

ARTICLE 2
DEFINITIONS
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200 Definition of Terms

Section 200 Definitions of Terms

For the purposes of this Ordinance, the following words and phrases shall have the meanings respectively ascribed to them within this Section. If not defined in this Section, or within other sections of this Ordinance, terms used in this Ordinance shall have the meanings provided in any standard dictionary or American Planning Association publication as determined by the Borough Council.

Abandoned Motor Vehicle. See Junked Motor Vehicle.

Abandonment. The relinquishment of property or a cessation of the use of the property by the owner or lessee without any intention of transferring rights to the property to another owner or of resuming the nonconforming use of the property for a period of one year.

Abutting. Having a common border with, or being separated from such a common border by a right-of-way, alley, or easement.

Access. The way or means by which pedestrians or vehicles approach, enter or exit property.

Accessory Structure. See Structure, Accessory.

Accessory Use. See Use, Accessory.

Addition. Any increase in the gross floor area of a structure or use, including those in which the building footprint is not enlarged.

Adjacent. See Abutting.

Adult Bookstore. An establishment having more than ten square feet of floor area devoted to stock in trade, books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to Specified Sexual Activities or Specified Anatomical Areas, as defined in this Ordinance, or an establishment with a segment or section devoted to the sale or display of such material. See also Sexually Oriented Business.

Adult Business. An Adult Book Store, Adult Video Store, Adult Motion Picture Theater, or Adult Entertainment Establishment, as defined in this Ordinance. See also Sexually Oriented Business.

Adult Entertainment. An establishment used for presenting persons depicting, showing or relating to Specified Sexual Activities or Specified Anatomical Areas, as defined in this Ordinance. See also Sexually-Oriented Business.

Adult Motion Picture Theater. An establishment used for presenting motion picture material distinguished or characterized by an emphasis on matter depicting, describing or relating to Specified Sexual Activities or Specified Anatomical Areas, as defined in this Ordinance, for observation by patrons thereto. See also Sexually-Oriented Business.

Adult Video Store. An establishment having more than ten square feet of floor area devoted to its stock in trade, videotapes or compact discs which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to Specified Sexual Activities or Specified Anatomical Area, as defined in this Ordinance, or an establishment with a segment or section devoted to the sale or display of such material. See also Sexually-Oriented Business.

Adverse Impact. A negative consequence for the physical, social, or economic environment resulting from an action or project.

Alley. A right-of-way dedicated to public use, other than a street, road, crosswalk, or easement, designed to provide a secondary means of access for the special accommodation of the property it reaches. An alley shall not be considered adequate as the sole access for a parcel of land.

Alteration, Incidental. A change or replacement in the parts of a building or other structure, such as:

- (a) Alteration of interior partitions to improve a nonconforming residential building, provided no additional dwelling units are created thereby.
- (b) Alteration of interior partitions in all other types of buildings or structures.
- (c) A minor addition on the exterior of a residential building to provide an uncovered porch or patio.
- (d) Making windows or doors in exterior walls.
- (e) Strengthening the load bearing capacity in not more than ten percent of the total floor area to permit the accommodation of a specialized unit of machinery or equipment.
- (f) Replacement of, or minor changes in the capacity of, utility pipes, ducts, or conduits.

Alteration, Structural. A change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders, or any complete rebuilding of the roof or exterior walls.

Amendment, Curative. An amendment to the zoning ordinance made to the Borough Council by a property owner who desires to challenge on substantive grounds the validity of this Ordinance which prohibits or restricts the use or development of land in which the property owner has an interest.

Amendment, Rezoning. An amendment to the zoning map to effect a change of the designated land use district on a parcel of land.

Amendment, Text. An amendment, or revision, to the text of this Ordinance.

Amenity. Aesthetic or other characteristics of a development that increase its desirability to a community or its marketability to the public. Amenities may differ from development to development but may include such things as a unified building design, recreational facilities (e.g. swimming pool, walking trails, bicycle trails, lakes, tennis courts, picnic areas, playgrounds), views, landscaping, etc.

Amphitheater. An open air structure devoted primarily to the showing of theatrical or musical productions, with the provision of seating areas for patrons. These uses frequently include refreshment stands, as accessory uses.

Animal Grooming Service. Any place or establishment whose primary service offered is to be a place where house pets are bathed, clipped or combed for the purpose of enhancing their aesthetic value and/or health, and for which a fee is charged.

Animal Shelter. A facility used to house or contain stray, homeless, abandoned, or unwanted animals and that is owned, operated, or maintained by a public body, an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection and humane treatment of animals.

Antenna. See Communications Antenna.

Apartment. See Dwelling, Multi-Family.

Appliance Repair Establishment. An establishment involved primarily in the repair and maintenance of large and small household appliances.

Appliance Sales Establishment. An establishment involved primarily in the retail sale of large and small household appliances and related accessories.

Applicant. A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns.

Area, Buildable. The area of a lot remaining after the minimum yard and open space requirements of the zoning ordinance have been met.

Art Gallery. An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art. This clarification does not include libraries, museums, or non-commercial art galleries.

Art Studio. See Instructional Studio.

Assisted Living Facility. A facility that provides primarily non-medical resident services to seven or more individuals in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual, excluding members of the resident family or person employed as facility staff, on a 24-hour a day basis.

Athletic Field. A wide expanse of open space used for outdoor games such as football, baseball, and soccer. This definition also includes the customary accessory uses with athletic fields such as bleachers, concession stands, etc.

Attic. The part of a building that is immediately below and wholly or partly within the roof framing.

Automobile Sales / Rental Establishment. Establishments involved in the retail sale of new and used and/or the renting or leasing of passenger cars, noncommercial trucks, motor homes or recreational vehicles, including incidental parking and minor servicing of vehicles available for rent.

Automotive / Boat Repair Establishment. Any building, structure or land used for the repair and maintenance of automobiles, motorcycles, trucks, trailers, watercraft repairs or similar vehicles, including but not limited to upholstery work, oil change and lubrication, painting, tire service, etc.

Automotive Paint Shop. An establishment primarily engaged in automotive painting and refinishing.

Automotive Supply Establishment. An establishment primarily engaged in the retail sale of automotive parts, supplies and accessories.

Automotive Tire Repair / Sales Establishment. An establishment involved primarily in the retail sale of automotive tires and related accessories. Installation of new tires as well as repair and maintenance may also be provided on site.

Awning. Any non-rigid material, such as fabric or flexible plastic that extends from the exterior wall of a building and is supported by or attached to a frame.

Bakery, Retail. An establishment primarily engaged in the retail sale of baked products for consumption off site. The products may be prepared either on or off site.

Bakery, Wholesale. An establishment primarily engaged in manufacturing bakery products for sale primarily for home service delivery, or through one or more non-baking retail outlets.

Bar. Premises used primarily for sale or dispensing of alcoholic beverages by the drink for on-site consumption, and where food may be available for consumption on the premises as accessory to the principal use. No live entertainment is permitted.

Basement. An enclosed floor area partly or wholly underground. A basement shall be considered a story of a structure if:

- (a) the majority of the basement has a clearance from floor to ceiling of 6 feet or greater, and

- (b) the top of the foundation of the building is an average of 4 or more feet above the finished grade of the front side of the building that faces onto a street.

Bed and Breakfast Inn. A dwelling in which, for compensation, lodging containing not more than six guest rooms and for no extra charge, breakfast is provided to the guests. This use does not include rooming or boarding houses.

Beer Distributor. A sales establishment licensed and regulated by the Pennsylvania Liquor Control Board to sell beer to the general public.

Berm. A natural or man-made earthen mound in excess of 2 feet in vertical height designed to shield or buffer properties from adjoining uses, highways, noise, or to control the direction of surface water flow.

Bikeway. A pathway used for bicycling, walking and other recreation.

Billboard. See Sign, Outdoor Advertising.

Block. Property having frontage on both sides of a street, and lying between the two nearest intersecting or intercepting streets, or nearest intersecting and intercepting street and railroad right-of-way, waterway or other barrier (including an alley between zoned areas).

Boarding House. A residential establishment where lodging and/or meals are provided for no less than 3 but no more than 30 persons regularly in exchange for a daily, weekly or monthly rate. Does not include Emergency Shelter.

Boat Slip. A space designed for the mooring of a single watercraft. Such spaces may extend from a dock or shoreline.

Borough. The Borough of Freeport, Armstrong County, Pennsylvania.

Buffer. A strip of land, fence, or border of trees, etc., between one use and another, which may or may not have trees and shrubs planted for screening purposes, designed to set apart one use area from another. An appropriate buffer may vary depending on uses, districts, size, etc.

Buffer Strip. Land area used to visibly separate one use from another or to shield or block noise, light or other nuisances. A strip may be required to include fencing, berms, shrubs and/or trees. Also called a buffer yard.

Buildable Area. See Area, Buildable.

Building. A structure with a roof built and maintained for the support, shelter, or enclosure of persons, motor vehicles, animals, or personal or real property.

Building, Accessory. See Structure, Accessory.

Building Area. A percentage referring to that portion of a lot covered only with principal and accessory structures.

Building, Detached. A building having no structural connection with another building.

Building Footprint. The outline of the total area of a lot covered by a building's perimeter.

Building, Front Line of. The line of the face of the building nearest the front lot line.

Building Height. The vertical distance of a building measured from the average grade level at the front line of the building to the highest point of the roof if the roof is flat or mansard, or to the average level between the eaves and the highest point of the roof if the roof is of any other type. Height calculation shall not include chimneys, spires, towers, elevator and mechanical penthouses, radio antennas, and similar projections.

Building Line. The line parallel to the street line that passes through the point of the principal building nearest the front lot line.

Building Line, Rear. A line parallel to the street right-of-way line at any story level of a building, located along the rear plane of the building.

Building Materials Establishment. An establishment involved in selling lumber and a general line of building materials and supplies to the general public, which may include roofing, siding, shingles, wallboard, paint, cement, etc., including incidental storage.

Building, Nonconforming. See Structure, Nonconforming.

Building, Principal. A building in which is conducted the main use of the lot on which the building is situated.

Building Wall. An exterior load-bearing or non-load-bearing vertical structure that encompasses the area between the final grade elevation and eaves of the building, and is used to enclose the space within the building. A porch, balcony or stoop is part of the building structure and may be considered as a building wall.

Build-To Line. An alignment established a certain distance from the front property line to a line along which the building shall be built.

Bulk Requirements. Standards that control the height, density and location of structures.

Business. Engagement in the purchase, sale, barter or exchange of goods, wares, merchandise or services, the maintenance or operation of offices, or recreational and amusement enterprises for profit. See also Establishment.

Carnival, Circus, Fairground, Amusement Enterprise (Temporary). A traveling or transportable group or aggregation of shows or riding devices, games of skill or chance, or any combination of several enterprises, such as revolving wheels, merry-go-rounds, giant swings, musical and theatrical entertainment, and riding devices, whether carried on or engaged in or conducted in any field, park or in a building or enclosure, and whether carried on, engaged in or conducted as one enterprise or by several concessionaires, and whether one admission fee is charged for admission to all shows or entertainment, or separate fees for admission is charged for each amusement.

Carport. A structure used to provide shelter for one or more motor vehicles, constructed of canvas, corrugated metal, vinyl or plastic, and which is permanently secured either to the principal structure or in the ground.

Carwash / Detailing Establishment. An establishment used primarily for the washing and cleaning of passenger vehicles, recreational vehicles or other light duty equipment.

Cellar. A storage room or rooms located under the main floor of a building, and which are partly or totally below ground level.

Cemetery. A site used for the permanent internment of human remains. It may be a burial park for earth internments, a mausoleum for vault or crypt internments, or a columbarium for cinerary internments.

Child Care Center. See Day Care Facility, Child.

Church / Place of Worship. A building where persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with the primary purpose. Includes church, synagogue, temple, mosque, or other such place for worship and religious activities.

Clear-cutting. Removal of an entire stand of trees, shrubs and other vegetative ground covering.

Clear Vision Triangle. The triangular area at a corner bounded by the right-of-way lines and a diagonal line connecting two points from the intersection of the property lines.

Clinic, Medical / Dental. An establishment providing dental, medical, psychiatric or surgical services exclusively on an outpatient basis, including emergency treatment and diagnostic services.

Clinic, Veterinary. A use or structure intended or used primarily for the testing and treatment of animals on an emergency or outpatient basis. This use shall not include the boarding or training of animals, except for medical purposes and shall not provide outdoor runs or kennels. Also referred to as Animal Hospital.

Common Area. Any portion of a development that is not part of a lot or tract and is designed for the common use of the development. These areas include green open spaces and may include such other uses as parking lots and pedestrian walkways. Maintenance of such areas is not the responsibility of borough government and shall be set forth by the development association in the form of restrictive covenants, which shall guarantee the maintenance of these areas.

Communications Antenna. Any device used for the transmission or reception of radio, television, wireless telephone, pager, commercial mobile radio service or any other wireless communications signals, including without limitation omni directional or whip antennas and directional or panel antennas, owned or operated by any person or entity licensed by the Federal Communications Commission (FCC) to operate such device. This definition shall not include private residence mounted satellite dishes or television

antennas or amateur radio equipment including without limitation ham or citizen band radio antennas.

Community Center. A public building used for activities that, through proximity to residents, benefit the surrounding neighborhood. Activities permitted include any combination of the following: meeting space for civic groups, clubs, or organizations; spaces for the provision of daycare services; group cultural and/or recreational activities, whether self-directed or organized; space for artisans, crafters, etc., including occasional (not more than one day each week) sale of such merchandise produced on-premises; and educational and/or instructional programs.

Communications Equipment Building. An unmanned building or cabinet containing communications equipment required for the operation of communications antennas and covering an area on the ground not greater than 375 square feet.

Communications Tower. A structure other than a building, such as a monopole, self-supporting or guyed tower, designed and used to support communications antennas.

Communications Tower, Height of. The vertical distance measured from the ground level to the highest point on a communications tower, including antennas mounted on the tower.

Comprehensive Plan. The Armstrong County Multi-Municipal Comprehensive Plan.

Condominium. A set of individual dwelling units each owned by an individual person(s) in fee simple, with the owners assigned a proportionate interest in the remainder of the real estate which is designated for common ownership, and which was created under either the Pennsylvania Unit Property Act of 1963 or the Pennsylvania Uniform Condominium Act of 1980, as amended. The term "condominium" refers to an ownership arrangement and not to a housing style.

Convenience Store, Neighborhood. Any retail establishment with a floor area of less than 3,000 square feet offering for sale a limited line of groceries and household items intended for the convenience of the neighborhood. No fuel sales are permitted on site and this use is to be distinguished from Gasoline Station / Mini-mart.

Consistency. An agreement or correspondence between matters being compared which denotes a reasonable rational, similar, connection or relationship.

Council. The Borough Council of Freeport Borough, Armstrong County, Pennsylvania.

Country Club. A club with recreation facilities for members, their families and invited guests.

County. Armstrong County, Pennsylvania.

Covenant. A restriction on the use of land set forth in a written document or plat. The restriction runs with the land and is binding upon subsequent owners of the property.

Dance / Social Club. An establishment where dancing and other social activities occur and where alcoholic beverages are sold, served or allowed to be consumed on the premises.

Dancing Instruction or Studio. See Instructional Studio.

Day Care Facility, Adult. A use providing supervised care and assistance primarily to persons who are over age 60, mentally and/or physically disabled, and who require such daily assistance because of their limited physical and mental capacities. This use may involve occasional overnight stays but shall not primarily be a residential use. The use shall involve typical stays of less than a total of 60 hours per week per person. Such a use shall be required to comply with all applicable State and federal regulations and licensing requirements.

Day Care Facility, Child. A use involving the supervised care of children under age 16 for periods of less than 18 hours during the day. This use may also include educational programs that are supplementary to State-required education such as nursery school. The following two types of child day care are permitted without regulation by this Ordinance:

- (a) The care of children by their own relatives.
- (b) The care of up to three children within a dwelling unit, in addition to children who are relatives of the care giver.

The following two types of child day care are permitted and regulated as described by this Ordinance:

- (a) Child Day Care Facility as an Accessory Use: A use that provides child day care for 6 or fewer children at one time who are not relatives of the care giver, and
- (b) Child Day Care Facility as a Principal Use: A use that provides child day care for 7 or more children at any one time who are not relatives of the care giver.

Deck. A structure, without a roof, directly adjacent to a principal building, which is elevated at least 6 inches above grade.

Density. The total number of dwelling units situated on or to be developed on a lot divided by the total lot area. The total lot area shall be calculated by taking the gross acreage and subtracting surface water, un-developable lands (e.g. wetlands) and the area in rights-of-way for streets and roads.

Density Bonus. The granting of the allowance of additional density in a development in exchange for the provision by the developer of other desirable amenities from a public perspective (e.g., public open spaces, plazas, art, landscaping, etc.).

Department Store. A retail store carrying a general line of apparel, home furnishings, floor coverings, major household appliances, and housewares. These and other merchandise lines are normally arranged in separate sections or departments but integrated under a single management agent.

Developer. Any landowner, agent of such landowner, or tenant with the permission of such land-owner, who makes or causes to be made a subdivision of land or a land development.

Development.

- (a) Any man-made change to improved or unimproved land, including but not limited to the construction, reconstruction, conversion, structural alteration, relocation, enlargement or use of any structure or parking area;
- (b) Any mining, excavation, dredging, filling, grading, drilling or any land disturbance; or
- (c) Any use or extension of the use of the land.

Development, Mixed Use. A single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole and functionally integrated to the use of shared vehicular and pedestrian access and parking areas, but not a Mixed Use Dwelling, as defined in this Ordinance.

Development, Planned Residential. An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and non-residential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space to the regulations established in any one zoning district.

Development, Planned Unit. A tract of land developed as a unit under single ownership or unified control, which includes one or more principal buildings or uses and is processed under the Planned Unit Development provisions of this Ordinance.

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.

Domicile Care Facility. A facility for housing and supportive services for basic living skills for no more than 3 persons.

Drainage.

- (a) Surface water run-off;
- (b) the removal of surface water or groundwater from land by drains, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development; or
- (c) the means for preserving the water supply and the prevention or alleviation of flooding.

Drive-Thru Facility. Any portion of a building or structure from which business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle during such business transactions.

Driveway. A private roadway providing access for vehicles to a parking space, garage, dwelling, or other structure.

Driveway, Common. A driveway shared by adjacent property owners and privately owned and maintained.

Driving Range, Golf. An area equipped with distance markers, clubs, balls, and tees for practicing golf drives and putting, and which may include a snack bar and pro shop, but excludes miniature golf courses.

Drug Store. An establishment engaged in the retail sale of prescription drugs and patient medicines and which may carry a number of related product lines, such as cosmetics, toiletries, tobacco and novelty merchandise, and which may also operate a soda fountain or lunch counter.

Dry Cleaning and Laundry Pick-up. An establishment where patrons can pick-up dry cleaned and laundered clothing and similar items. No dry cleaning or laundering services are conducted on the premises.

Dry Cleaning and Laundry Service. An establishment providing dry cleaning and laundering services on the premises and where customers may retrieve their laundered items.

Dwelling, Garage Apartment. A structure above a private garage where one dwelling unit is located.

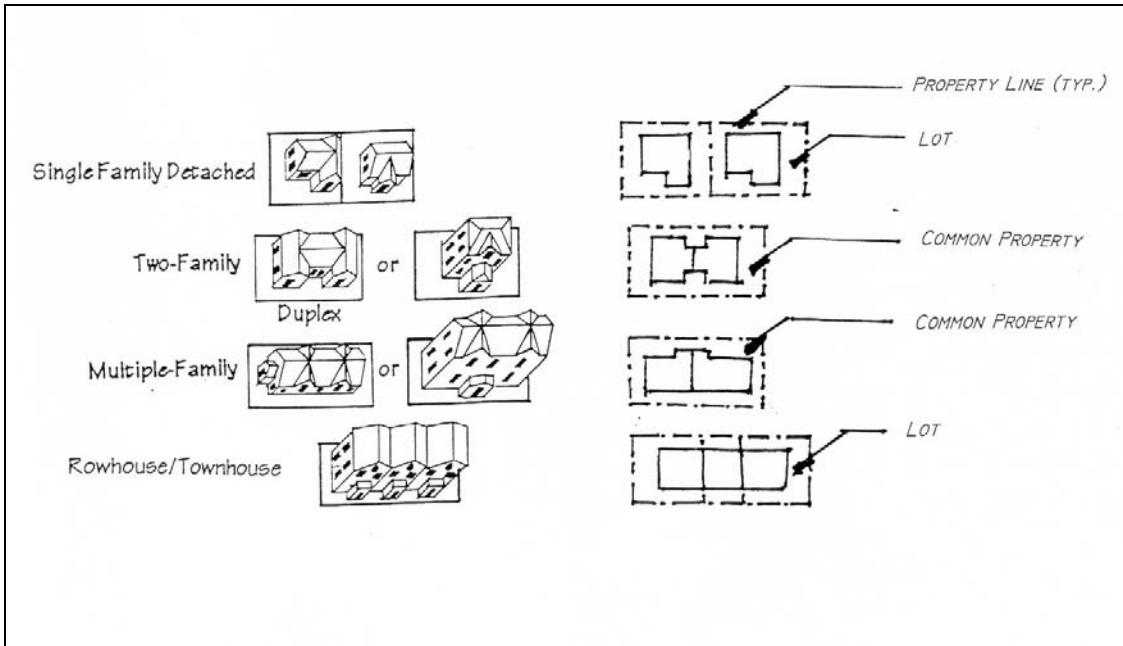
Dwelling, Mixed Use. A building containing primarily residential uses with a subordinate amount of commercial uses that are usually located on the ground floor. In all cases, the commercial uses shall be located in the front of the building facing the primary street frontage.

Dwelling, Mobile Home. 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 operations, and constructed so that it may be used without a permanent foundation.

Dwelling, Multi-Family. A freestanding building containing three or more dwelling units, whether they have direct access to the outside, or access to a common building entrance.

Dwelling, Overstore. A building which contains a non-residential use on the ground floor and a dwelling unit on the second floor above the commercial use. The residential use on the second floor shall be subordinate in use to the non-residential use. If the residential use contains more gross floor area than the non-residential use, it shall be considered as a Mixed Use Dwelling.

Dwelling, Single Family Detached. A freestanding building designed solely for occupancy by one family for residential purposes as a single housekeeping unit.



Dwelling Types

Dwelling, Townhouse. A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light, and ventilation. Setbacks are measured from the perimeter of the overall building. For the purposes of this Ordinance, Townhouse Dwellings are regulated as Multi-Family Dwellings.

Dwelling Unit. A single unit providing complete, independent living facilities for a single housekeeping unit. In no case shall a motor home, trailer, hotel or motel, lodging or boarding house, automobile, tent, or portable building be considered a dwelling unit. Dwelling units are contained within single-family, garage apartment, two-family, mixed use dwellings, and multi-family residential structures.

Easement. A right-of-way granted by a property owner to the use of the land by the public, a corporation, or persons for specific purposes as the construction of utilities, drainage ways and roadways, passage over which is guaranteed by the property owner to the grantee.

Elevation.

- (a) A vertical distance above or below a fixed reference level; or
- (b) A flat scale drawing of the front, rear or side of a building.

Emergency Shelter. A residential shelter which provides room and board for no more than 30 days for victims of domestic violence, homeless and other displaced individuals and families with children.

Enlargement. An addition to the floor area of an existing building, an increase in the size of any other structure, or an increase in that portion of a tract of land occupied by a permitted use.

Erosion. The process by which the ground surface is worn away by the action of, water, gravity, ice or a combination thereof, or the detachment and movement of soil or rock fragments.

Erosion and Sediment Control. Measures undertaken to minimize the removal by water action of soil uncovered in the process of development and the depositing of the soil in nearby streams or on adjacent roads or properties, such measures regulated by the Pennsylvania Department of Environmental Resources in the case of developments over 25 acres in size. If the site is less than 25 acres in size, a narrative report shall be filed with the Armstrong County Soil Conservation Service and shall be maintained on the site during construction.

Essential Services. The erection, construction, alteration or maintenance, by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems and their essential buildings, excluding communications towers and communications antennas, as defined in this Ordinance.

Established Grade. The elevation of the center line of a street.

Establishment. An economic unit, generally at a single physical location, where business is conducted or services or industrial operations performed.

Excavation. Removal or recovery by any means whatsoever of soil, rock, minerals, mineral substances, or organic substances other than vegetation, from water or land on or beneath the surface thereof, or beneath the land surface, whether exposed or submerged.

Extension. An increase in the amount of floor area used for permitted use within an existing building.

Exterior Architectural Features. The architectural character and general composition of the exterior of a structure, including, but not limited to, the kind, color and texture of the building material, and the type, design and character of all windows, doors, massing and rhythm, light fixtures, signs, other appurtenant elements and natural features when they are integral to the significance of the site, all of which are subject to public view from a public street, way or place.

Façade. That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.

Façade, Principal. Exterior walls of a building which are adjacent to or front on a public street, park, or plaza. There may be more than one principal façade on a building.

Family. One or more persons occupying a single dwelling unit, provided that unless all members are related by blood, marriage or legal adoption, no such family contain more than five non-transient unrelated persons, except where disability requires that more than five unrelated persons reside together; in such cases there shall be no requirement for persons with disabilities to petition, apply or experience a process to obtain approval to live in any zoning district in the Borough.

Farmers' Market. An establishment offering for sale fresh agricultural and/or value-added products directly to the consumer. May also include additional compatible and accessory uses such as a restaurant, small retail spaces, etc.

Fence.

(1) Includes:

- (a) An artificially constructed barrier of wood, masonry, stone, brick, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas; or
- (b) Natural hedges or shrubbery planted to serve the purpose of enclosing, screening, or separating areas.

(2) Shall not include structures constructed of corrugated fiberglass panels or other general building materials.

Fence, Two-wire. A fence constructed with two wires running parallel to each other and attached to vertical posts at various intervals.

Fenestration. An architectural term referring to the arrangement of windows in a wall.

Fill. Sand, gravel, earth or other materials of any composition whatsoever placed or deposited by humans, for purposes of creating a new elevation of the ground.

Financial Institution. An establishment primarily engaged in providing financial and banking services. Typical uses include banks, savings and loan institutions, stock and bond brokers, loan and lending activities and similar services.

Flea Market. An occasional or periodic market held in an open area or structure where goods are offered for sale to the general public by individual sellers from open or semi-open facilities or temporary structures.

Flood. A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation of runoff of surface waters from any source.

Flood Fringe. The portion of the 100-year floodplain outside the floodway and as defined by the most recent Flood Insurance Rate Map (FIRM).

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 unusual and rapid accumulation of surface waters from any source.

Floodway. The channel of a river or other water course and the adjacent land area that must be reserved to discharge a 100-year flood and as defined on the Flood Insurance Rate Map (FIRM).

Floor Area, Gross. The total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.

Floor Area, Gross Leasable. The total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any; expressed in square feet and measured from the centerline of joint partitions and from outside wall faces.

Forestry. The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development.

Frontage. The front lot line of a parcel that abuts a public right-of-way.

Frontage, Store.

- (a) The length of a front store façade; or,
- (b) The length of a front building facade.

Funeral Home. A building or part thereof used for human funeral services. Such building may contain space and facilities for:

- (a) Embalming and the performance of other services used in the preparation of the dead for burial;
- (b) The performance of autopsies and other surgical procedures;
- (c) The storage of caskets, funeral urns, and other related funeral supplies;
- (d) The storage of funeral vehicles; and,
- (e) Facilities for cremation.

Furniture Sales / Rental Establishment. An establishment where furniture, fixtures and related equipment are the main items offered for sale or rental; however, these places of business may also sell or rent major appliances, floor coverings and other home decorating accessories.

Garage. An enclosed building for the storage of one or more vehicles. No business, occupation or service is permitted to be carried out within a private garage that is an accessory structure to a dwelling, except as may be allowed as a home occupation.

Garden Center Establishment. An establishment primarily engaged in selling containerized trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners,

fertilizers, pesticides, garden tools and other garden supplies to the general public and where no trees, shrubs or plants are grown on the premises.

Gas Well Operation. See Oil / Gas Well Operation.

Gasoline Station / Mini-mart. A place where gasoline, motor oil, lubricants, or other minor accessories are retailed directly to the public on the premises in combination with the retailing of items typically found in a convenience store or supermarket.

Gasoline Service Station. A building, place of business, land area, or other premises, or portion thereof, used or intended to be used for the retail dispensing of gasoline, oil and grease, and other vehicle fuels, and including, as an accessory use, the sale and installation of batteries, tires, lubricants, and other automobile accessories and retail items. Minor repair service may also be rendered.

Golf Course. A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, a driving range and shelters as accessory uses.

Governing Body. The Borough Council of Freeport Borough, Armstrong County, Pennsylvania.

Government Facility. A building or structure owned, operated or occupied by a governmental agency to provide a governmental service to the public.

Grade. The average level of the finished surface of the ground adjacent to the exterior walls of a building.

Grade, Percentage of. The rise or fall of a slope in feet and tenths of a foot for each 100 feet of horizontal distance.

Greenhouse, Commercial. A building used for the growing of plants, all or part of which are sold at retail or wholesale.

Greenhouse, Non-commercial. A building used for the growing of plants but which are not sold on the site.

Grocery Store. A building used for the sale of primarily food products in a space larger than 3,000 square feet.

Gross Floor Area. See Floor Area, Gross.

Gross Leasable Floor Area. See Floor Area, Gross Leasable.

Ground Cover. Any evergreen or broadleaf evergreen plant that does not attain a mature height of more than one foot. Sod and seed shall also be considered groundcover.

Ground Floor. The first floor of a building other than a basement.

Group Home. Any facility which is owned or leased by a behavioral health service provider and which:

- (a) Provides residential services and supervision for individuals who are developmentally disabled or behaviorally disabled (as defined by Pennsylvania law);
- (b) Is occupied as a residence by not more than eight individuals who are developmentally disabled and not more than three supervisors; or,
- (c) Is occupied as a residence by not more than twelve individuals who are behaviorally disabled and not more than three supervisors.

Handicapped. A physical or mental impairment which substantially limits one or more major life activities for a person. This term does not include persons who are addicted to illegal controlled substances.

Hardship, Unnecessary. A hardship by reason of exceptional lot shape, exceptional topographic conditions, or other exceptional physical conditions of a parcel of land. Unnecessary hardship shall not include personal or financial hardship or any other hardship that is self-imposed.

Hardware Store. A facility engaged in the retail or wholesale sale of various basic hardware lines, such as tools, builders' hardware, plumbing and electrical supplies, paint and glass, housewares and household appliance, garden supplies and cutlery.

Health / Sports Club. A building or portion of a building designed and equipped for the conduct of sports, exercise, leisure time activities, or other customary and usual recreational activities, operated for profit or not-for-profit. The sale of sports nutrition products, non-alcoholic beverages, packaged health foods, exercise clothing, and sports videos and magazines is permitted as an accessory use to such facilities.

Heavy Machinery Sales / Rental Establishment. An establishment engaged primarily in the sale or leasing of large movable or transportable vehicles or other apparatus commonly used in commercial, industrial or construction enterprises, such as trucks, trailers, bulldozers, cranes, backhoes, rollers, loaders, lifts.

Height. See Building Height.

Helipad / Heliport. An area designed to be used for the landing or takeoff of helicopters including operations facilities, such as maintenance, loading and unloading, storage, fueling, or terminal facilities.

High Water Mark. A mark indicating the highest level reached by a body of water.

Home Improvement Center. An establishment consisting of more than 30,000 square feet gross floor area, engaged in the retail sale of basic hardware lines, such as tools, builders hardware, paint and glass, housewares and household appliances, and garden supplies.

Home Occupation. A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. Also referred to as No-Impact Home-Based Business. The business or commercial activity must satisfy the following requirements:

- (a) The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- (b) The business shall employ no employees other than family members residing in the dwelling.
- (c) There shall be no display or sale 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.
- (e) The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including 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) The business activity shall be conducted only within the dwelling and may not occupy more than 25% of habitable floor area.
- (h) The business may not involve any illegal activity.

Hospital. An institution providing primary health services and medical or surgical care to persons, primarily in-patient, suffering from illness, disease, injury, deformity and other abnormal physical and mental conditions, and including as an integral part of the institution related facilities such as laboratories, outpatient facilities or training facilities.

Hospital, Animal. A use or structure intended or used primarily for the testing and treatment of animals on an emergency or outpatient basis. Veterinary Hospital shall not include the boarding or training of animals, except for medical purposes and shall not provide outdoor runs or kennels. May also include a veterinary clinic.

Hotel. A building in which lodging is provided and offered to the public for compensation, and which is open to transient guests and is not a rooming or boarding house.

Household. A family living together in a single dwelling unit with common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit.

Impervious Surface. Surfaces that do not absorb water. Examples of such surfaces include buildings and concrete or asphalt parking areas, roads, sidewalks, or driveways.

Improvement. Any man-made, immovable item that becomes part of, placed on, or is affixed to real estate.

Industrial Park. A planned, coordinated development of a tract of land designed to contain two or more separate industrial buildings. Such development is planned, designed, constructed and managed on an integrated and coordinated basis with special attention given to on-site vehicular circulation, parking, utility needs, building design and orientation, and open space.

Industrial Supply Sales Establishment. Establishments primarily engaged in marketing industrial supplies, such as bearings, boxes, gaskets, bottles, rubber goods, welding supplies, metal containers, and so forth.

Industry, Heavy. Enterprises 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 storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

Industry, Light. Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment, or fabrication of materials and products, from processed or previously manufactured materials. Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, dirt, odor, vibration, etc. Light industries may include the following: manufacturing of apparel, electrical appliances, electronic equipment, camera and photographic equipment, ceramic products, cosmetics and toiletries, business machines, food, paper products (but not the manufacture of paper from pulpwood), musical instruments, medical appliances, tools or hardware, plastic products (but not the processing of raw materials), pharmaceuticals or optical goods, bicycles, and other products of similar nature.

Instructional Studio. A facility offering educational instruction, having regular sessions with regularly employed instructors, but not a school as defined by the Commonwealth.

Junk. Any and all forms of waste and refuse of any type or material, included but not limited to scrap metal, junked motor vehicles, glass, industrial waste or any other type of salvageable material. This shall include refuse or garbage, unless the same is contained within fully enclosed containers made of impermeable material and are air and water tight.

Junked Motor Vehicles. Any automobile or vehicle outside of a building which is either fully enclosed or enclosed on three sides, and where any one or more of the following conditions are found to exist:

- (a) The automobile or vehicle is not in full, complete and safe working condition sufficient to pass State vehicle inspection;

- (b) The automobile or vehicle does not presently have a current State inspection sticker displayed in its proper location;
- (c) The automobile or vehicle does not presently have a State registration plate and sticker displayed in its proper location;
- (d) The automobile or vehicle is being stored for the purpose of selling parts therefrom; or
- (e) The automobile or vehicle is being stored for the purpose of resale as junk and/or scrap metal, or for resale of materials from within the automobile or vehicle.

kennel, Commercial. A facility for the keeping, boarding or maintaining of four or more dogs four months of age or older that are not owned by the kennel owner for commercial purposes, except for dogs in pet shops or animal hospitals.

Laboratory. A facility equipped for experimental study in a science or for testing and analysis; facilities providing opportunity for research, experimentation, observation or practice in a field of study.

Land Development. The development of one or more lots, tracts or parcels of land by any means and for any purpose, but does not include easements, rights-of-way or construction of private roads for extraction, harvesting or transporting of natural resources.

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.

Landscaped Area. A portion of the site or property containing vegetation to exist after construction is completed. Landscaped areas include, but are not limited to, natural areas, buffers, streetscapes, lawns and plantings.

Landscaped Buffer. An area of landscaping separating two distinct land uses, or a land use and a public right-of-way, and acts to soften or mitigate the effects of one land use on the other.

Landscaping. Open area devoted primarily to trees, grass, shrubs, or plants to soften building lines, provide shade and generally produce a pleasing visual effect of the premises. As complementary features, fountains, pools, screens, decorative lighting, sculpture, or outdoor furnishings may be placed within the area.

Laundromat. An establishment where patrons wash and dry clothing and other fabrics in coin-operated machines.

Library. A public facility for the use or loan of literary, musical, artistic or reference materials.

Loading Space. An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a vehicle while loading or

unloading merchandise, materials, or persons, and which has ingress and egress upon a street, alley, other appropriate means of access.

Logo. The graphic or pictorial presentation of a message, including, but not limited to, the use of shapes, designs, decorations, emblems, trademarks, symbols or illustrations, or the superimposition of letters or numbers or any other use of graphics or images other than the sequential use of letters and numbers.

Lot. A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

Lot Area. The total area within the lot lines of a lot, excluding any street rights-of-way.

Lot, Building. A parcel of land that was legally existing at the time of adoption of this Ordinance, or is legally created through subdivision thereafter, upon which a building or structure may be erected in accordance with all relevant provisions in this Ordinance (including variance provisions, if applicable). Parcels of land that area created in violation of any provision of the Borough's subdivision requirements shall not be eligible for the issuance of permits to build any structure upon.

Lot, Corner. A lot located at the junction of two or more intersecting streets, having an interior angle of less than 135 degrees, with a boundary line bordering on two of the streets. Also called double frontage lots.

Lot Coverage. See Building Area.

Lot Depth. The distance measured from the front lot line to the rear lot line. Where the front and rear lot lines are not parallel, the lot depth shall be measured by drawing lines from the front to rear lot lines at right angles to the front lot line, every ten feet and averaging the length of these lines.

Lot, Flag. A polygonal-shaped lot with the appearance of a frying pan or flag and staff in which the handle is most often used as the point of access. The handle, when less than the minimum width for a building lot in the zoning district in which it is located, is not to be used in computing the minimum required lot area or delineating the minimum required building envelope.

Lot Front. The side of a lot that abuts a public street is the front of the lot. For corner lots, the shortest side fronting upon a street shall be considered the front of the lot. Where buildings exist on the lot, the frontage may be established by the orientation of the building, or of the principal entrance, if building orientation does not clearly indicate lot frontage. Where no other method determines conclusively the front of a lot, the Zoning Officer shall select one frontage on the bases of traffic flow on adjacent streets, so that the lot is considered to front on the street with the greatest traffic flow.

Lot, Interior. A lot other than a corner lot.

Lot, Irregular. A lot of such shape or configuration that technically meets the area, frontage and width to depth requirements of the ordinance but has unusual elongations, angles, and curvilinear lines.

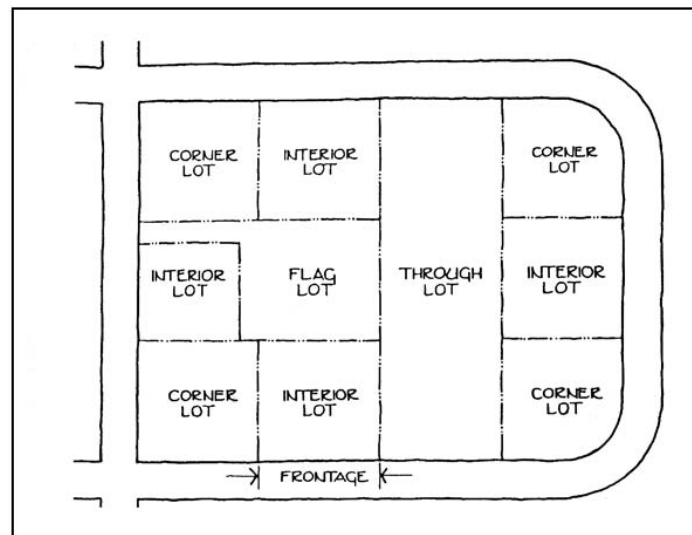
Lot Line. The property line bounding a lot.

Lot Line, Front. The lot line separating a lot from the street.

Lot Line, Rear.

- (a) The lot line that is opposite and most distant from the front lot line; or,
- (b) The rear lot line of an irregular or triangular lot shall be a line entirely within the lot at least 10 feet long and parallel to and most distant from the front lot line.

Lot Line, Side. Any lot line which is not a front lot line or a rear lot line.



Source: *A Glossary of Zoning Development and Planning Terms*, Davidson and Dolnick, APA publication, 1999.

Lot, Nonconforming. A lot the area or dimension of which was lawful prior to the adoption or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.

Lot of Record. See Lot.

Lot, Through. A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.

Lot Width. The distance between the side lot lines of a lot at the building line.

Marina, Commercial. An establishment providing docking, moorage space, and related activities limited to the provisioning or minor repair of pleasure boats and yachts, and accessory facilities including, but not limited to showers, toilets, and self-service laundries.

Marquee. A roof-like structure that cantilevers from the wall of a building over its principal entrance, that has no vertical supports other than the wall from which it

cantilevers, and that provides a wall surface at least four feet high, generally constructed for purposes of containing a sign.

Mineral Extraction / Processing. The excavation or extraction and processing of any earth products of natural mineral deposit, except where such excavation is for purposes of grading for a building lot or roadway, where grass sod is to be removed for landscaping, or where materials are excavated from a lot for use on that same lot by the owner of the property.

Mini-Storage. See Personal Storage Facility.

Mini-Warehouses. See Personal Storage Facility.

Mixed-Use Development. See Development, Mixed Use.

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 of mobile homes.

Motel. An establishment providing transient lodging in which the guest rooms are usually accessible from an outdoor parking lot.

Motorcycle Sales Establishment. An establishment primarily engaged in the retail sale of new and used motorcycles, motor scooters, clothing and accessories, and personal watercraft, including incidental storage, maintenance and servicing.

Movie Theater. A building for showing motion pictures or for live dramatic, dance, musical, or other productions, which is usually commercially operated. Does not include Adult Motion Picture Theatres.

Municipalities Planning Code (MPC). The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended.

Municipality. The Borough of Freeport, Armstrong County, Pennsylvania.

Music Instruction or Studio. See Instructional Studio.

No-Impact Home-Based Business. See Home Occupation.

Nonprofit Organization. Any person(s), partnership, association, corporation or other group legally established under federal and state law whose activities are conducted for unselfish, civic, or humanitarian motives, or for the benefit of others, and not for the gain off any private individual or group and may include, but shall not be limited to, patriotic, philanthropic, social service, welfare, benevolent, educational, civic, fraternal, cultural, charitable, scientific, historical, athletic, or medical activities.

Nursery, Plant. An establishment engaged primarily in cultivating trees, shrubs, flowers or other plants for sale or for transplanting.

Nursing Home. A facility devoted primarily to the maintenance and operation of facilities for the treatment and care of any persons suffering from illness, disease,

deformity, or injury not requiring the intensive care that is normally provided by hospitals, but who do require care in excess of room and board and who need medical, nursing, convalescent, or chronic care. Institutions primarily for the treatment and care of mentally ill patients or persons recovering from substance abuse shall not be considered nursing homes.

Office Building. A building used primarily for offices that may include ancillary services for office workers, such as a restaurant, coffee shop, newspaper, or snack stand.

Office Park. A development that contains a number of separate office buildings, supporting uses and open space designed, planned, constructed, and managed on an integrated and coordinated basis, and located on one or more parcels under single ownership.

Official Zoning Map. The zoning map for the Borough of Freeport adopted by ordinance pursuant to the MPC.

Oil Change Facility. Operations that provide lubrication, addition or changing of fluids and filters necessary to operate a vehicle. It is intended that these services will be provided while customers wait on site.

Oil / Gas Well Operation. The extraction of oil or gas from underground accompanied by the appurtenant equipment and facilities.

Open Space. Any land or area, the preservation of which in its present use would:

- (a) Conserve or enhance natural or scenic resources;
- (b) Promote streams or water supply;
- (c) Promote conservation of soils, or wetlands;
- (d) Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, or sanctuaries; or,
- (e) Enhance recreational opportunities.

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

Open Space, Improved. Parks, playgrounds, swimming pools, ball fields, plazas, landscaped green spaces, and other areas that are created or modified by man. Improved open space shall not include schools, community centers or other similar areas in public ownership.

Open Space, Natural. Areas of natural vegetation, water bodies, or other landforms that are to be left undisturbed. Creation of a graded and surfaced walking trail through areas of natural open space shall constitute disturbance of the area in the amount of the length of the walking trail multiplied by its approximate average width. Natural open

space shall not include schools, community centers or other similar areas in public ownership.

Operational Vehicle. A vehicle immediately capable of being driven.

Organization, Charitable / Fraternal / Social. A facility for administrative, meeting, or social purposes for a private or nonprofit organization, primarily for use by administrative personnel, members and guests. Examples include, but are not limited to: Lions Club, Veterans of Foreign Wars, etc.

Overlay District. A zoning district that extends on top of a base zoning district and is intended to protect certain critical features and resources. Unlike a planned unit development, overlay districts govern only development standards. The uses permitted in the underlying zoning district remain the same.

Parcel. A single lot, or a grouping of old lots acquired by a single deed, and considered as one buildable lot for zoning purposes. Parcels that consist of a grouping of lots acquired by a single deed may be subdivided for purposes of creating more buildable parcels, provided all regulations contained within this Ordinance and the applicable subdivision and land development ordinance are adhered to.

Parking Aisle. The clear space for either one or two-way traffic movement or maneuvering between rows of parking stalls.

Parking, Commercial. A private parking lot that is the stand alone use of a parcel, and whose stalls are leased to individuals.

Parking, Off-Street. An area wholly outside any public right-of-way, constructed to accommodate the parking of vehicles as required by this Ordinance.

Parking, On-Street. The parking storage space for a vehicle that is located within the street right-of-way.

Parking, Restricted Accessory. A parking lot, whether free or for compensation, and available for private use or as an accommodation for clients or customers, that is the sole use of a parcel and provides parking accessory to a use on a separate parcel.

Parking, Shared. A public or private parking area used jointly by two or more land uses.

Parking Space. A space in a garage or parking area reserved for the parking of only one automobile.

Parking Space, Compact. A space not less than 18 feet long and 7.5 feet wide, reserved for the parking of only one compact automobile.

Parking Space, Handicapped. A space not less than 13 feet wide and 18 feet long in clear dimension, reserved exclusively for an automobile registered with the State with handicapped license plates or displaying an official State issued handicapped placard.

Parking Structure. A structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes parking garages, deck parking and underground or under building parking areas.

Patio. A level surfaced area directly adjacent to a principal building, without walls or a roof. A patio may be constructed of any material or combination of materials, and is typically constructed at grade level or slightly higher.

Paved Surface Area. Ground surface covered with cobblestones, clay fired bricks, concrete pre-cast paver units, poured concrete with or without decorative surface materials, blacktop, or other asphalt or rubber mixture which may include sand or gravel as an ingredient and which creates a hard surface. A graded natural surface or one covered with rolled stone or overlaid with loose gravel is not considered a paved surface.

Pawnshop. Any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to the pledger or depositor, or loans or advances money on personal property by taking chattel mortgage security thereon, and takes or receives such personal property.

Pennant. Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, which is suspended from a rope, wire, string or pole, usually in series, and which is designed to move in the wind.

Permit, Building. A document issued by the Borough attesting that all requirements of the Uniform Construction Code (UCC) have been met, thereby allowing the approved work to commence in conformance with the permit.

Permit, Occupancy. Authorization issued by the Borough attesting that the proposed use or reuse of a lot or structure is in accordance with this Ordinance and may legally occur. An occupancy permit is obtained after a zoning permit has been issued and all the requirements of the zoning permit have been met.

Permit, Zoning. Authorization issued by the Borough attesting that all requirements of this Ordinance have been met, thereby allowing the approved work to commence in conformance with the permit. A zoning permit is required prior to an occupancy permit.

Person. Any association, company, corporation, firm, organization or partnership, singular or plural, of any kind.

Personal Care Home. A facility providing residential and supportive services primarily to persons who are over age sixty, physically handicapped or developmentally disabled, and which is licensed as a Personal Care Center by the Commonwealth of Pennsylvania.

Personal Service Establishment. A business which is associated with the grooming or health of persons or the maintenance or repair of personal wardrobe articles and accessories, and may include a barber shop, beauty parlor, shoe repair shop, self-service laundry, but not a tattoo parlor. The definition shall apply whether or not the individual engaged in the offering of said service is required to be licensed by the State of Pennsylvania.

Personal Storage Facility. One or more structures containing separate, individual and private storage spaces of varying sizes leased or rented by individual leases for varying periods of time, with the use contained in one or more buildings with the storage bays accessed primarily from the exterior of the building or buildings.

Planned Residential Development. See Development, Planned Residential.

Planned Unit Development. See Development, Planned Unit.

Planning Commission. The Planning Commission of the Borough of Freeport, Armstrong County, Pennsylvania.

Plat. The map or plan of a subdivision or land development, whether preliminary or final.

Plaza. An open space that may be improved, landscaped, or paved usually surrounded by buildings or streets.

Porch. A covered but unenclosed projection from the main wall of a building that may or may not use columns or other ground supports for structural purposes. If a porch is uncovered, it is considered to be a deck.

Preservation or protection. When used in connection with natural and historic resources, shall include means to conserve and safeguard these resources from wasteful or destructive use, but shall not be interpreted to authorize the unreasonable restriction of forestry, mining or other lawful uses of natural resources.

Professional Service Establishment. An establishment engaged in providing professional services such as consulting, legal, engineering, accounting, architectural and the like, but not including personal services.

Public Hearing. A formal meeting held pursuant to public notice by the Borough Council, Zoning Hearing Board or Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this Ordinance.

Public Improvement. Any improvement, facility, or service together with its associated public site or right-of-way necessary to provide transportation, drainage, public utilities, cable television, or similar essential services.

Public Notice. Notice published once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than seven days from the date of the hearing.

Public Park / Playground. Any area that is predominately open space, used principally for active or passive recreation, and not used for a profit-making purpose. Any area designated by the Borough as a park.

Public Space. Any lots, tracts or parcels of land, structures, buildings or parts thereof owned or leased by a unit of government.

Public Utility. An establishment engaged in the generation, transmission, and/or distribution of electricity, gas, steam, sewer, water and storm water management systems.

Public Utility Transmission Tower. A structure, owned and operated by a public utility electric company regulated by the Pennsylvania Public Utility Commission, designed and used to support overhead electricity transmission lines.

Recreational Vehicle (RV). A vehicle built on a single chassis, and designed to be self propelled or towed by another vehicle. A recreational vehicle is not designed or intended for use as a permanent dwelling, but as temporary living quarters for recreational camping, travel, or seasonal use. This definition includes vehicles such as travel trailers, motor homes, boats, house-boats, and campers.

Recreational Facility, Commercial. A sports facility designed to serve a large number of people as opposed to individuals or individual families. Such facilities include but shall not be limited to arenas, auditoriums, stadiums, athletic fields and tracks. Such facilities may contain rooms and other provisions for social functions and the serving of food or alcoholic beverages in accordance with State law.

Recyclable Collection Center. A facility for the collection, separation, compaction, processing and storage of recyclable materials until said materials can be transported or transferred to a facility approved and licensed for the recycling of materials.

Repair or Maintenance. An activity that restores the character, scope, size, or design of a serviceable area, structure, or land use to its previously existing, authorized, and undamaged condition. Activities that change the character, size or scope of a project beyond the original design and drain, dredge, fill, flood, or otherwise alter additional regulated wetlands are not included in this definition.

Repair Establishment. An establishment primarily engaged in the provision of repair services to individuals and households, rather than businesses, but excluding automotive and equipment repair use types.

Research / Development Facility. Research, development, and testing laboratories that do not involve the mass manufacture, fabrication, processing, sale of products, or, a structure or complex of structures designed or used primarily for research development functions related to industry and similar fields of endeavor.

Restaurant. A commercial establishment where food and beverages are prepared, served, and consumed primarily within the principal building and where food sales constitute more than 60 percent of the gross sales receipts.

Restaurant, Fast Food. An establishment whose primary business is serving food to the public for consumption on or off the premises. May include a drive-thru facility.

Retail Establishment. A business having as its primary function the supply of merchandise or wares to the end consumer. Such sales constitute the primary function of the business when such sales equal at least 80 percent of the gross sales of the business.

Retaining Wall. A wall or terraced combination of walls used to retain more than 18 vertical inches of material and not used to support, provide a foundation for, or provide a wall for a building or structure.

Retention System. A storm water facility that is designed to accept runoff from a developed site and discharge it at a limited rate when the runoff rate into the system drops below the limited rate. A specified volume is stored indefinitely (retained) until it is displaced by runoff from another storm.

Rezoning. See Amendment, Rezoning.

Right-of-Way. A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, waterline, sanitary sewer, and/or other public utilities or facilities.

Riparian. Of or pertaining to the bank of a river or stream.

Riparian Area. Those lands bordering streams, rivers, and lakes.

Riparian Rights. The right to use water flowing in a stream on riparian land.

Runoff. The portion of rainfall, melted snow, or irrigation water that flows across ground surface and is eventually returned to a waterbody such as a river, stream, pond, or reservoir.

Satellite Dish. See Telecommunications, Satellite Dish.

School, Elementary / Middle School. A public, private or parochial school offering educational instruction in grades kindergarten through fifth, or sixth through eighth, and licensed by the Pennsylvania Department of Education.

School, High School. A public, private or parochial school offering educational instruction in grades nine through twelve, licensed by the Pennsylvania Department of Education.

School, Nursery / Kindergarten. A public, private or parochial school primarily for children between the ages of three and five, providing preparation for elementary school; includes nursery school and kindergarten.

School, Technical / Trade. A specialized instructional establishment that provides on-site training of business, commercial, and/or trade skills such as accounting, data processing, machine repair, culinary arts, cosmetology, computer repair, etc.

Screen. See Berm, Buffer, or Fence.

Self-Storage Units. See Personal Storage Facility.

Service Establishment. See Personal Service Establishment or Professional Service Establishment.

Setback. The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

Setback, Front. The minimum allowable distance from the street right-of-way line to the closest point of the foundation of a building or projection thereof.

Setback, Front, On Corner Lots. The front setback of a corner lot shall be measured from the side of the lot designated as the front. On a corner lot, only one street line shall be considered a front line, which shall be the shorter street frontage.

Setback, Rear. The shortest distance between the building line and the rear lot line.

Setback, Side. The shortest distance between the building line and the side lot line.

Sexually-Oriented Business. An establishment other than a hotel, motel, or similar establishment offering public accommodations, which for any form of consideration provides a place where any number of persons may congregate, associate, or consort in connection with Specified Sexual Activities or the exposure of Specified Anatomical Areas. See also Adult Book Store, Adult Business, Adult Motion Picture Theater, Adult Video Store, and Adult Entertainment.

Shopping Center. A group of retail and other commercial establishments that is planned, owned, and managed as a single property. The center's size and orientation are generally determined by the market characteristics of the trade area served by the center. The two main configurations of shopping centers are malls and open-air strip centers.

Sidewalk Cafe. An outdoor dining area associated with a restaurant and located on the premises of the restaurant, usually within the front yard setback.

Sidewalk Vendor Stand. Any portable pushcart, or similar device used for the displaying, storing, or transporting of articles offered for sale by a sidewalk vendor.

Sign. Any device including but not limited to letters, words, numerals, figures, emblems, pictures or any part or combination of these used for visual communication intended to attract the attention of the public and visible to the public right-of-way or other properties.

Sign, Abandoned. A sign and/or supporting structure which no longer identifies a bona fide business conducted or product sold on the premises. A sign shall be deemed abandoned when these conditions have been in existence for a period exceeding ninety consecutive calendar days.

Sign, Animated. A sign that uses movement or change of lighting to depict action or create a special effect or scene, except LED displays on restaurant menu boards.

Sign, Awning. See Sign, Canopy.

Sign, Back-to-Back. Two or more integrally connected signs facing in opposite directions and separated by not more than five feet.

Sign, Banner. A temporary sign with or without characters, letters, illustrations, or ornamentations applied to cloth, paper, flexible plastic, or fabric of any kind with only such material for backing.

Sign, Building. A sign attached to any part of a building.

Sign, Building Marker. A sign indicating the name of a building and date and incidental information about its construction. Such sign typically is cut into a masonry surface or made of bronze or other permanent material, and is not regulated under this Ordinance.

Sign, Canopy. A sign that is a part of or attached to a structural protective cover over a door, entrance, window or outdoor service area.

Sign, Changeable Copy. Any sign designed so that letters or numbers attached to the sign can be periodically changed to indicate a different message.

Sign, Construction. A sign bearing the names of contractors, architects, engineers and the like, or advertising, promotions, price ranges and similar information that is placed at a construction site that has received development plan approval from the Borough.

Sign Copy. Any word, letter, number or emblem affixed to the sign surface either permanently or in removable form.

Sign, Directional. An on-premise sign that includes information assisting in the flow of pedestrian or vehicular traffic such as enter, exit, and one-way.

Sign, Directory. A ground or building sign that lists tenants or occupants of a building or project with unit numbers, arrows or other directional information.

Sign, Electronic Scrolling Message. A sign with a fixed or changing display/message composed of a series of lights, wherein the sequence of message and the rate of change is electronically programmed and can be modified by electronic processes.

Sign, Externally Illuminated. A sign illuminated primarily by light directed toward or across it or by backlighting from a source not within it.

Sign Face. The area of a sign on which the copy is placed.

Sign, Flashing. A sign, the illumination of which is not constant in intensity when in use, and which exhibits sudden or marked changes in lighting effects.

Sign, Freestanding. A sign that is attached to, erected on, or supported by some structure (such as a post, mast, frame, or other structure), or attached directly to the ground, that is not itself an integral part of or attached to a building or other structure whose principal function is something other than support.

Sign, Internally Illuminated. A sign whose light source is either located in the interior of the sign so that the rays go through the face of the sign, or which is attached to the face of the sign and is perceived as a design element of the sign.

Sign, Marquee. A sign attached to or mounted on a marquee. See also Marquee.

Sign, Menu-Board. An accessory sign providing items and prices associated with a drive-thru window and located in very close proximity to the drive-through window.

Sign, Monument. A freestanding sign supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.

Sign, Neon. A sign containing glass tube lighting in which gas and phosphors are used in combination to create a colored light.

Sign, Nonconforming. A sign lawfully erected and maintained prior to the effective date of this Ordinance that does not conform with the requirements of this Ordinance.

Sign, Off-Premise. A sign identifying or advertising a business, person, activity, goods, services, or products not located on the premises where the sign is installed and maintained. Includes Billboards and Outdoor Advertising Signs.

Sign, On-Premise. A sign identifying or advertising a business, person, activity, goods, services, or products located on the premises where the sign is installed and maintained.

Sign, Outdoor Advertising. A sign that directs attention to a business, commodity, service, or entertainment not exclusively related to the premises where such a sign is located or to which it is affixed. Also known as a billboard.

Sign, Pole. A sign that is mounted on a freestanding pole(s) or other support so that the bottom edge of the sign face is six feet or more above the grade. Also called a pylon sign.

Sign, Political. A temporary sign attracting attention to political candidates or issues, expressing support for a candidate for public office or an issue, but bearing no commercial message.

Sign, Portable. A temporary sign not permanently attached to the ground or other permanent structure or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs made as A-frames or T-frames; and balloons used as signs.

Sign, Post and Panel. A sign consisting of one or more panels which are supported between two posts and which is permanently placed in the ground.

Sign, Projecting. A sign attached to a building wall and extending laterally more than 18 inches from the face of such wall.

Sign, Real Estate. A temporary sign advertising real property for sale or for lease.

Sign, Roof. A sign erected, constructed, and maintained above the eaves of a building.

Sign, Sandwich Board. A two-sided sign not permanently attached to the ground or some type of permanent structure; a sign connected to or located on A or T frames; a two-sided sign attached to boards;

Sign, Shingle. A sign suspended from and located entirely under a covered porch, covered walkway, or an awning.

Sign, Special Event. A temporary sign advertising or announcing a special community wide event or activity conducted by, or sponsored by, or on behalf of a unit of local government, a charitable organization, or a nonprofit corporation. A special community wide event or activity is one that seeks to attract donations, participants, or customers from throughout the Borough.

Sign, Temporary. A sign that is used only temporarily and is not permanently mounted.

Sign, Traffic. A sign indicating federal, state, or municipal regulations for automobile, truck, bicycle or pedestrian movement.

Sign, V-Type. For purposes of computing surface area, is two separate signs if the angle between the two outer surfaces is less than 60 degrees; otherwise, the wings shall be considered one sign.

Sign, Wall. A sign painted on or attached to and extending not more than six inches from an exterior wall in a parallel manner.

Sign, Window. A sign that is applied to the inside of glassed areas of a building.

Signplate, Building. A sign indicating the name and address of a building, or the name of an occupant thereof, and the practice of a permitted occupation therein.

Site. A lot, tract or parcel of land considered as one land-unit for purposes of this Ordinance. For a single-family residence, the site shall be the subdivided lot on which it is located. For multi-family projects, the site shall be all land occupied by the buildings in the project and adjoining such property and under common ownership with it. For vacant land, the site shall be all of the adjoining vacant land under single ownership. For single-occupancy, non-residential properties, the site shall be the subdivided lot that is occupied. For multiple-occupancy properties, the site shall be all land included under the original site plan or subdivision plan approval under this Ordinance.

Site Plan. A plan depicting the proposed development of a property, in terms of the location, scale and configuration of buildings and other features containing all the required information under the site plan review section of this Ordinance.

Slope. The vertical change of an area of land divided by the horizontal change, measured as a percentage.

Snack Bar / Shop. An establishment similar to a restaurant, but limited to the extent that no food is cooked on the premises other than heating by a microwave oven, no drive-through windows exist on the premises, and seating for customers does not exceed 12.

Solid Waste Transfer Station. A facility which receives and processes or temporarily stores municipal or residual waste at a location other than the generation site, and which facilitates the transportation or transfer of municipal or residual waste to a processing or disposal facility.

Special Exception. See Use, Special Exception.

Specified Anatomical Areas.

- (a) Less than completely and opaquely covered human genitals, pubic region, buttocks, or female breast below a point immediately above the top of the areola; or,
- (b) Human male genitals in a discernable turgid state, even if completely or opaquely covered.

Specified Sexual Activities.

- (a) Human genitals in a state of sexual stimulation or arousal;
- (b) Acts of human masturbation, sexual intercourse or sodomy; or,
- (c) Fondling, erotic display or erotic touching of human genitals, pubic region, buttocks or breasts, even if completely and opaquely covered.

Sporting Goods Sales Establishment. An establishment primarily engaged in selling sporting goods, sporting equipment and accessories.

Square. Open spaces that may encompass up to an entire block, located at the intersection of important streets, and set-aside for civic purposes, with landscaping consisting of paved walks, lawns, trees, and civic buildings.

Stacking Lane. An area for temporary queuing of motor vehicles.

State Liquor Store. A sales establishment licensed and regulated by the Pennsylvania Liquor Control Board to sell alcohol and wine to the general public.

Stick-Built House. Standard residential construction using traditional wood frame building materials.

Storage Building, Detached. An accessory structure used for the storage of materials or equipment outside of a principal structure on a lot.

Storage, Enclosed. Storage that is completely screened from view by walls and a roof.

Storm Water Detention. Any storm drainage facility that retards or detains runoff, such as a detention or retention basin, parking lot storage, rooftop storage, porous pavement, dry wells or any combination thereof.

Storm Water Management. Any storm water management technique, apparatus, or facility that controls or manages the path, storage, or rate of release of storm water runoff. Such facilities may include storm sewers, retention or detention basins, drainage channels, drainage swales, inlet or outlet structures, or other similar facilities.

Street. Includes street, 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.

Street, Arterial. A street designated for large volumes of traffic movement. Certain arterial streets may be classed as limited access highways to which entrances and exits are provided only at controlled intersections and access is denied to abutting properties.

Street Center Line. The center of the existing street right-of-way, or where such cannot be determined, the center of the traveled cartway.

Street, Collector. A street which primarily collects traffic from local streets and feeds it to the arterial network. Collector streets provide circulation within neighborhood areas.

Street, Cul-de-sac. A street with a single common ingress and egress and with a turnaround at the end.

Street, Dead-end. A local street open at one end only and without a special provision for vehicles turning around.

Street Frontage. The distance for which a lot line adjoins a public or private street from one lot line intersecting said street to the furthest lot line intersecting the same street.

Street, Frontage Road. A minor street, parallel to and adjacent to an arterial street, whose primary purpose is providing access to abutting properties.

Street Line. The dividing line between the street right-of-way and the lot as shown on the records of the recorder of Deeds for Armstrong County, Pennsylvania.

Street, Loop. A short, independent street that usually terminates along the same collector street of its origin.

Street, Private. Any road or street that is not publicly owned and maintained and used for access by the occupants of the development, their guests, and the general public.

Structure. Anything built, constructed or erected which requires location on the ground or attachment to something located on the ground.

Structure, Accessory. A subordinate structure detached from but located on the same lot as a principal structure. The use of an accessory structure must be accessory to the use of the principal structure.

Structure, Detached. A structure with no vertical common or party wall with another structure.

Structure, Nonconforming. A structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

Subdivision. The division or redivision of a lot, tract or parcel of land by any means 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 into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

Subdivision and Land Development Regulations. The Subdivision and Land Development Ordinance of Armstrong County, Pennsylvania, as amended.

Substantial Damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.

Substantial Improvement. Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before the start of construction of the improvement. Includes structures that have incurred "substantial damage" regardless of the actual repair work performed. The term does not, however, include either:

- (a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or,
- (b) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Swimming Pool, Private. A swimming pool and/or wading pool, including buildings necessary or incidental thereto, for the exclusive use by members of a single family household and not open to the general public.

Swimming Pool, Public. A swimming pool and/or wading pool, including buildings necessary or incidental thereto, for recreational swimming, for use by:

- (a) The residents of a subdivision, apartment or other multi-unit or multi-family development,
- (b) Members of a dues-paying club and their occasional guests, or
- (c) The general public.

Tattoo Parlor / Body-Piercing Studio. An establishment whose principle business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

- (a) Placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin; or,
- (b) Creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

Theater. See Movie Theater.

Towing Service. See Wrecker Service.

Traffic Impact Analysis. A formal analysis prepared by a traffic engineer or transportation planner, on the effect of traffic generated by a development on the capacity, operations, and safety of the public street and highway system.

Uniform Construction Code. The statewide building code adopted by the Pennsylvania General Assembly in 1999 applicable to new construction in all municipalities whether administered by the municipality, a third party or the Department of Labor and Industry. Referred to as UCC in this Ordinance.

Use. Any purpose for which a building or other structure of a tract of land may be maintained or occupied; or any activity, occupation, business, or operation carried on in a building or other structure or on a tract of land.

Use, Accessory. A land use, indicated with an "A" on the Permitted Land Use Table, and that is:

- (a) Customary and incidental to the principal use located on the same lot;
- (b) Subordinate in area, extent and purpose to the principal use;
- (c) Contributes to the comfort, convenience, or necessity of the principal use; and,
- (d) Located on the same lot and in the same zoning district as the principal use.

Use, Conditional. A land use which because of special requirements or characteristics may be permitted in a particular zoning district only upon showing that such use in a specified location will comply with and conform to all the conditions and standards for the location or operation of such use as specified in this zoning ordinance as recommended by the Planning Commission and as authorized by the Borough Council.

Use, Conforming. A use, whether of land or of structure, which complies with the provisions of this Ordinance.

Use, Existing. The use of a lot or structure at the time this Ordinance was enacted.

Use, Nonconforming. A use, whether of land or of structure, which does not comply with the applicable use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of such ordinance or amendment, or prior to the application of such ordinance or amendment to its location by reason of annexation.

Use, Permitted. A use allowed in a zoning district, and upon review has been determined to comply with the provisions of these zoning regulations and other applicable ordinances and regulations.

Use, Principal. The primary use of any lot.

Use, Public. A use by an agency or department of the borough, county, state, or federal government. This shall also include public utilities or uses by any organization that receives funding either all or in part from any agency or department of the borough, county, state, or federal government. This shall also include buildings and premises used in the operation of the public use.

Use, Special Exception. A permission or approval granted to use land in a zoning district for a purpose other than that generally permitted outright in the district. The permission, or special exception, is granted by the Zoning Hearing Board in accordance with the standards contained in the zoning ordinance, provided generally that the specific application of the use would not prove injurious to the public interest.

Variance. A deviation from the terms of this Ordinance.

Wall, Exterior. A vertical, structural component of a building which encloses habitable or usable space; a parapet extending not more than twelve inches above a flat roof shall be considered part of the exterior wall for purposes of determining signage.

Warehousing / Distribution Establishment. An establishment involved in storing, stocking or distributing of merchandise or commodities.

Wetland. Those areas that are inundated and 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 conditions, including swamps, marshes, bogs, and similar areas.

Wholesale Establishment. The sale of commodities to retailers or jobbers and shall include the sale of commodities for the purpose of carrying on any trade or business even if the said trade or business is the consumer or end user of the commodity.

Windblown Device. Any banner, pennant, spinner, streamer, propeller, disc, moored blimp, gas balloon or flag (which is not of local, state, federal, corporate, nonprofit or religious origin) that is designed to inform or attract attention, whether or not such device carries a message, all or part of which is set in motion by wind, mechanical, electrical or any other means.

Windmills. A machine that converts the kinetic energy in the wind into a usable form (commonly known as a "wind turbine" or "windmill.") The turbine or windmill may be on a horizontal or vertical axis, rotor or propeller.

Wrecker Service. An establishment that provides for the removal and temporary storage of vehicles but does not include disposal, permanent disassembly, salvage, or accessory storage of inoperable vehicles.

Yard. See Setback.

Zero Lot Line. The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

Zoning District. A specifically delineated area or district within the corporate limits of the Borough for which the requirements governing use, placement, spacing, size, lot dimensions, and bulk of buildings and premises are uniform.

Zoning Hearing Board. The Zoning Hearing Board of the Borough of Freeport, Armstrong County, Pennsylvania.

Zoning Map. See Official Zoning Map.

Zoning Officer. The officer designated by the Borough of Freeport as the individual responsible for enforcing and administering the requirements of this Ordinance.