

Milford Township Zoning Ordinance

Land Development: Any of the following activities:

A. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

1. 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

2. 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.

B. A subdivision of land.

C. Development in accord with Section 503 (1.1) of the Pennsylvania Municipalities Planning Code.

Landscaping Strip: A buffer area consisting of a combination of trees, shrubs and other vegetation.

Lodging Facility: Any building used to house transients such as tourists, travelers or vacationers typically on a daily or weekly basis for temporary periods and including bed and breakfasts, boarding and tourist homes, hotels, housekeeping cottages and motels; but not including any permanent residences.

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 street or on such other means of access as may be determined in accordance with the provisions of law to be adequate as a condition of the issuance of a zoning permit for a building on such land.

Lot Area: The total number of square feet in the lot less any area included in any rights-of-way affecting the lot.

Lot, Corner: A lot situated at and abutting the intersection of two (2) streets having an interior angle of intersection not greater than one hundred thirty-five (135) degrees.

Lot Coverage: That percentage of the lot area which is covered by buildings; all roads, driveways, parking areas and walkways; and impervious surfaces. All areas reserved for parking pursuant to Section 410.5 of this Ordinance shall also be included in the lot coverage area.

Lot Depth: The average horizontal distance between the front lot line and the rear lot line.

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

Lot Line, Rear: The lot line opposite and most distant from the front lot line.

Lot Line, Side: Any lot line other than a front or rear lot line. A side lot line separating a lot from a street is called a side street lot line.

Lot Width: The average of the width of a lot at the building setback line as required by this Ordinance (or as may be established by restrictive covenant to meet the lot width requirement) and the rear lot line.