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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 26, 2024

SUBJECT: SALDO: Draft Section 433. Parking Lot Landscaping (updates with canopy coverage requirements)

TO: Mark Penecale, Director of Planning & Zoning
Springfield Township

FROM: Mike Narcowich, AICP, Community Planning Assistant Manager II
Margaux Petruska, Community Planner II

Attached please find the draft Section 433. Parking Lot Landscaping of the SALDO. This updates the chapter to incorporate requirements for canopy coverage, as recently discussed with the Planning Commission. I'd be happy to review this at the next Planning Commission meeting.

§95-433. Parking Lot Landscaping.

Commented [NM1]: Track changes in pp.1-3 of this document show the changes to introduce canopy coverage.

A. Intent. The intent of this section is as follows:

1. To promote well-designed and sustainable parking lot design and retrofit designs which produce environmental benefits.
2. To incorporate appropriate native plant species into the suburban environment to promote greater landscape resiliency and to enhance the natural environment of the Township.
3. To integrate stormwater management and landscape design by the use of plants to promote compliance with state water quality mandates by encouraging the detention, treatment, infiltration, and groundwater recharge of rainwater.
4. To shade paved surfaces to mitigate the urban heat island effect from large areas of pavement.
5. To improve the performance of existing parking lots when a redevelopment or retrofit is proposed.
- 5.6. To reduce the perceived mass of parking areas and contribute to the visual character of a land development.
- 6.7. To provide effective landscape buffers for visual screening (including the reduced impact of glare, headlights, and parking lot lights) and noise abatement of vehicular uses and parking.

B. Applicability. Unless otherwise expressly stated, the requirements of this section shall apply to any of the following:

1. A newly constructed parking or loading area.
2. The expansion of an existing parking or loading area if the expansion would increase the parking or loading area by twenty percent or twelve parking spaces, whichever is greater, within five years.
3. The in-place reconstruction of an existing parking or loading area if such work involves the full-depth pavement removal of fifty percent or more of said parking lot, within five years.

C. Canopy coverage requirements. Canopy coverage shall be provided that meets the requirements shown in Figure . Canopy Coverage Requirements (Table), as illustrated in Figure . Canopy Coverage Requirements (Illustration). See Article II Definitions, for definitions of "canopy coverage," "design coverage," and "vehicular use area."

Note: For an illustration of vehicular use area, see Figure Vehicular Use Area.

Figure Vehicular Use Area (VUA).

Commented [NM2]: To be added to Article II.
Definitions:

Canopy coverage: the minimum percentage of vehicular use area that shall lie directly under the horizontal area or spread of a tree's limbs and foliage, based on planting design coverage.

Design coverage: canopy coverage indicated or typical of a plant species after ten years growth after planting for trees as specified by AmericanHort's American Standard for Nursery Stock (ASNS), 2014 or as later amended....

Vehicular use area:

Any area of a lot not located within any enclosed or partially enclosed structure which is used by or intended for motor vehicles, including but not limited to the following:

- Parking spaces (accessory or not) for the storage of automobiles, trucks or other motor vehicles
- Parking drive aisles
- Loading zones and service areas;
- Emergency or fire zones or lanes;
- Paved areas painted or striped in such a manner as to indicate that they are not intended for parking or standing but are otherwise at grade with other areas designed for or used by motor vehicles.
- Driveway and access drives—with the exception that the driveway or principal access drive conveying traffic to and from the public street(s) shall not be counted, except for those portions that are flanked by parking on both sides.
- Landscaped areas bounded by parking stalls on one side and within ten feet (10') of the side of the parking stall, landscaped areas bounded by parking on two or more sides and within twenty feet (20'), or landscaped areas bounded by parking stalls and/or aisles on three or more sides.

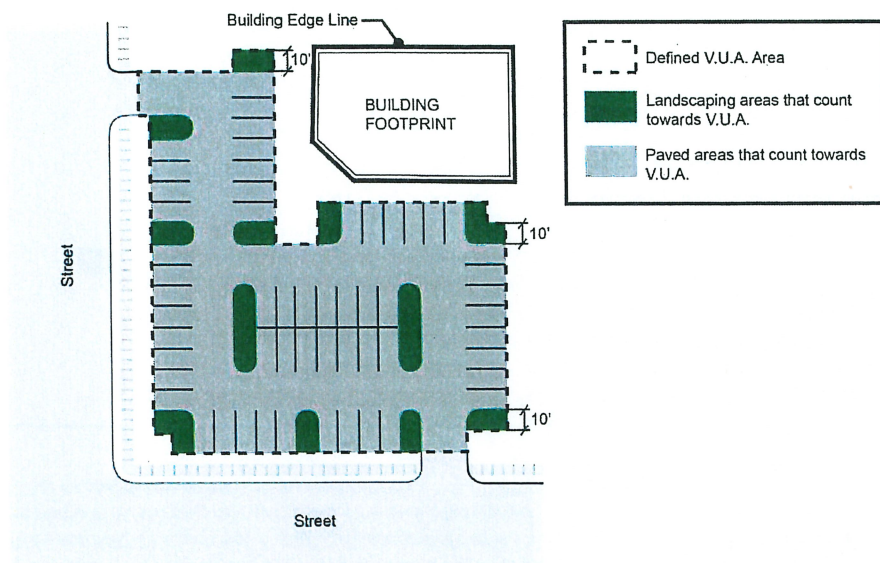
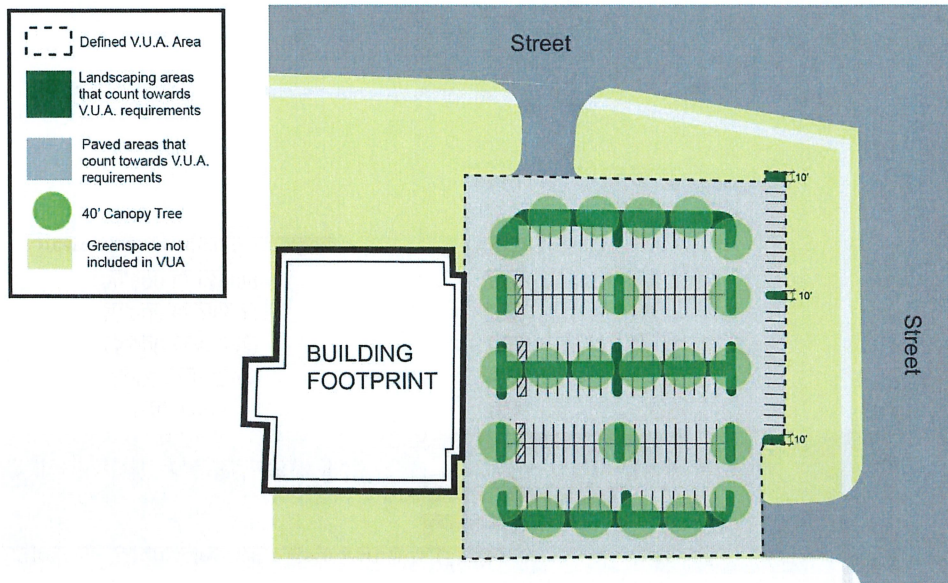


Figure . Canopy Coverage Requirements (Table)

<u>Vehicular use area (VUA)(square feet)</u>	<u>Required canopy coverage as a percentage of vehicular use area (VUA)</u>	
<u>0 to 4,999</u>	<u>0%</u>	
<u>5,000 to 14,999</u>	<u>12%</u>	
<u>15,000 to 49,999</u>	<u>16%</u>	
<u>50,000 to 99,999</u>	<u>20%</u>	
<u>100,000 to 149,999</u>	<u>26%</u>	
<u>Greater than or equal to 150,000</u>	<u>30%</u>	

Figure . Canopy Coverage Requirements (Illustration)



The illustration shows the required minimum (tree) canopy coverage (26%) for a vehicular use area between 100,000 and 149,999 square feet. The vehicular use area shown is 116,400 square feet (Note: The purpose of this illustration is to demonstrate canopy coverage; there are other types of landscaping and pedestrian walkways required for parking lots as well).

1. For each 12 parking spaces or portions thereof, at least one planting island shall be provided. Alternately, rather than providing one planting island for every 12 parking spaces, the locations of planting islands may be adjusted where the number of planting islands provided is equal the total number of parking spaces provided divided by 10, at the Board of Commissioners' discretion.
2. There shall be no more than twelve (12) continuous parking stalls in a row without a planting island.

D. Interior landscaping area. Interior landscaping shall be composed of planting islands and planting strips, within which are planting areas. The sum of the pervious surface areas composed of planting soil with the depth and composition as required in this chapter shall constitute the interior landscaping area.

Commented [NM3]: New edits to pp.4-5 do not relate directly to canopy coverage, but implement the township planning commission's recommendations while clarifying a few items.

Commented [NM4]: Redundant

1. Planting Islands.

a. All parking rows shall be terminated by a planting island, provided that in such cases where accessible parking and gore areas are provided at the end of the row, planting islands shall be accommodated elsewhere along the row in close proximity to the row end.

b. The minimum size of each planting island shall be equal in length and width to that required for a single parking space, measured from the outside of the curb. Where the parking row is double-loaded, the minimum size of the planting island shall be equal to the width of a parking space and double the length size of a parking space 324 square feet with a minimum width of nine (9') feet, measured from the outside of the curb.

Commented [NM5]: Note: this varies: the default parking space size required by zoning is 10' X 20', while in the multifamily apartment zoning district it is 9' X 18'.

2. Planting Strips. Planting strips shall be located parallel to rows of parking to separate main access driveways from rows of parking spaces, to separate other major driveways from rows of parking spaces, and to separate larger parking areas into smaller units consisting of no more than six (6) rows of parking stalls. Planting strips shall have a minimum width of five feet (5'), shall run the full length of the parking aisle (including sections of parking aisles interrupted by breaks for vehicular circulation), be underlain by soil, and be mounded at not more than a 4:1 slope, not less than a 12:1 slope.

E. The applicant shall provide the number and locations of planting areas, islands, and strips on submitted plans.

F. Perimeter Landscape Strip Requirements. For all parking lots which abut an adjacent property where no right-of-way intervenes, a fifteen foot (15') wide landscaping strip satisfying the requirements of a moderate-intensity buffer as listed in §435.B 432.D. Plant Material, quantity, and types shall be provided between the parking lot and the property line. If any of the proposed land uses or site elements of the property are already subject to a buffer requirement as required in Section 432. Buffer Plantings or Chapter 115. Zoning, the greater buffer width and planting requirements shall apply.

Commented [NM6]: Note: There appears to be a conflict with draft Section 419. Parking and Related Internal Driveways. That requires a 10' wide perimeter buffer equivalent to a screening buffer. However, we now use the following buffer names in the draft:

G. Street and Sidewalk Buffer Requirements. For vehicular use areas of any size abutting a public street, private street, or sidewalk, the applicant shall provide one of the following buffer options along the entire frontage of the vehicular use area:

1. A ten foot (10') wide landscape strip satisfying the requirements of a low-intensity buffer in §435.B 432.D; or
2. A wall or fence, no greater than three feet (3') in height, comprised of natural stone, brick, decorative metal, or a combination thereof, along with one (1) large canopy tree and three (3) evergreen shrubs for every twenty-five (25) linear feet of frontage, or portion thereof.

• Moderate-intensity buffer: 2 large canopy trees, 2 medium or small canopy trees, 5 evergreen trees, and 5 shrubs per 100 linear feet.

• High-intensity buffer: 4 options: (1) 2 large canopy trees, 2 med or sm canopy trees, 8 evergr trees, 10 shrubs (2) 30 lg evergr shrubs (3) 15 lg evergr shrubs, 4 med or sm canopy trees, (4) alternative equivalent design

H. Parking Landscaping Design Standards.

1. Curb Cuts and Inlets. Curb cuts and inlets at the edge of planting islands, planting strips, and perimeter buffers serving as infiltration areas shall be provided to allow

rainwater to enter the planting areas. Curbs separating landscape areas from parking shall have cuts or other features to allow stormwater to flow to the bioretention area.

2. Maintenance. The design and planting schemes for all bioretention or other stormwater management features shall take into account future maintenance capacity. Specific maintenance guidelines shall be provided with the plans.
3. For parking areas without curb inlets that use wheel stops and a continuous parking edge, a stone buffer area between the paved surface and planting area is required to retard sheet flow and minimize erosion into the absorbent areas. Stones can be used at curb depressions to dissipate sheet flow along parking lots.
4. At least twenty-five percent (25%) but no more than fifty percent (50%) of the plant materials shall be evergreen.

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 28, 2024

SUBJECT: Article II Definitions

TO: Mark Penecale, Director of Planning & Zoning
Springfield Township

FROM: Margaux Petruska, Community Planner II
Mike Narcowich, AICP, Community Planning Assistant Manager II

Below we have attached the updated Article II – Definitions for review by the Springfield Township Planning Commission.

ARTICLE II: DEFINITIONS

§ 95-200. Language Interpretations.

For purposes of this chapter, certain words shall be interpreted as follows:

- A. Words used in the present tense include the future.
- B. The singular number includes the plural and the plural includes the singular.
- C. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."
- D. The word "person" includes an individual, corporation, partnership, incorporated association, and/or any other similar entity.
- E. The words "include" or "including" shall not limit the term to the specified examples, but are intended to extend the meaning to all other instances of like kind and character.
- F. The word "building" shall always be construed as if followed by the words "or part thereof."
- G. The word "may" is permissive, and the words "shall" and "will" are always mandatory.
- H. The words: "he" or "she" or "they" are to be used interchangeably with the word person.
- I. The word "street" includes road, highway, avenue, boulevard, or expressway.
- J. The word "stream" includes watercourse, creek or river, and, where referenced, a seasonal or intermittent stream.
- K. The names of organizations including government agencies shall be construed to include their successors.

§ 95-201. Definition of Terms.

Words and terms used in this chapter shall have the meanings given in this Article. Unless expressly stated otherwise, any pertinent word or term not a part of this listing, but vital to the interpretation of

Commented [NM1]: Add "Design Coverage," "Canopy Coverage," and "Vehicular Use Area" if approved by PC as part of canopy coverage requirements.

this chapter, shall be construed to have its legal definition, or in the absence of a legal definition, its meaning as commonly accepted by practitioners including civil engineers, surveyors, architects, landscape architects, and planners.

Act 247

The Municipalities Planning Code of July 31, 1968, 53 P.S. §10101, et seq., as amended from time to time.

Acceleration Lane

The portion of a roadway adjoining the traffic lane constructed for the purpose of enabling a vehicle entering a roadway to increase its speed to a rate at which it can safely merge with traffic.

Access Driveway

A privately owned, constructed, and maintained vehicular access from a public or private right-of-way to off-street parking or loading spaces.

Accessory Structure or Building

A structure or building detached from a principal building on the same lot and customarily incidental and subordinate to the principal building.

Aisle: *See "Parking Drive Aisle (or Drive Aisle)"*

~~The traveled way by which cars enter and depart parking spaces.~~

Applicant

A person who has filed an application for approval of subdivision, land development plan, variance, special exception or conditional use, including his/her heirs, successors, agents and assigns. The term also includes landowner, developer, builder and/or other persons responsible for the plans and construction of buildings or other improvements on any parcel of land.

Application for Subdivision or Land Development

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

Arborist, Certified

A professional who possesses the technical competence gained through experience and related training to provide for or supervise the management of trees and other woody plants in residential, commercial, and public landscapes, and who is currently an ISA Certified Arborist by the International Society of Arboriculture (ISA).

Authority

A public organization created pursuant to the Pennsylvania Municipal Authorities Act of 1945 (P.L. 382, No.164).

Berm

A raised and stabilized earthen mound of sufficient height. The maximum slope on any berm shall not exceed three horizontal to one (3:1) vertical in grade.

Best Management Practice (BMP)

Best-available, industry-recognized courses of action, in consideration of the benefits and limitations, based on scientific research and current knowledge.

Bioretention

A stormwater management facility -- which includes rain gardens, bioretention swales, planters and absorbent tree islands -- engineered to treat and infiltrate a specific amount of stormwater. They have exact design criteria to ensure they function according to the design intent. These facilities have operation, maintenance and inspection requirements since they are part of a stormwater treatment

Commented [NM2]: This is referred to as "access driveway" in Section 419

Commented [HA3]: Coordinate final definition with ZO

Commented [PM4R3]: ZO Definition: A building subordinate to the main building on the same lot and used for purposes customarily incidental to those of the main building.

Commented [PM5R3]: Added Definition from MCPC Model SALDO -- in Red is Zoning from Springfield Existing

Commented [PM6]: ZO Definition:

As used in Article **XIVA** of this chapter, any person that applies for a WCF or wireless support building permit, zoning approval for the construction, installation or designation of a wireless support and/or permission to use the public right-of-way (ROW) or other Township-owned land or property. (Amended 2017)

Commented [NM7R6]: So perhaps we add "...or permit" after "conditional use" in the first sentence in the definition.

Commented [NM8]: MCPC now recommends maximum 4:1 for a stormwater management basin and maximum 5:1 for buffers and screens. There is increasing awareness of the need to limit berm grades due to the dangers to lawn care professionals who may have to use a riding mower on these slopes.

and flow control system. The facilities include designed soil mixes and sometimes control structures like under-drains and outlet structures to aid in the control of overflow, catch basins to filter sediment, and check dams or weirs to slow the flow of water moving through the facility.

Block

A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to development.

Board

The Board of Township Commissioners of Springfield Township.

Bond

Any form of surety bond in an amount and form satisfactory to the Springfield Township Board of Commissioners. All bonds shall be approved by the Board of Commissioners whenever a bond is required by regulations.

Buffer

An area designed and functioning to separate the elements and uses of land which abut it and to ease the transition between them. Unless otherwise specified, "buffer" may be included as part of the required setbacks and yard areas.

Building

Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, equipment, goods or materials of any kind or nature. (Also see Accessory Structure and Principal Building.)

Building Envelope

The area of a lot within which a principal building may be erected. This area is defined by the limits of the minimum front, side, and rear yard areas, and encompasses the area of the lot not found in the yard areas, legal rights-of-way, or other areas defined in the zoning ordinance.

Caliper

A measure of nursery stock measured in diameter. For four-inch diameter stock or smaller, the measure is taken at six inches above the root ball. For stock above four inches, the measurement is taken at 12 inches above the root ball. Caliper is distinct from DBH (diameter at 4.5' above natural ground level), which is used as a measurement of established trees.

Canopy

The upper and outermost part of a tree created by the tree's crown and shall mean, in the case of contiguous trees, the upper and outermost parts of the trees' crowns.

Cartway

That portion of a street or road between curblines which is designed to be used by moving and parked vehicles.

Common Open Space

A parcel or parcels of land within a development site designed and intended for the use and enjoyment of Springfield Township residents or occupants of the development or community or for the protection of natural or historic resources, not including streets, off-street parking areas and areas set aside for public facilities. Common open space shall not be part of individual residential lots and shall be substantially free of structures but may contain recreational facilities for park users or historic buildings as are shown in the approved development plan.

Comprehensive Plan

The Comprehensive Plan and amendments thereto, including maps, charts, and/or descriptive matter officially adopted by Springfield Township indicating recommendations for the continuing

Commented [HA9]: Coordinate final definition with Zoning Ordinance

Commented [PM10R9]: Current SALDO Definition also has "Softening and Screening Buffer"
Just buffer definition is "An area designed to separate the land uses which abut it and to ease the transition between them. Unless otherwise specified, "buffers" may be included as part of the required setbacks and yard areas. "Buffers" are divided into two types:

Softening Buffer : A buffer comprised of vegetation arranged in a specific pattern and designed to soften and partially screen the view from one side to another during all seasons of the year.

Screening Buffer: A buffer comprised of vegetation arranged in a specific pattern and designed to largely block the view from one side to another during all seasons of the year.

Commented [PM11R9]: Probably take this definition out, provided that it is explained in the buffer section of Design Standards.

Commented [NM12R9]: Draft Article IV Design uses the terms "low-intensity," "moderate-intensity," "high-intensity," and "limited area" buffers.

Commented [HA13]: Coordinate final definition with Zoning Ordinance

Commented [PM14R13]: Current Zoning Definition: The portion of street or alley intended for vehicular traffic.

Slight difference between the two lets discuss.

Commented [HA15]: Coordinate final definition with Zoning Ordinance

Commented [PM16R15]: Existing Zoning Definition : An outdoor portion of a development or tract of land that is designed or functions as a recreational area and/or for the preservation of sensitive natural features. Privately owned yards directly adjacent to a residence shall not be considered common open space.

Commented [PM17R15]: Existing Zoning definition is moderately different from the proposed definition.

development of the municipality and including all elements required in Article III of the Pennsylvania Municipalities Planning Code.

Conservation District

A conservation district, as defined in Section 3(c) of the Conservation District Law (3 P. S. § 851(c)), which has the authority under a delegation agreement executed with the Pennsylvania Department of Environmental Protection to administer and enforce all or a portion of the erosion and sediment control program in their county.

Condominium

Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions, created under either the Pennsylvania Unit Property Act of July 3, 1963 or the Pennsylvania Uniform Condominium Act as amended from time to time.

Contiguous

Properties sharing a common boundary. Properties on opposite sides of a public right-of-way shall not be considered contiguous.

Construction

The construction, reconstruction, renovation, repair, extension, expansion, alteration, or relocation of a building or structure, including the placement of mobile homes.

Crosswalk

An improved right-of-way for pedestrian travel across a street connecting two blocks.

Cul-de-sac

A local street with only one outlet and having an appropriate terminus for the safe and convenient reversal of traffic.

Culvert

A conduit not incorporated in a closed storm sewer system, that carries drainage water under a driveway, roadway, or paved area.

Curb Elevation or Curb Level

The elevation of the top of a curb at a given point with a reference to a designated datum.

Curbline

A line formed by the face of the existing curb or in its absence, the outer edge of the shoulder, along which a curb would be otherwise located.

Cut

An excavation; the difference between a point on the original ground and a designated point of lower elevation on the final grade. Also, the material removed in an excavation.

De Minimis Improvements

Non-residential property improvements which would, by their use, require less than five parking spaces with a maximum footprint of the addition being less than 1,000 square feet of new building. Any given building may have up to three de minimis improvements as long as the cumulative additions do not exceed the de minimis standards stated above.

Design Storm

The magnitude and temporal distribution of precipitation from a storm event measured in probability of occurrence (e.g. a 5-year storm) and duration (e.g. 24 hours), used in the design and evaluation of stormwater management systems.

Commented [PM18]: Design Stormwater is mentioned not just design storm

Developer

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

Development

Any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, streets and other paving, utilities, mining, dredging, filling, grading, excavation, or drilling operations.

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. The phrase "provisions of the development plan" when used in this act shall mean the written and graphic materials referred to in this definition.

Diameter at Breast Height (DBH)

A measurement of the size of existing trees on the site, using the outside bark diameter at breast height. Breast height is defined as 4.5 feet (1.37 m) above the forest floor from the highest adjacent grade of the tree. If a tree has more than one stem or trunk, the measurement shall be the sum of the diameter of the largest trunk and 1/2 the diameter of each additional trunk. The measured section of the tree should be free of branches and representative of the typical age of the tree species. DBH measurement is applied to existing trees (compared to "caliper" used for nursery stock).

Disturbed Area

An unstabilized land area where vegetation has been removed and soil has been exposed, graded, or removed.

Drainage Structures

The natural or manmade features of land that are specifically designed to store or carry surface water runoff.

Driveway

A private way providing for vehicular access between a public street and a parking area or garage within a lot or property.

Dwelling Unit

One or more rooms designed, occupied, or intended for occupancy as a separate living quarter with cooking, sleeping, and sanitary facilities for the exclusive use of a single occupant, multiple occupants, or a family maintaining a household.

Earth Disturbance

A construction or other human activity which alters the surface of the land, including, but not limited to, clearing and grubbing; grading; excavations; embankments; road maintenance; building construction; or the moving, depositing, stockpiling, or storing of soil, rock, or earth materials.

Easement

A vested or acquired legal right to use land other than as a tenant, for a specific purpose, such right being held by someone other than the owner who holds title to the land.

Electric Vehicle Supply Equipment (EVSE)

Any device that enables the safe transfer of energy between the local power supply grid and an electric vehicle. EVSE includes all the components for electric vehicle charging stations, including: the conductors; the ungrounded, grounded, and equipment grounding conductors; electric vehicle

connectors; attachment plugs, software and all other fittings, devices, power outlets, induction plates or apparatus installed specifically for the purpose of delivering energy from the electric supply grid to an electric vehicle. EVSE may deliver either alternating current or direct current electricity (consistent with fast-charging equipment standard). EVSE may also include alternative charging utilities, such as solar photovoltaic systems, to generate supplemental power for the EVSE/EVCS. This includes any device which supplied energy between local power supplies to an electric vehicle. EVSE includes all components for the electric vehicle charging stations including conductors, connectors, plugs, outlets, and software.

Electric Vehicle Charging Station (EVCS)

Battery charging station equipment with an associated parking space that is publicly accessible and has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An EVCS may contain several charging ports/points to charge more than one EV at a time. These are the charging stations that charge the batteries in electric vehicles. There are currently three levels of charging stations, generally known as Level 1, Level 2, and DCFC. The amount of power required, cost, amount of time to charge the vehicle, and needed infrastructure vary.

Electric Vehicle Supply Equipment, Level 1

An EVSE that operates on a 15 to 20 amp breaker on a 120 volt AC circuit.

Electric Vehicle Supply Equipment, Level 2

An EVSE that operates on a 40 to 100 amp breaker on a 208 or 240 volt AC circuit.

Electric Vehicle Supply Equipment, Level 3

An EVSE that typically operates on a > 60 amp breaker on a 208 or 240 volt three-phase AC circuit.

Elevation

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

Engineer

A professional engineer licensed in the Commonwealth of Pennsylvania and competent in the profession as established under the Pennsylvania Engineer, Land Surveyor, and Geologist Registration Act.

Escrow

A deposit of secure funds with Springfield Township or escrow agent to secure the promise to perform some future act.

Excavation

Any act by which natural materials are dug into, cut, quarried, uncovered, removed, displaced, relocated, or bulldozed, as well as the conditions resulting from such activities.

Existing Condition

The dominant land cover during the five (5) year period immediately preceding a proposed regulated activity.

Fence

A man-made barrier placed or arranged as a line of demarcation between lots or to enclose a lot or portion thereof. The term "fence" shall be deemed to include a freestanding wall.

Fill

Any act by which natural materials are placed, pushed, dumped, pulled, transported, or moved to a new location above the natural surface of the ground or on top of the stripped surface, as well as the conditions resulting from such activities.

Commented [PM19]: These definitions are from the MCPC Electric Vehicle Model Ordinance (to come out by the end of the year)

Commented [HA20]: Coordinate with ZO definition

Commented [HA21R20]: Existing Zoning Ordinance Definition:

Any structure of nonliving material erected for the purpose of separating one property from another either to assure privacy or to protect the property screened. For the purpose of this chapter, a masonry wall is considered to be a fence;

Commented [PM22R20]: Let's discuss. The existing Zoning definition is moderately different than the proposed.

Financial Security

An irrevocable letter of credit issued by a Federal or Commonwealth chartered lending institution approved by Springfield Township, a surety bond issued by a bonding company authorized to conduct business within the Commonwealth or a Federal or Commonwealth chartered lending institution approved by Springfield Township, a certified check, or cash escrow maintained with Springfield Township or a lending institution as aforesaid, provided by the applicant to secure its financial and performance obligations regarding public improvements associated with an approved subdivision or land development.

Fiscal Impact Analysis

An analytical tool which compares, for a given project or policy change, changes in governmental costs against changes in governmental revenues. For example, a major residential development project could mean new residents will require new services and facilities such as fire and police protection, libraries, schools, parks, and others. At the same time, the municipality will receive new revenues from the project in the form of property tax revenues, local sales tax revenue, and other taxes and fees. A fiscal impact study compares the total expected costs to the total expected revenues to determine the net fiscal impact of the proposed development on the municipality.

Floodplain Related Terms

1. **FEMA and FIA.** The Federal Emergency Management Agency and the Federal Insurance Administration who have jurisdiction over the National Flood Insurance Program and its related studies and regulations. "FEMA" is the parent agency of the "FIA." Both are within the US Department of Homeland Security.
2. **Flood.** A temporary condition of partial or complete inundation of normally dry land areas.
3. **Floodplain.** A relatively flat or low land area adjoining a stream, river, or watercourse, which is subject to partial or complete inundation during a 100-year flood, or any area subject to the unusual and rapid accumulation of surface water from any source; also referred to as flood-prone area.
4. **Floodplain Management.** The application of a program or activities which may consist of both corrective and preventive measures for reducing flood damages.
5. **Floodway.** The channel of a river, stream, or other watercourse and the adjacent land area required to carry and discharge a flood of the 100-year magnitude.
6. **Obstruction.** Any wall, dam, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel, rectification, culvert, building, fence, stockpile, refuse, fill, structure or matter in, along, across or projecting into any channel, watercourse or designated floodplain district which may impede, retard or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or is placed where the flow of the water might carry the same downstream to damage of property or threaten lives.
7. **Substantial Improvement.** Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% percent of the appraised market value of the structure either,
 - a. before the improvement or repair is started; or
 - b. if the structure has been damaged, and is being restored, before the damage occurred.

For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

- a. any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or
- b. any alteration of a structure listed on a National Register of Historic Places or a State Inventory of Historic Places, or Springfield Township's List of Historic Places as approved by the Springfield Township Board of Commissioners.

Foot Candle

Unit of light intensity stated in lumens per square foot and measurable with a luminance meter.

Frontage

That side or sides of a lot abutting on a street or right-of-way and ordinarily regarded as the front of the lot.

Grade

The slope of a street, parcel of land, utility lines, drainageways, etc., specified in percent (%) and shown on plans as required herein.

Ground Cover

Low growing plant materials planted in a manner to provide continuous plant cover of the ground surface and other low plant materials are included. Non-plant ground cover may also include bark or wood chips, gravel, and stone provided they are maintained as a continuous pervious cover.

Guarantee, Maintenance

Any security which may be required from the developer by Springfield Township after final acceptance by Springfield Township of improvements installed by the developer. Such security may include irrevocable letter of credit, cash escrow account or surety bond with a bonding company or commonwealth or federally chartered financial institution as approved by Springfield Township and as further specified in this ordinance.

Guarantee, Performance

Any security which may be required from the developer by Springfield Township in lieu of the requirement that certain improvements be made before Springfield Township approves a developer's subdivision or land development plan. Such security may include irrevocable letter of credit, escrow account or surety bond with a bonding company or commonwealth or federally chartered financial institution as approved by Springfield Township and as further specified in this ordinance.

Historic Structures: Any area, building or other structure which has been designated by statute, ordinance or departmental or executive declaration of any governmental body as possessing historic significance.

Any complex or simple physical construction with historic, and/or cultural, and/or archeological, and/or scientific significance, as listed on the Historic Resource Inventory, which is a combination of materials assembled in an "open configuration of interdependent and interrelated parts in a definite pattern of organization, created in whole or in part to facilitate secondary or indirect forms of human activity, and which is affixed to the land. Examples of historic structures include, but are not limited to, those listed under "Structure" in the current version of the Secretary of the Interior's Standards for Treatment of Historic Properties.

Height of Building

The vertical distance measured from the average elevation of the existing grade at the location of the building to the highest point of a flat or multi-level roof or, for gable, hip or gambrel roofs to the mean

Commented [HA23]: Further discussed in Article VII Improvement Construction Requirements

Commented [PM24R23]: Are mentioned but not with maintenance and performance in the name, unsure if should keep.

Commented [PM25]: Existing Springfield Zoning Definition added as of 2019. Considering there will be a historic article added to SALDO, will they be providing a new definition?

Commented [HA26]: Check for Consistency with ZO

Commented [PM27R26]: The height of a building shall be measured from the mean level of the ground surrounding the building to a point midway between the highest and lowest point on the roof, provided that chimneys, spires, towers, elevator penthouses, tanks and similar projects shall not be included in calculating the height.

height between the eaves and ridge. Chimneys, spires, towers, mechanical penthouses, tanks, and similar projections not intended for human occupancy shall be excluded.

Impervious Coverage or Surface

Those surfaces which do not absorb rainwater. All buildings, parking areas, driveways, roads, sidewalks, and any area in concrete, asphalt, and packed stone, shall be considered impervious surfaces. In addition, other areas determined by the Township Zoning Officer or the Township Engineer to be impervious within the meaning of this definition shall also be classified as an impervious surface.

Surfaces that do not absorb rain; all buildings, parking areas, driveways, roads, sidewalks and areas of concrete and nonporous asphalt or other areas as determined by the Township Engineer shall be considered "impervious surfaces".

Commented [HA28]: If added coordinate with ZO - impervious surface is defined in Steep Slopes chapter of ZO

Commented [PM29]: Current ZO Definition.

Impoundment

A body of water, such as a pond, confined by dam, dike, floodgate, or other barrier.

Improvements

The physical additions, installations, and changes required to render land suitable for the use proposed, including streets, curbs, sidewalks, utilities, and drainage facilities.

Improvements, Public

Improvements, including but not limited to those contained in the definition of "improvements," that are intended for dedication to Springfield Township, or other municipal body or authority, either in fee or in easement.

Improvements, On-site

All improvements constructed on the applicant's property, or the improvements constructed on the property abutting the applicant's property necessary for the ingress or egress to the applicant's property, and required to be constructed by the applicant pursuant to any municipal ordinance, including, but not limited to, the municipal building code, subdivision and land development ordinance, PRD regulations and zoning ordinance.

Invasive Plant or Species

A plant species which grows aggressively, spreads, and displaces other plants, and has generally been introduced from other continents. Such species lack natural predators, disease, or natural controls, and can dominate large areas and diminish or limit biodiversity. Invasive and "watch-list" species listed on any governmental list of invasive species, including the PA Department of Conservation and Natural Resource's publication "DCNR Invasive Plant List", as maintained and updated, as well as any list adopted by the Township, shall be inclusive of this definition.

Karst

A type of topography or landscape characterized by surface depressions or sinkholes, rock pinnacles, uneven bedrock surface, underground drainage, and caves. Karst is formed on carbonate rocks, such as limestone and dolomite.

Land Development.

Any of the following activities:

1. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
 - a. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - b. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

2. A subdivision of land.
3. Development in accordance with Section 503 (1.1) of the Pennsylvania Municipalities Planning Code.

Landowner

The legal or equitable 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 proprietary interest in land.

Landscape Architect, Registered

In Pennsylvania, the law defines a Landscape Architect as a person who engages or offers to engage in the practice of landscape architecture in the Commonwealth under the authority of the law.

Loading Area

A paved area used by vehicles to transfer materials to or from structures or storage areas.

Lot

A contiguous tract, parcel, or unit of land held by a landowner and/or intended for use, development, lease, or transfer of ownership, and for which a deed description is recorded or is intended to be recorded at the Office of the Recorder of Deeds for Montgomery County.

Lot Area, Buildable

Net lot area contained within the deeded boundaries of the lot minus the area of any land unsuitable for development due to natural conditions or various legal or physical restrictions.

Lot Area, Gross

Calculated land area contained within the deeded boundaries of a lot.

Lot, Corner

A lot having contiguous frontage on two or more intersecting roads. The yard setback for each road frontage shall be the front yard setback for the district in which the lot is located. One of the other two sides should have a rear yard setback while the other would be the side yard.

Lot Line

Any property boundary line of a lot, further defined as follows:

1. Front lot line is the line identical with the street ultimate right-of-way line (also known as Street Line).
2. Rear lot line is the line or lines most nearly parallel or concentric to the front lot line.
3. Side lot lines are the lines most nearly perpendicular or radial to the front lot line. On a corner lot, the side lot line shall be the line or lines most nearly perpendicular or radial to the higher classification of street, where applicable. The remaining line shall be considered the rear lot line.
4. A lot which fronts on more than one street shall have a front lot line on each street frontage.

Mature Tree

Any tree of six (6") inches or more in caliper, whether standing alone or in a tree mass or woodlands. A mature tree shall be a desirable species as determined by the Shade Tree Commission or landscape architect.

Mobile Home

A transportable single-family dwelling intended for permanent occupancy in one unit or two half units designed to be joined into an integral unit, which arrives at the 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. A mobile home need not meet local building codes but shall meet the standards of the U.S. Department of Housing and Urban Development, as indicated in the

Commented [HA30]: Coordinate this and subsequent lot definitions with ZO

Commented [PM31R30]: ZO : Lot Area
-The area of a lot of land in which a main building and accessory buildings are placed, provided that the area shall be measured to the outside border of the right-of-way of the street, or in the case of streets identified under Chapter 89 of the Code of the Township of Springfield or as identified in the Springfield Township Comprehensive Plan, to the outside line of the ultimate right-of-way of the street.

Commented [PM32R30]: Buildable not mentioned in SALDO, but lot area is

Commented [PM33]: Gross area and other mentions of gross density but nothing "gross lot"

Structural Engineering Bulletin(s) which shall be provided to Springfield Township by the applicant. Also referred to as a manufactured home.

Mobile Home Lot

A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home.

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.

A parcel of land of 10 acres or more under single ownership which has been planned and improved for the placement of two or more mobile homes for nontransient use.

Monument

A tapered, permanent survey reference point of stone or concrete having a top four (4") inches on each side and a length of twenty-four (24") inches.

Mulch

A three-inch layer of shredded bark, licorice root or other organic material spread on the ground around plants to prevent erosion and to conserve moisture.

Native Plant

For the purposes of Springfield Township, a native plant species that occurred in the mid-Atlantic Piedmont Region (Pennsylvania, Maryland, Delaware and Virginia) prior to European settlement. The native status of plants may be confirmed through the www.plants.usda.gov/home web site, using the Native Status Maps for each species. For purposes of this ordinance, "Native Plant" shall include Native Shade Tree, Native Street Tree, Native Shrub, Native Ground Cover, Native Grasses and Native Perennial.

Natural Resources

Encompasses land, fish, wildlife, biota, air, water, ground water, drinking water supplies and other such resources.

Natural Feature

A component of a landscape existing or maintained as part of the natural environment and having ecological value in contributing beneficially to, among other things, air and water quality, erosion control, groundwater recharge, noise abatement, visual amenities, growth of wildlife, human recreation, reduction of climatic stress and energy costs.

Naturalized

Any nonindigenous introduced species which has adapted successfully and has established a self-sustaining population.

Open Space

Public or private lands designated for the use and enjoyment of residents of a development and/or the general public, incorporating natural features such as woodlands, streams, or meadows, and including state, county or Springfield Township parks, trails, and other recreational facilities. Also includes Common Open Space as defined above and other private lands which are available for the use of Springfield Township residents (i.e., through access easements). (See Common Open Space)

Park

Any area which is predominantly open space, is used principally for active or passive recreation.

Parking Drive Aisle (or Drive Aisle)

The interior cartway used or intended for vehicular circulation within and around a parking lot, from which access to a parking space or stall is taken.

Commented [HA34]: The term mobile home is based upon the definition in the MPC. This term is used throughout the model ordinance, though manufactured housing is a more current term for this type of housing.

Commented [PM35R34]: A transportable single-family dwelling, other than a house trailer or motor home, as hereinafter described, certified by appropriate state and federal agencies intended for permanent occupancy contained in one or more units, designed to be joined into one integral unit capable of again being relocated, which arrives at the 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.

Commented [PM36]: ZO Current Definition. Propose changing to this.

Commented [HA37]: Coordinate final definition with ZO

Commented [PM38R37]: ZO:

Any portion of a parcel or area of land or water which is open and unobstructed from the ground to the sky or is maintained in a natural and undisturbed character. "Open space" shall not include areas covered with buildings, sidewalks, patios, parking and loading areas and drives or other paved areas.

Parking Lot Island or Planting Island

~~Any area of ground with improved soil between parking spaces or at the end of parking rows within the interior of a parking lot designed to screen surface parking, help to control traffic flow, and perform environmental services including shading, and infiltration and treatment of stormwater.~~

Parking Lot Island. *See "Planting Island."*

Parking Lot Planting Strip

A pervious, linear area of ground within the boundary of a parking lot which separates parking spaces along their shorter linear dimensions, running parallel to parking drive aisles from which parking spaces take direct access, designed to screen surface parking, help to control traffic flow, and perform environmental services including shading, and infiltration and treatment of stormwater.

Pathway

A designated land corridor containing a route designed for non-motorized travel that connects local facilities, neighborhoods, commercial districts, etc. to a larger trail or sidewalk network. Sidewalks are not considered pathways.

Pennsylvania Municipalities Planning Code

The Municipalities Planning Code, originally enacted as Act 247 of 1968, which establishes the basic authority for the exercise of municipal land use controls in Pennsylvania. All subsequent amendments are included. Abbreviated as "MPC" or "Act 247".

Perimeter Landscape Buffer Strip

A landscaped area of ground that separates the vehicular use area from other structures on the lot, adjacent properties, a public right-of-way, or any other non-parking use of a lot. Its purpose is to buffer and screen parking and can serve as a bioretention area.

Plan

A graphic representation of a proposal for subdivision and/or land development, including necessary written notes.

Planning Commission

The Springfield Township Planning Commission.

Planting Area

Any area designed for landscaping.

Planting Island ~~Parking Lot Island or Planting Island~~

Any area of ground with improved soil between parking spaces or at the end of parking rows within the interior of a parking lot designed to screen surface parking, help to control traffic flow, and perform environmental services including shading, and infiltration and treatment of stormwater.

Plat

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

Pond and Pond Shorelines

Small natural or artificial bodies of open water which generally have a small range of water level fluctuation. The shorelines of such bodies of water may be composed of natural embankments, constructed edge walls or may otherwise be purposefully engineered.

Porous Paving

A variety of engineered surfaces which are designed to permit water to pass through the finished surface to an infiltration area of varying depths. Such surfaces can include but are not limited to asphalt, concrete, and pavers. Also considered pervious paving.

Commented [NM39]: Moved to "Planting Island or Parking Lot Island"

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Commented [HA40]: Previously "Perimeter landscape Strip"

Commented [PM41R40]: Landscape Buffer is mentioned once in the SALDO, but not specifically as perimeter landscape.

Commented [NM42R40]: "Perimeter Landscape Strip" is the term used in Section 433. Parking Lot Landscaping.

Commented [PM43]: Pond shorelines not mentioned, just pond.

Property Line

A recorded boundary of a lot. Any property line which abuts a street or other public way shall be measured from the right-of-way.

Public Hearing

A formal meeting held pursuant to public notice by the governing body, planning commission, or other municipal agency, intended to inform and obtain testimony and public comment, prior to taking action in accordance with the Pennsylvania Municipalities Planning Code, as amended.

Public Meeting

A forum held pursuant to notice under the act of July 3, 1986 (P.L.388, No. 84), known as the "Sunshine Act." ("...any prearranged gathering of an agency which is attended or participated in by a quorum of the members of an agency, held for the purpose of deliberating agency business or taking official action.")

Public Notice

Notice of a public hearing published in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and particular nature of the matter to be considered at the hearing. The publication of a public notice shall be in accordance with the Pennsylvania Municipalities Planning Code, as last amended.

Rain Garden

An area of ground which is a shallow depression designed to clean, detain, and infiltrate stormwater runoff primarily with adapted native plants set within bioretention soils. They usually have a simple inflow where rainwater enters the garden, and an above-ground overflow where excess water exits. It is a stormwater management BMP which is typically a smaller system than other bioretention facilities. However, operation and maintenance is critical to proper performance. The size, capacity and location of rain gardens should be based on runoff source (parking lot, roofs, downspout, lawns, etc.) and the ability to capture rainwater.

Right-of-Way

A strip of land occupied or intended to be occupied at some future date by roads, railroads, transmission lines, pathways, oil and gas pipelines, water lines, sewer lines, and other similar facilities.

Note: See Also "Street Rights of Way"

Riparian Corridor

Forested or vegetated lands along both sides of a stream, wetland or water body.

Sediment

Soils or other materials transported by surface water as a product of erosion.

Sewage Facilities Plan

A comprehensive plan for the provision of adequate sewage facilities which was adopted by Springfield Township and approved by the Department of Environmental Protection under the Pennsylvania Sewage Facilities Act (Act 537).

Shrub

A woody perennial plant having persistent woody stems, branching from the base and typically with a mature height less than 16 feet.

Sidewalk

A paved surface primarily for pedestrian mobility adjacent to a public or private street, or adjacent to common driveways and common parking areas, as is required §95-400 of this Chapter, and meeting the specifications in §95-415.

Commented [HA44]: Coordinate with ZO

Commented [PM45R44]: The surface of and space above and below any real property in the Township in which the Township has a regulatory interest, or interest as a trustee for the public, as such interests now or hereafter exist, including, but not limited to, all streets, highways, avenues, roads, alleys, sidewalks, tunnels, viaducts, bridges, skyways, or any other public place, area or property under the control of the Township, and any unrestricted public or utility easements established, dedicated, platted, improved or devoted for utility purposes, but excluding lands other than streets that are owned by the Township and also excluding pedestrian trails, footpaths and equestrian trails under the control of the Township. The phrase "in the right(s)-of-way" means in, on, over, along, above and/or under the right(s)-of-way. For the purpose of this article, ROW shall include streets and roads owned by Montgomery County, the Commonwealth of Pennsylvania, and any other Pennsylvania state agencies.

Sight Distance, Stopping

The distance of unobstructed view along the centerline of a street from the driver's eye-height of three and one-half (3½') feet above the pavement surface to the furthest visible point twenty-four (24) inches above the street surface.

Sight Triangle

A triangular-shaped portion of land established at street intersections in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.

Slope

The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon vertical difference in feet per 100 feet of horizontal distance.

Specimen Tree

Any tree with a caliper that is 75% or more of the record tree of the same species in the Commonwealth of Pennsylvania.

Soil Survey

The Montgomery County Soil Survey, latest edition, prepared by the Nature Resources Conservation Service of the United States Department of Agriculture.

Soil Volume

The quantity, depth, and width of soil needed to support the health and vigor of shade trees or other woody plants such as flowering trees and shrubs required in the planting plan.

Stormwater Management Facility

Any structure, natural or man-made, that, due to its condition, design, or construction, conveys, stores, or otherwise mitigates stormwater run-off. Typical stormwater management facilities include, but are not limited to, detention and retention basins, open channels, storm sewers, pipes, and infiltration structures.

Stormwater Management Plan

A plan adopted by Montgomery County pursuant to the Pennsylvania Stormwater Management Act (Act 167 of 1978).

Stormwater Management Site-Plan

The plan prepared by the developer or his representative indicating how stormwater runoff will be managed at the development site in accordance with this Chapter.

Stormwater Basin

A structure which provides for the storage and controlled release of stormwater runoff during and after a storm. Also referred to as a sediment, retention, or detention basin.

1. ~~Wet Basin. An impoundment basin designed to retain stormwater runoff within a permanent pool of water or existing pond.~~
2. ~~Dry Basin. A naturalized impoundment basin designed to retard stormwater run-off by temporarily storing the runoff and releasing it at a pre-determined rate.~~

Commented [PM46]: SALDO content says only sight distance

Commented [NM47]: Term not used in SALDO.

Commented [NM48]: Term not used in SALDO.

Stormwater Runoff

Water from rainfall or melting snow in a watershed in excess of the natural absorbency of that watershed, which flows over the ground surface to collect in streams and channels.

Street or Road

Any way which serves to access and provide for transportation between multiple properties, whether

under public or private ownership, and used or intended to be used by vehicular traffic or pedestrians including street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct, or other similar facilities. Categories of streets are further defined in Article IV Design Standards Section §95-415.

Street Rights-of-Way

Rights-of-way for street purposes are defined as follows:

1. Legal Right-of-Way. The street right-of-way legally in the public domain at the time a subdivision or land development plan is submitted.
2. Ultimate Right-of-Way. The street right-of-way projected as necessary for adequate handling of anticipated maximum traffic volumes, according to the Ultimate Right-of-Way Map incorporated in the Springfield Township Comprehensive Plan. The ultimate right-of-way becomes the legal right-of-way where it has been offered for dedication and accepted by Springfield Township.
3. Equivalent Right-of-Way: A street right-of-way required to be reserved where private streets are permitted. The width shall be determined by the street's function, in accordance with street classifications contained in this ordinance.

Commented [NM49]: It doesn't look like a map with this title exists in the Springfield Township Comprehensive Plan. There is a Fig.10.1 Road Classification Map (p.83).
<https://www.springfieldmontco.org/media/1467/2014-springfield-township-comp-plan.pdf>

Structural Soils

A soil medium that can be compacted to support pavement and installation requirements while accommodating tree root growth. Typically it is a mixture such as gap-graded gravels made of crushed stone, clay loam, and a hydrogel stabilizing agent to keep the mixture from separating.

Structure

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

Subdivision

The division or re-division 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 devisee, transfer of ownership or building or lot development. 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, Major

All subdivisions not classified as minor subdivisions, including but not limited to subdivisions of four or more lots, or any size subdivision requiring a new street or extension of the municipal facilities or the creation of public improvements.

Subdivision, Minor

Any subdivision containing not more than three lots fronting on an existing street, not involving any new street or road, or the extension of municipal facilities or the creation of public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Comprehensive Plan, Official Map, Zoning Ordinance, or other pertinent regulations.

Minor subdivisions include lot line adjustments and simple conveyances, as defined herein:

1. Lot Line Adjustment. A proposal between two abutting, existing, legally approved and recorded lots in which a lot line between the two lots is proposed to be adjusted in terms of its location or configuration. Reasons for lot line adjustments include:

Commented [HA50]: Structure is defined in the MPC, but existing definition matches the definition in the ZO

Commented [PM51R50]: Existing Springfield SALDO/ Zoning Definition

Anything constructed, installed or portable, the use of which requires a location on a parcel of land. It includes a moveable building which can be used for housing, business, commercial, agricultural, industrial or office purposes, either temporarily or permanently. "Structure" also includes fences, swimming pools, tennis courts, poles, pipelines, transmission lines and cables, tracks, signs, sheds and other accessory construction.

MPC Definition:

Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

Commented [HA52]: Minor deviation from MPC

Commented [HA53R52]: "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."

- a. Correcting errors regarding locations of existing improvements (e.g. if the driveway for Lot #1 is located on Lot #2);
 - b. Relating the line to definitive physical characteristics (e.g. to adjust the line to run along an existing hedgerow);
 - c. Preferences of the landowners involved.
2. Simple Conveyance. A proposal between two abutting, existing, legally approved and recorded lots in which a portion of one lot is being divided off to be conveyed to the owner of the abutting lot. The land area to be conveyed in a simple conveyance generally does not comply with one or more of the dimensional standards of the district in which the lots are located.

Commented [HA54]: Should conform with standards in Article III. Standards for major/minor subdivisions can also be outlined in defined in Article III

Commented [PM55R54]: Does this mean this should be deleted and added into article 3?

Surveyor

A land surveyor, registered as such in the Commonwealth of Pennsylvania, and competent in the profession as established under the Pennsylvania Engineer, Land Surveyor, and Geologist Registration Act.

Topsoil

A friable loam, typical for the locality, capable of sustaining vigorous plant growth. Topsoil shall be taken from a well-drained site and shall be of uniform quality, free of subsoil, clay or impurities, plants, weeds and roots or other undesirable material.

Tract

A property consisting of one legal parcel usually to be subdivided into several smaller parcels.

Trail

A designated land corridor containing an improved route designed for non-motorized travel that provides recreational, aesthetic, alternate transportation, or education opportunities for people of all ages and abilities. Sidewalks are not considered trails though they can serve as trail connections.

Transportation Impact Study

A technical evaluation of the traffic impacts associated with a proposed subdivision or land development. Criteria for a traffic impact study are contained in Article VIII Special Studies and Reports, Section 801.

Commented [NM56]: Changing this from "traffic impact study" to be consistent with the term PennDOT uses. This covers multimodal impacts.

Trip

A single or one-way vehicle movement to or from a property or study area. "Trips" can be added together to calculate the total number of vehicles expected to enter or leave a specific land use or site over a designated period of time.

Tree

A woody perennial typically having one dominant trunk and a mature height greater than 15 feet.

Tree, Canopy

Any tree that, when mature, typically forms the overstory, or uppermost layer of branches and foliage, in a woodland or forest, and/or any large, deciduous shade tree generally reaching at least 40 feet in height at maturity.

Tree, Understory

Any tree or trees that when mature are typically shorter than Canopy Trees. In an existing wooded setting, this may include seedlings, saplings and other small trees.

Vegetation

Trees, shrubs, vines, ground covers, grass, plants, bulbs and other growing flora.

Ultimate Right-of-Way Line

The dividing line between a lot and the outside limit of a street ultimate right-of-way. Identical with "front lot line" and "street line".

Vehicular Use Area (VUA)

Any area of a lot not located within any enclosed or partially enclosed structure which are used by or intended for motor vehicles, including but not limited to the following: accessory or non-accessory parking spaces for the storage of automobiles, trucks or other motor vehicles; parking drive aisles; loading zones and service areas; emergency or fire zones or lanes; access drives and driveways; and paved areas painted or striped in such a manner as to indicate that they are not intended for parking or standing but are otherwise at grade with other areas designed for or used by motor vehicles.

Verge

A strip separating the passable area of a sidewalk from the curb, and consisting of grass, landscaping, street furniture, or decorative paving.

Visual Screen

A barrier for the purpose of limiting or obscuring a view; generally comprised of vegetation, structures, or earthworks suitable for the purpose.

Watercourse

A depression which carries the flow of surface water including permanent and intermittent streams, brooks, creeks, channels, ditches, swales, and rivers.

Water Supply System

A system designed to transmit water from a source to users, in compliance with the requirements of the appropriate state agencies and the local authorities. Includes the following definitions:

1. Water Facilities, Public. A water distribution system serving all or a portion of Springfield Township and operated by the Township, municipal authority, or certified public utility.
2. Water Facilities, Common. A water distribution system serving a single neighborhood or development.

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; includes swamps, marshes, bogs and similar areas. Development in "wetlands" is regulated by the U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Protection. Identification of "wetlands" should be based upon the "1987 Corps of Engineers Wetlands Delineation Manual".

Woodland

One-fourth acre or more of wooded land where the largest trees measure at least six inches diameter at breast height (DBH). The woodland shall be measured from the dripline of the outer trees. Woodlands are also a grove of trees forming one canopy where 10 or more trees measure at least 10 inches DBH.

Yard

The area(s) of a lot which must remain free of buildings or other structures and may be used as lawn or planted area, parking, or driveway space, in compliance with the provisions of this Ordinance. A yard is measured at right angles from the right-of-way or lot line to the nearest building wall. Yard is further defined as follows:

Commented [NM57]: This definition seems problematic. Maybe we simply refer to "Street Rights-of-Way," which has a definition for "Ultimate Rights-of-Way."

Commented [HA58]: Coordinate this and subsequent yard definitions with ZO

Commented [PM59R58]: Current ZO Definition:

The required open space extending along and back from the street line of any street on which the lot abuts.

1. ~~Front Yard. A yard which extends across the full width of a lot, for a depth equal to the minimum front yard setback distance required by the specific regulations of the Zoning Ordinance, measured perpendicular from the street right-of-way line, unless stated otherwise, toward the center of the lot.~~
2. ~~Rear Yard. The space extending across the full width of a lot for a depth equal to the minimum rear yard setback distance required by the specific regulations of the Zoning Ordinance, measured perpendicular from the rear lot line to the center of the lot.~~
3. ~~Side Yard. A space extending from the front yard to the rear yard for a depth equal to the minimum side yard setback distance required by the specific regulations of the Zoning Ordinance, measured perpendicular from the side lot line toward the center of the lot. However, corner lots shall be regarded as having two front yards for the frontage along a street. Therefore the setback for a side yard with street frontage shall be the same as the front yard setback for the district in which the property is located.~~

Yard Line

~~A line which locates and delineates the minimum yard setback requirements, measured from the appropriate property lines.~~

Zoning Hearing Board

The Zoning Hearing Board of Springfield Township.

Zoning Officer.

The person or agency hired or appointed by Springfield Township to administer and enforce the provisions of the Zoning Ordinance. The term "Zoning Officer" shall also include any duly appointed staff or assistants.

§ 95-202. Abbreviations.

AWWA. American Water Works Association

DEP. Pennsylvania Department of Environmental Protection

~~DCNR.~~ Pennsylvania Department of Conservation and Natural Resources

DRBC. Delaware River Basin Commission EPA. Federal Environmental Protection Agency

IES. Illuminating Engineering Society

ISA. International Society of Arboriculture

ITE. Institute for Traffic Engineers

~~PADOT.~~ PennDOT. Pennsylvania Department of Transportation

MCCD. Montgomery County Conservation District

MCPC. Montgomery County Planning Commission

USGS. United States Geological Survey

TERMS PROPOSED TO BE REMOVED

Average Vehicle Occupancy

A numerical value calculated by dividing the number of employees scheduled to start work between the hours of 6:00 A.M. and 10:00 A.M. by the number of vehicles arriving between those hours.

CANOPY COVERAGE

The horizontal area or spread of a tree's limbs and foliage.

Disconnected Impervious Area (DIA)

An impervious or impermeable surface which is disconnected from any stormwater drainage or

Commented [HA60]: Need to add language regarding permitted encroachments for all yard definitions.

Commented [PM61R60]: These are defined in the zoning and aren't specifically mentioned in SALDO, therefore I should delete right?

Commented [NM62R60]: The terms are used in the definition for corner lot and in Article IV.

Zoning definitions:

YARD, FRONT

The required open space extending along and back from the street line of any street on which the lot abuts.
[Amended 3-11-1970 by Ord. No. 591]

YARD, REAR

The required open space extending along the rear lot line (not a street line) through the whole width of the lot.

YARD, SIDE

The required open space extending along the side lot line from the front yard setback line to the rear yard setback line.
[Amended 4-8-1981 by Ord. No. 702]

conveyance system and which directs water to a pervious area which allow for infiltration, filtration, and retention of stormwater.

Commented [HA63]: Remove?