

ZONING ORDINANCE
FOR THE
TOWNSHIP OF CHARLESTON
TIOGA COUNTY, PENNSYLVANIA

MARCH, 1975

Prepared for
CHARLESTON TOWNSHIP BOARD OF SUPERVISORS
AND
CHARLESTON TOWNSHIP PLANNING COMMISSION

Prepared by
MICHAEL BAKER, JR., INC.
Consulting Engineers and Planners
Beaver, Pennsylvania

T A B L E O F C O N T E N T S

		<u>Page</u>
ARTICLE I	GENERAL PROVISIONS.	1
Section 100	Title	1
Section 101	Short Title	1
Section 102	Purpose	1
Section 103	Interpretation.	1
Section 104	Application or Regulations.	2
Section 105	Effective Date.	2
ARTICLE II	DEVELOPMENT GOALS	3
Section 200	Purpose	3
Section 201	Goals	3
ARTICLE III	DEFINITIONS	5
Section 300	Word Usage.	5
Section 301	Definition of Terms	5
ARTICLE IV	AGRICULTURAL RESIDENTIAL DISTRICT	17
Section 400	Purpose	17
Section 401	Designation of District	17
Section 402	Permitted Uses.	17
Section 403	Special Exception Uses.	19
Section 404	Lot Area, Width, Yard, Building Height and Coverage Regulations.	21
Section 405	Off-Street Parking, Loading and Unloading Regulations	21
ARTICLE V	NATURAL HAZARD AREAS.	27
Section 500	Purpose	27
Section 501	Flood Prone Areas	27
Section 502	Steep Slopes and Slide Hazard Areas	28
ARTICLE VI	SUPPLEMENTAL REGULATIONS.	29
Section 600	Height Regulations Exceptions	29
Section 601	Yard Requirements	29
Section 602	Lot Area Measurements, Deep Lots.	30
Section 603	Reduction in Lot Area	30
Section 604	Fences or Hedges	30
Section 605	Structure on Small Lot of Record.	30
Section 606	Clear Sight Triangle Requirements	31
Section 607	Additional Dwellings	31
Section 608	Essential Service Installations	31
Section 609	General Storage	31
Section 610	Junk Yards.	31
Section 611	Sanitary Landfill	32

T A B L E O F C O N T E N T S

(Continued)

		<u>Page</u>
ARTICLE VII	NONCONFORMING USES.	33
Section 700	Definition.	33
Section 701	Permitted Continuation.	33
Section 702	Alterations	33
Section 703	Extension or Expansion.	33
Section 704	Changes	34
Section 705	Restorations.	34
Section 706	Abandonment	34
Section 707	Nonconforming Lots of Record.	35
Section 708	Unsafe Structure.	35
Section 709	Construction Approved Prior to Legal Enactment of Ordinance.	35
Section 710	Registration.	35
ARTICLE VIII	ADOPTION AND AMENDMENT.	36
Section 800	Adoption.	36
Section 801	Amendment	36
ARTICLE IX	ZONING HEARING BOARD.	40
Section 900	Creation and Appointment.	40
Section 901	Removal of Members.	40
Section 902	Organization of Zoning Hearing Board.	40
Section 903	Powers and Duties	40
Section 904	Procedures.	42
Section 905	Time Limitations.	43
Section 906	Appeals	43
ARTICLE X	ADMINISTRATION.	44
Section 1000	Zoning Officer.	44
Section 1001	Permits	44
Section 1002	Inspection.	47
ARTICLE XI	SEVERABILITY.	49
ARTICLE XII	INTERPRETATION, PURPOSE AND CONFLICT.	49
ARTICLE XIII	REMEDIES.	49
ARTICLE XIV	PENALTIES	49
ARTICLE XV	REPEALER.	50

ORDINANCE NO. 103
THE CHARLESTON TOWNSHIP ZONING ORDINANCE

BE IT HEREBY ORDAINED AN ENACTED BY THE BOARD OF TOWNSHIP SUPERVISORS, TOWNSHIP OF CHARLESTON, COUNTY OF TIOGA, COMMONWEALTH OF PENNSYLVANIA, BY AUTHORITY OF AND PURSUANT TO THE PROVISIONS OF ACT 247, AS AMENDED, OF THE GENERAL ASSEMBLY OF THE COMMONWEALTH OF PENNSYLVANIA, APPROVED JULY 31, 1968, KNOWN AND CITED AS THE "PENNSYLVANIA MUNICIPALITIES PLANNING CODE," AS FOLLOWS:

ARTICLE I
GENERAL PROVISIONS

Section 100 TITLE

An Ordinance permitting, prohibiting, regulating, restricting and determining the uses of land, watercourses and other bodies of water; the size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal and use of structures; the areas and dimensions of land and bodies of water to be occupied by uses and structures as well as courts, yards and other open spaces and distances to be left unoccupied by uses and structures; the density of population and intensity of use; and providing for the administration of such Ordinance.

Section 101 SHORT TITLE

This Ordinance shall be known and may be cited as the "Charleston Township Zoning Ordinance."

Section 102 PURPOSE

This Ordinance is enacted for the following purposes:

- A. To promote, protect and facilitate one or more of the following: the public health, safety, morals, general welfare, coordinated and practical community development, proper density of population, civil defense, disaster evacuation, airports, and National defense facilities; and the provision of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, public grounds and other public requirements, as well as
- B. To prevent one or more of the following: overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers.

Section 103 INTERPRETATION

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of health, safety, morals, and the general welfare of Charleston Town-

ship and its citizens. It is not intended by this Ordinance to interfere with abrogate or annul any rules or regulations previously adopted or permits previously issued by the Township which are not in conflict with any provisions of this Ordinance, nor is it intended by this Ordinance to interfere with or abrogate or annul any easements, covenants, building restrictions, or other agreements between parties; provided, however, that where this Ordinance imposes a greater restriction upon the use of the buildings or premises or upon the height of the building, or requires a larger open space than is imposed or required by such ordinance, rules, regulations or permits, or by easements, covenants, building restrictions or agreements, the provisions of this Ordinance shall control.

Section 104 APPLICATION OR REGULATIONS

A. Use of property:

No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved, or altered unless in conformity with the regulations herein specified.

B. Restrictions:

1. No building shall hereafter be erected or altered:
 - a. To exceed the height;
 - b. To accommodate a greater number of families;
 - c. To occupy a greater percentage of lot area;
 - d. To have narrower or smaller rear yards, front yards or side yards than are specified herein.
 - e. To be on a site that has experienced periodic flooding.
2. No part of a yard or other open space required about any building for the purpose of complying with the provisions of this Ordinance shall be included as a part of a yard or other open space similarly required for another building.
3. This Ordinance shall not apply to any existing or proposed building or extension thereof used or to be used by public utility corporations, if upon petition of the corporation, the Public Utility Commission shall, after a public hearing, decide that the present or proposed situation of the building in question is reasonably necessary for the convenience or welfare of the public.

Section 105 EFFECTIVE DATE

This Ordinance shall take effect on the 16th day of June, 1975.

ARTICLE II
DEVELOPMENT GOALS

Section 200 PURPOSE

In addition to the foregoing purpose, this Ordinance is intended to assist in achieving to the extent possible the implementation of the "Charleston Township General Development Plan."

Section 201 GOALS

The general goals of the "Charleston Township General Development Plan" include but are not limited to the following:

A. GOAL: OVERALL DEVELOPMENT

Create a healthy, economically and socially sound and attractive environment for the residents of Charleston Township; and further, to consider all governmental structure options in developing programs to meet specific goals and objectives.

B. GOAL: ENVIRONMENTAL PROTECTION

To maintain compatibility between the natural environment and man's use of the land and natural resources.

C. GOAL: LAND USE

To create a development pattern that will conserve the natural amenities and encourage a harmonious balance between various land uses to produce an overall appealing atmosphere and a beneficial interaction of the various land uses while maintaining and enhancing a distinctive community character.

D. GOAL: ECONOMICS

To develop a diversified economic base to assure full and continuous employment and a sound fiscal base for the Township.

E. GOAL: HOUSING

To develop a variety of housing types to permit a range of choice for the residents regardless of the economic status and social characteristics.

F. GOAL: COMMUNITY FACILITIES

To develop a level of community facilities adequate in amount and type to meet existing population needs and prepare for future demand by programming and locating such facilities for maximum accessibility and efficiency of operations.

G. GOAL: TRANSPORTATION

To develop a circulation system that provides safe and convenient movement for people and goods, with the least possible infringement upon other values.

ARTICLE III
DEFINITIONS

Section 300 WORD USAGE

For the purpose of this Ordinance, the terms and words herein shall be interpreted as follows unless otherwise expressly stated:

- A. Words in the present tense shall include the future tense.
- B. The words "person", "owner", or "developer" includes a profit or nonprofit corporation, company, partnership, association or individual.
- C. Words used in the singular shall include the plural; words used in the plural shall include the singular.
- D. The words "used" or "occupied" as applied to any land or building include the words intended, arranged or designed to be used or occupied.
- E. The word "building" includes structure.
- F. The word "lot" includes the words "plot" or "parcel".
- G. The words "shall" and "will" are always mandatory.
- H. The word "may" is permissive.

Section 301 DEFINITION OF TERMS

Unless otherwise expressly stated, for the purposes of this Ordinance, the following words, terms and phrases shall have the meaning herein indicated:

- 1. ACCESSORY BUILDING: A subordinate building or a portion of the main building on a lot, the use of which is customarily incidental to that of the main or principal building.
- 2. ACCESSORY USE: A use on the same lot with, and of a nature customarily incidental and subordinate to the principal use; and not occupying more than forty (40) percent of the net floor area of any one floor in the principal structure or not more than forty (40) percent of the lot area.
- 3. ALTERATIONS: As applied to a building or structure, means a change or rearrangement in the structural parts or in the existing facilities, or an enlargement, whether by extending on a side or by increasing height, or the

moving from one location or position to another. Structural alterations shall include any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

4. ANIMAL HOSPITAL: A building used for the treatment housing or boarding of small domestic animals such as dogs, cats, rabbits and birds or fowl by a veterinarian.
5. AREA, BUILDING: The total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings, exclusive of uncovered porches, patios, terraces and steps.
6. AREA, LOT: The total area within the lot lines measured on a horizontal plane.
7. BILLBOARD: A sign other than one indicating a business conducted on the premises; a sign upon which advertising matter of any character is printed, posted, or lettered; and it may be either freestanding or attached to a surface of a building or other structure.
8. BOARDING HOUSE: Any dwelling in which more than three (3) persons either individually or as families are housed or lodged for hire with or without meals. A rooming house or a furnished room house shall be deemed a boarding house.
9. BUILDING OR STRUCTURE: Anything constructed or erected with a fixed or permanent location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences, billboards and poster panels.
10. BUILDING, FRONTLINE OF: The line of that face of the building nearest the frontline of the lot. This face includes sun parlors and covered porches whether enclosed or unenclosed but does not include steps or patios.
11. BUILDING, HEIGHT OF: The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs and to the mean height between eaves and ridge for gable, hip and gambrel roofs.

12. BUILDING LINE: An imaginary line located on the lot at a fixed distance from the road right-of-way line and interpreted as being the nearest point that a building may be constructed to the road right-of-way. The building line shall limit the location of porches, patios and similar construction, steps excepted, to the face of this line.
13. BUILDING, MAIN: A building in which is conducted the principal use of the lot on which it is located.
14. CLEAR SIGHT TRIANGLE: The triangular area formed by two intersecting road centerlines and a line interconnecting points established on each centerline, one hundred (100) feet from their point of intersection. This entire area is to remain clear of obstructions to sight above a plain established three and one-half (3-1/2) feet in elevation from grade level at the intersection of the road centerline.
15. CONDITIONAL USE: A use which is not appropriate to the Township as a whole, but which may be suitable in certain locations within the Township only when specific conditions and factors prescribed for such cases within this Ordinance are present.
16. DUMP: A lot or land or part thereof used primarily for the disposal by abandonment, dumping, burial, burning or other means and for whatever purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or part thereof or waste material of any kind.
17. DWELLING: A building designed or used as the living quarters for one (1) or more families. The terms "dwelling", "one-family dwellings", multiple dwelling", "two-family dwelling", or "dwelling group" shall not be deemed to include automobile court, rooming house, tourist home or hotel.
18. DWELLING TYPE:
- (a) RESIDENTIAL CONVERSION UNIT: To be considered a conversion, any proposed alteration must be confined to the interior of an already existing structural shell. Any proposal to extend the sides or increase the height of an existing structure shall not be considered a conversion and shall be required to meet the appropriate provisions established for that particular use.
 - (b) SINGLE-FAMILY DETACHED: A dwelling unit accommodating a single-family and having two (2) side yards, including a mobile home.

- (c) SINGLE-FAMILY SEMI-DETACHED: Two (2) dwelling units accommodating two (2) families which are attached side by side through the use of a party wall, and having one (1) side yard adjacent to each dwelling unit.
 - (d) TWO-FAMILY DETACHED: Two (2) dwelling units accommodating two (2) families which are located one over the other, and having two (2) side yards.
 - (e) TWO-FAMILY SEMI-DETACHED: Four (4) dwelling units accommodating four (4) families, two (2) units of which are located directly over the other two (2) units. A combination of both the single-family semi-detached and the two-family detached structures.
 - (f) TOWNHOUSE (ROW DWELLING): Three (3) or more dwelling units accommodating three (3) or more families which are attached side by side through the use of common party walls and which may have side yards adjacent to each end unit. Each dwelling unit is generally two (2) stories in height, but may conceivably be either one (1) story or three (3) stories in height.
 - (g) GARDEN APARTMENT: Three (3) or more dwelling units accommodating three (3) or more families which are located one over the other and which, when more than three (3) units are utilized, are attached side by side through the use of common party walls, and which may have side yards adjacent to each first story end unit. Single story dwelling units are generally built to a height of three (3) stories, but may conceivably be built to a height of only two (2) stores. Each dwelling unit being accessible by a common stairwell.
19. DWELLING UNIT: Any building or portion thereof which is designed and used exclusive for residential purposes of one family, and includes complete kitchen and bathroom facilities.
20. ERECTED: Includes built, constructed, reconstructed, moved upon or any physical operations on the land required for the building. Excavation, fill, drainage and the like shall be considered part of the erection.
21. ESSENTIAL SERVICE INSTALLATIONS: The erection, construction, alteration or maintenance by public utilities or municipal department or commissions of underground or overhead gas, electrical, telephone transmission or distribution systems, including poles, wires, mains,

drains, sewers, pipes, conduits, cables, towers, fire alarm boxes, traffic signals, hydrants and similar equipment and accessories in connection therewith, but not including buildings, reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions or for the public health or safety or general welfare.

22. FAMILY: One (1) or more persons who live together in one (1) dwelling unit and maintain a common household. May consist of a single person or of two (2) or more persons, whether or not related by blood, marriage or adoption. May also include domestic servants and gratuitous guests.
23. FARM: Any parcel of land containing ten (10) or more acres, which is used for gain in the raising of agricultural products, livestock, poultry and dairy products. It includes necessary farm structures within the prescribed limits and the storage of equipment used. It excludes the raising of fur-bearing animals, riding academies, livery or boarding stables and dog kennels.
24. FRONT YARD: See "Yard, Front".
25. GARAGE, PRIVATE: An enclosed or covered space for the storage of one (1) or more motor vehicles, provided that no business, occupation or service is conducted for profit therein nor space therein for more than one (1) car is leased to a nonresident of the premises.
26. GAS STATION: Any premises used for supplying gasoline, oil, minor accessories and service for automobiles at retail direct to the motorist consumer, including the making of minor repairs, but not including major repairs, such as spray painting; body, fender, clutch, transmission, differential, axle, spring and frame repairs; major overhauling of engine requiring removal therefrom of cylinder head or crankcase pan; repairs of radiator requiring removal thereof; complete recapping or retreading of tires.
27. GOVERNING BODY: The Board of Township Supervisors, of Charleston Township, Tioga County, Pennsylvania.
28. HEIGHT: See "Building, Height Of".
29. HOME OCCUPATION: Any use customarily conducted entirely within a dwelling or in a building accessory thereto and carried on by the inhabitants residing therein, providing that the use is clearly incidental and secondary to the use of the dwelling for dwelling purposes, the exterior appearance of the structure of premises is constructed and

maintained as a residential dwelling, and no goods are publicly displayed on the premises other than signs as provided herein; including, but not limited to the following occupations: the professional practice of medicine, dentistry, architecture, law and engineering; artists, beauticians, barbers and veterinarians, excluding stables or kennels; and does not permit the employment of more than two (2) persons not living on the premises.

30. HOSPITAL: Unless otherwise specified, the term "hospital" shall be deemed to include sanitarium, sanatorium, preventorium, clinic, rest home, nursing home, convalescent home and any other place for the diagnosis, treatment or other care of ailments, and shall be deemed to be limited to places for the diagnosis, treatment or other care of human ailments.
31. JUNK: Any worn, cast-off or discarded article or material which is ready for destruction or which has been collected or stored for sale, resale, salvage or conversion to some other use. Any such article or material which, unaltered, not needed to be disassembled or unfastened from, or unchanged and without further reconditioning can be used for its original purpose as readily as when new shall not be considered junk.
32. JUNKYARD: The use of more than one hundred (100) square feet of the area of any lot for the storage, keeping or abandonment of junk, including scrap material from the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof. A "junkyard" shall include an automobile graveyard or motor vehicle graveyard.
33. LINE, BUILDING: See "Building Line".
34. LINE, ROAD RIGHT-OF-WAY: The dividing line between the road, right-of-way and the lot.
35. LOADING SPACE OR UNIT: An off-street space or berth on the same lot with a building or contiguous to a group of buildings, for the temporary stopping of commercial vehicles while loading or unloading merchandise or materials and which abuts upon an alley, street or other appropriate means of access, and which is not less than twelve (12) feet wide, forty-five (45) feet in length and fourteen (14) feet in height.
36. LOT: Land occupied or to be occupied by a building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as

are required under the provisions of this Ordinance, having not less than the minimum area and width required by this Ordinance, and having its principal frontage on a road or on such other means of access as may be determined in accordance with the provisions of the law to be adequate as a condition of the issuance of a zoning permit for a building on such land.

37. LOT AREA: The area of a horizontal plane measured at grade and bounded by the front, side and rear lot lines.
38. LOT, CORNER: See "Corner Lot."
39. LOT DEPTH: The average horizontal distance between the front and rear lot lines.
40. LOT, INTERIOR: A lot other than a corner lot.
41. LOT LINES: The lines bounding a lot as defined herein.
42. LOT WIDTH: The horizontal distance across the lot between the side lot lines, measured at the building line.
43. MOBILE HOME: A transportable, single-family dwelling, which may be towed on its own running gear, and which may be temporarily or permanently affixed to real estate, used for nontransient residential purposes, and constructed with the same, or similar, electrical, plumbing and sanitary facilities as immobile housing; and having a minimum of five hundred (500) square feet of habitable floor area.
44. MOBILE HOME PARK: A parcel of land under single ownership which has been planned and improved for the placement of two (2) or more mobile homes for nontransient use.
45. MODULAR OR SECTIONAL HOME: Two portable units designed, and built to be towed on their own separate chassis and permanently combined on site to form a single immobile dwelling unit, and having a minimum of nine hundred (900) square feet of habitable floor area, shall be regarded as a single-family detached dwelling, but may be located in a mobile home park at the discretion of the owner.
46. OFF-LOT SEWER SERVICE: A sanitary sewage collection system approved by the Township and the Pennsylvania Department of Environmental Resources in accordance with Act 537, the "Pennsylvania Municipality Sewage Facilities Act," as amended, in which sewage is carried from individual lot or dwelling units by a system of pipes to a central treatment and disposal plant which may be publicly or privately owned and operated.

47. OFF-LOT WATER SERVICE: A potable water distribution system approved by the Township in which water is carried to individual lots or dwelling units by a system of pipes from a central water source located beyond the limits of the lot being served which may be publicly or privately owned and operated.
48. ON-LOT SEWER SERVICE: A single system of piping, tanks or other facilities approved by the Township and the Pennsylvania Department of Environmental Resources in accordance with Act 537, the "Pennsylvania Municipality Sewage Facilities Act," as amended, serving only a single lot and disposing of sewage in whole or in part into the soil.
49. ON-LOT WATER SERVICE: A single system of piping, tanks or other facilities serving only a single lot and obtaining the water either in whole or in part from a primary source located within the limits of the lot being served.
50. OPEN SPACE: An unoccupied space open to the sky on the same lot with the building.
51. OWNER: The duly authorized agent, attorney, purchaser, devisee, fiduciary or any person having vested or equitable interest in the lot in question.
52. PARKING LOT: An off-street space measuring not less than ten (10) feet by twenty (20) feet, whether inside or outside of a structure, for the temporary standing of automotive vehicles to be used exclusively as a parking stall for one (1) automotive vehicle. Such space shall be exclusive of all area necessary to gain access to said parking space including towing areas, access aisles, fire lanes, and access drives within the road right-of-way.
53. PLANNING COMMISSION: The duly constituted Planning Commission of Charleston Township, Tioga County, Pennsylvania.
54. PLAT: A map, plan or layout of a subdivision indicating the location and boundaries of individual properties.
55. PORCH: A roofed over structure projecting from the front, side or rear wall of a building. For the purpose of the Zoning Ordinance, a porch is considered a part of the principal building and is not permitted to extend into any required yards.
56. PREMISES: Any lot, parcel or tract of land and any building constructed thereon.

57. PRINCIPAL USE: The major dominant use of the lot on which it is located.
58. PUBLIC HEARING: A meeting open to the general public held pursuant to proper "public notice."
59. 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 be not more than thirty (30) days or less than fourteen (14) days from the date of the hearing.
60. PUBLIC RIGHT-OF-WAY: Land reserved for use as a road, street, alley, crosswalk, pedestrian way or other public purpose.
61. PUBLIC USES, APPROPRIATE: Includes public and semi-public uses of a welfare and educational nature, such as hospitals, nursing homes, schools, parks, churches, cemeteries, civic centers, historical restorations, fire stations, municipal buildings, essential public utilities that require enclosure within a building; airports; fraternal clubs and homes; and nonprofit recreational facilities.
62. ROAD: A public way which affords principal means of access to abutting properties.
63. SANITARY LANDFILL: A lot or parcel or part thereof used primarily for the disposal of garbage, refuse and other discarded materials including, but not limited to, solid and liquid waste materials resulting from industrial, commercial, agricultural and residential activities. The operation of a sanitary landfill normally consists of (a) depositing the discarded material in a planned controlled manner, (b) compacting the discarded material in thin layers to reduce its volume, (c) covering the discarded material with a layer of earth, and (d) compacting the earth cover.
64. SAWMILLS OR PLANING MILLS: Mills intended for the primary processing of timber or saw logs into lumber and shall exclude any secondary processing of the lumber thus produced.
65. SCREEN PLANTING: A vegetative material of sufficient height and density to conceal from the view of property owners in adjoining residential districts the structures and uses on the premises on which the screen planting is located.

66. SERVICE STATION: See "Gas Station".
67. SERVICES, ESSENTIAL: See "Essential Service Installation".
68. SIGN: Any surface, fabric device or structure bearing lettered, pictorial or sculptured matter intended, designed, or used to convey information visually and exposed to public view, which directs attention to an object, product, place, activity, person, institution, organization, or business. The term "sign" does not apply to a flag, emblem or insignia of a nation, political unit, school or religious group.
69. SIGN, GROSS SURFACE AREA OF: The entire area within a single continuous perimeter enclosing the extreme limits of such sign. All signs shall be limited to not more than two faces. All area limitations shall be computed in square feet. Each face of a double-face sign may equal the maximum size permitted for the particular type of sign. When individual letters are used separately on the surface of a building wall, the spaces between said letters shall be included in computing the area of the sign.
70. STRUCTURE: Structure means a combination of materials that form a construction that is safe and stable and includes among other things buildings, stadiums, platforms, radio towers, sheds, storage bins, fences and display signs.
71. 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, transfer of ownership or building or lot development: Provided, however, That the division of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access, shall be exempted.
72. TRAILER CAMP: A tract of land: (a) where two (2) or more trailers are parked; or (b) which is used or held out for the purpose of supplying to the public a parking space for two (2) or more trailers.
73. USE: The specific purpose for which land or a building is designed, arranged, intended or for which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any nonconforming use.

74. USE, MIXED: The occupancy of a building or of a lot for more than one (1) use, such as: both a business and a residential use; both an industrial and a residential use, etc.
75. VARIANCE: The permission granted by the Zoning Hearing Board, following a public hearing that has been properly advertised as required by this Ordinance, for an adjustment to some regulation which if strictly adhered to would result in an unnecessary hardship, and where the permission granted would not be contrary to the public interest, and would maintain the spirit and original intent of the Ordinance.
76. YARD: An unoccupied space open to the sky, on the same lot with a building or structure.
- (a) YARD, FRONT: An open unoccupied space on the same lot with a main building, extending the full width of the lot and situated between the street right-of-way line and the front line of the building projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the building and the street right-of-way line. Covered porches whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into a required front yard.
- (b) YARD, REAR: An open unoccupied space on the same lot with a main building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lines of the lot and the rear line of the building. A building shall not extend into the required rear yard.
- (c) YARD, SIDE: An open unoccupied space on the same lot with the building situated between the building and the side line of the lot and extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a side line. A building shall not extend into the required side yards.
77. ZONING HEARING BOARD: The Zoning Hearing Board of Charleston Township as duly constituted by and established pursuant to this Ordinance.
78. ZONING OFFICER: The individual authorized by the Township Supervisors of Charleston to be the administrator of the daily application of the provisions contained in this Zoning Ordinance.

79. ZONING PERMIT: A statement signed by the Zoning Officer indicating that the application for permission to construct, alter or add is approved and in accordance with the requirements of the terms of this Ordinance.