term "fence" shall include walls.

[Added 7-26-1994 by Ord. No. 2-1994; amended 6-4-2004 by Ord. No. 5-2004]

#### **FLOODPLAIN CONSERVATION DISTRICT**

See Article XVI, FPC Floodplain Conservation District, § 139-77,<sup>[3]</sup> for pertinent definitions.

#### **FLOOR AREA**

The sum of the area of the several floors of a building or buildings measured from the face of the exterior walls or from center lines of walls separating two buildings.

[Added 5-14-2001 by Ord. No. 1-2001]

#### **FLOOR AREA RATIO**

Floor area divided by gross tract area. For the purposes of this definition, the gross tract area excludes road and utility rights-of-way.

[Added 10-22-2007 by Ord. No. 8-2007]

#### **FORESTRY**

The management of forest and timberlands when practiced in accordance with sound forest management practices as defined in Chapter 73 of the Code through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any existing, proposed or future land development.

[Added 6-25-2001 by Ord. No. 4-2001]

#### **GAMING and OFF-TRACK BETTING**

Operations licensed in Pennsylvania to engage in services related to and including wagering as related to horse racing or similar activities.

[Added 1-24-2011 by Ord. No. 2-2011]

#### **GARAGE, PRIVATE**

An accessory building or part of a principal building used for the storage of motor vehicles owned and used by the occupant of the premises.

**GARAGE, PUBLIC**

A building, not a private garage, used for the repair, servicing or storage of motor vehicles, but not to include a marshaling yard, trucking facility, facility for storage and repair of earthmoving or construction equipment or motor vehicle wrecking facility.

**GARDEN CENTER**

Land and buildings where the wholesale or retail sale of nursery stock and garden supplies takes place. Such nursery stock and supplies may include any of the following: ornamental plants, flowers, shrubs and trees cultivated in a nursery; seed, fertilizer, garden pesticides and herbicides in retail quantities and packaging; garden hand tools; plant containers; garden statuary and furniture; landscape lighting; bird feeders and supplies; and seasonal ornaments and novelties such as Christmas wreaths and decorations. Such use may include the provision of landscape design and/or installation services, provided that such services are ancillary to the principal use and offered to clients whose residence or place of business exists elsewhere. Outdoor storage of lawn and garden supplies such as mulch, fertilizer, topsoil and related landscape or garden supplies, such as ornamental stone or gravel, are permitted only where expressly authorized by the regulations governing the jurisdictional zoning district.

[Added 10-27-1997 by Ord. No. 5-1997]

**GOVERNMENT OFFICES**

Offices for use by Township, county, state or federal governmental agencies.

[Added 10-22-2007 by Ord. No. 8-2007]

**GROWER/PROCESSOR, MEDICAL MARIJUANA**

A person, including a natural person, corporation, association, trust or other entity, or any combination thereof, which holds a permit issued from the Department of Health under Act 16 of 2016, the Medical Marijuana Act,<sup>[4]</sup> to grow and process medical marijuana. The term does not include a "health care medical marijuana organization" under Chapter 19 of the Act.

[Added 7-10-2017 by Ord. No. 4-2017]

**HABITABLE ROOM**

A room as bounded by fixed partitions and doorways, other than kitchens, dinette kitchens, utility rooms, bathrooms, offices, shops, common rooms and circulation and closet space.

**HEAT LOAD**

The amount of heat attributable to reflective glare from solar energy systems measured as degrees Fahrenheit above the average ambient outdoor air temperature.

[Added 6-20-2011 by Ord. No. 6-2011]

**HEAVY INDUSTRY/MANUFACTURING**

The assembly, construction, fabrication, machining, manufacturing and processing of materials or goods that have the potential, when not managed, to emit noxious smells, high ambient sound levels, excessive light or glare, or pollutants. Such facilities include animal product manufacturing, sawmills, pulp and paper mills, petroleum refining, chemical manufacturing, cement manufacturing, metal manufacturing, and transportation equipment manufacturing.

[Added 1-24-2011 by Ord. No. 2-2011]

**HEIGHT OF BUILDING**

A building's vertical measurement from the mean level of the ground surrounding the building to a point midway between the highest and lowest points of the roof, provided that chimneys, spires, towers, elevator penthouses, tanks and similar projections of a building shall not be included in calculating the height but shall not be permitted to exceed the height of the building by more than 25%.

[Amended 6-4-2004 by Ord. No. 5-2004]



*Township of Willistown, PA  
Thursday, January 30, 2020*

## Chapter 139. Zoning

### Article IV. RU Rural Districts

#### § 139-13. Area and height regulations.

- A. Lot area and width. Except as otherwise provided in § **139-102**, a lot area of not less than four acres per family shall be provided for every principal building erected, altered or used; and each lot shall have a lot width of not less than 300 feet at the building line.  
[Amended 11-10-2008 by Ord. No. 4-2008]
- B. Building area. Not more than 10% of the lot area may be occupied by buildings.  
[Amended 5-14-2001 by Ord. No. 1-2001]
- C. Yards. Front, side and rear yards shall be provided for each lot as follows:
  - (1) Front yard: one yard, not less than 75 feet in depth.
  - (2) Other yards: A yard not less than 40 feet in width or depth shall be provided along each property line, except that any yard which abuts a street shall be not less than 75 feet in width or depth.
- D. Height. No building other than a farm building shall exceed 35 feet in height.
- E. Impervious coverage. Not more than 13% of the lot area may contain impervious surfaces.  
[Added 5-14-2001 by Ord. No. 1-2001]
- F. Parcel yield (maximum number of lots or density). For any parcel involving protected land, the maximum number of lots and/or dwelling units shall be determined by applying the natural resource protection and density calculations referenced in § **139-158** of this chapter and § **73-11.1** of the Willistown Township Environmental Protection Ordinance. Density shall be no greater than that which the underlying zoning, subdivision and environmental protection regulations would permit.  
[Added 8-22-2005 by Ord. No. 2-2005]