

Milford Township Zoning Ordinance

Campground or Recreational Vehicle (RV) Park: A plot of ground upon which two or more campsites are located, established or maintained for temporary occupancy by persons using tents or recreational vehicles.

Car Wash: Any building or premises or portions thereof used for washing automobiles for commercial purposes.

Child Care Center: Any establishment enrolling four or more children five (5) years of age or younger and where tuition, fees, or other forms of compensation for the care of the children is charged.

Church: A building used for public worship.

Clear Cutting: A type of timber harvest which removes all or most trees of any commercial value from a stand of trees.

Clear Sight Triangle: An area of unobstructed vision at a street intersection(s), defined by lines of sight between points at a given distance from the intersecting street right-of-way lines.

Club/Lodge, Private: An establishment operated for social, athletic, recreational or educational purposes but open only to members and not generally open to the general public.

Cluster Development, Residential: A form of development for single-family residential and/or commercial subdivisions that permits a reduction in lot area and certain development standards provided unit densities permitted under a conventional subdivision are maintained and the resultant land area is devoted to common open space.

Commercial Vehicle: Any motor vehicle which is required by law to bear any license plate other than that issued for private passenger car use and any motor vehicle, including passenger cars, which by reason of a characteristic coloring or marking exceeding one square foot in area, is identified or commonly associated with any business, industry or public agency, shall be considered a commercial vehicle within the terms of the Zoning Ordinance.

Commission: The Planning Commission of Milford Township

Community Well: A public or private utility system designed to supply and transmit drinking water from a common source to two or more dwelling units or uses in compliance with Pennsylvania Department of Environmental Resources regulations.

Comprehensive Plan: The Milford Township Comprehensive Plan including all maps, charts and textual matter.

Conditional Use: A use which is not appropriate to a particular zone district as a whole, but which may be suitable in certain localities within the district only when specific conditions and factors prescribed for such cases within this Ordinance are present. Conditional uses are allowed or denied by the Township Board of Supervisors after recommendations by the Planning Commission.

Contracting Businesses and Trades: Any commercial activity which is associated with the construction or erection of buildings or structures at a project site, including but not limited to, excavators, builders, plumbers, electricians, painters, well drillers, masons, and similar trades. This definition shall not prevent smaller contracting businesses and trades from operating as home-based businesses provided they comply with §401 hereof.

Convenience Store: A one-story, retail store containing less than 2,000 square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who

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purchase only a relatively few items (in contrast to a "supermarket"), it may also include the sale of gasoline but shall not include the repair or service of vehicles.

Corral: An enclosure for confining livestock and which is typically attached to or situated in close proximity to a stable or barn; as contrasted to a pasture.

Country Club: A recreational property owned and managed by membership organization and including recreational facilities, restaurant and meeting rooms.