

Glossary of Terms and Acronyms

The definitions and acronyms in this glossary are provided for clarity and to promote a greater understanding of the contents of this Plan and should not be considered “legal” ordinance terms. The following definitions have been included and are consistent with Chester County’s *Linking Landscapes* and *Watersheds*, where applicable.

Definitions

ACT 167 (aka, Historic District Act) - Pennsylvania enabling legislation which protects historic resources through authorizing counties and municipalities to create historic districts within their boundaries through local ordinance, and to regulate building activity, including demolition, within the district. The historic district must be certified by the State Historic Preservation Office in the form of National Register eligibility. The Act requires the creation of an historical architectural review board (HARB) to advise on building activity within the district. A certificate of appropriateness must be granted before building activity continues.

ACT 167 (aka, Pennsylvania Stormwater Management Act) – This act was enacted in 1978 in response to the impacts of stormwater runoff resulting from land development. It requires counties to prepare and adopt plans, and requires municipalities to adopt and implement ordinances that are consistent with these plans. During the plan development process, the advisory committee (called a Watershed Plan Advisory Committee or WPAC) identifies local concerns and develops stormwater control strategies to address those concerns, while also meeting the requirements of state and federal programming. Following the adoption of the plan by the County and approval by PaDEP, municipalities have six (6) months to adopt an ordinance that is consistent with the plan. Act 167 is consistent with municipal obligations found in the federal National Pollutant Discharge Elimination System (NPDES) permitting requirements for Municipal Separate Storm Sewer Systems (MS4).

ACT 209 (aka, Traffic Impact Ordinance Act) - Permits a municipality to assess an off-site transportation impact fee during the land development approval process for the funding of transportation improvements. Requirements for assessing a traffic fee under this Act are located in Article V-A of the MPC.

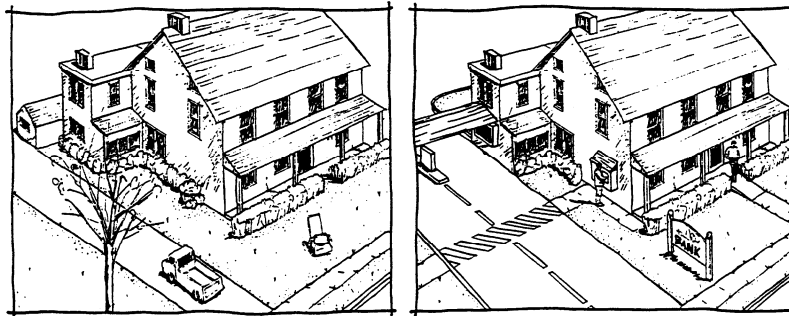
ACT 247 (aka, Municipalities Planning Code) - The "Pennsylvania Municipalities Planning Code", Act 247 of 1968, as amended (53 P.S. §10101 et seq.).

ACT 537 (aka, the Pennsylvania Sewage Facilities Act) - This act requires that all municipalities develop and implement comprehensive planning that provides for the resolution of existing sewage disposal problems and provide for future disposal needs of new land development. These plans are known by various names including Act 537 Official Plan, Sewage Facilities Plan, Base Plan, or Act 537 Plan, and they address individual municipalities or groups of municipalities working together. Plans are required to be submitted to PaDEP for review and approval.

ACRE – Agriculture, Communities, and the Rural Environment initiative. Under ACRE, local government units (e.g. townships, boroughs) are prohibited from adopting or enforcing an "unauthorized local ordinance." ACRE defined an unauthorized ordinance as an ordinance which does any of the following:

1. Prohibits or limits a normal agricultural operation, and
2. Restricts or limits the ownership structure of a normal agricultural operation.

ADAPTIVE REUSE - The development of a new activity for a building originally designed or used for another purpose.



AGRICULTURAL OPERATION - An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural, and aquaculture crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry.

AGRICULTURAL OPERATION, INTENSIVE - Agricultural operations involving the processing or production of agricultural products with an animal density which meets or exceeds either the EPA's definition for Concentrated Animal Feeding Operation (CAFO) or the Commonwealth of Pennsylvania's definition of Concentrated Animal Operation (CAO).

AGRICULTURE - The cultivation of the soil and the raising and harvesting of the products of the soil including, but not by way of limitation, nurserying, horticulture, forestry, mushroom growing and animal husbandry. Agriculture does not include the keeping of small animals, such as cats and dogs, as household pets.

ANIMAL EQUIVALENCY UNIT (AEU) – One thousand (1,000) pounds live weight of livestock or poultry animals, regardless of the actual number of individual animals comprising the unit. [Pa. Code § 83.201]

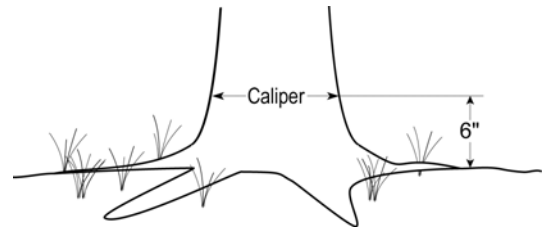
ANIMAL EQUIVALENCY UNIT (AEU) PER ACRE – An animal equivalent unit per acre of cropland or acre of land suitable for application of animal manure. [Pa. Code § 83.201]

AQUIFER – A geologic formation, group of formations, or part of a formation that contains sufficient saturated, permeable material to yield useful quantities of ground water to wells and springs.

BASEFLOW – Portion of stream discharge derived from ground water; the sustained discharge that does not result from direct runoff or from water diversion, reservoir releases, piped discharges, or other human activities.

BROWNFIELDS – Abandoned, idled, or underused industrial and/or commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

CALIPER – The diameter of a tree 6 inches above ground level.



CERTIFIED LOCAL GOVERNMENT (CLG) - A program established in 1980 by amendment to the National Historic Preservation Act of 1966 whereby local governments that meet certain criteria, (e.g. create a historic commission by local ordinance) which attest to their commitment to historic preservation are designated by the National Park Service. The program encourages participation in preservation at the local level and partnerships between local, state, and federal agencies.

CIRCADIAN RHYTHM - Refers to events occurring within the span of a full 24-hour day, as in a circadian clock.

CLUSTER DEVELOPMENT - An arrangement of residential structures that allows for grouping the structures by reducing lot area and yard requirements and incorporating the remaining area as open space.

COMMUNITY SUPPORTED AGRICULTURE (CSA) - A mutually beneficial partnership between a farmer and the people who consume the food produced by the farmer. The partnership is based on an annual commitment to one another, which ensures the survival of local agriculture today and for future generations. Members of the community purchase a "share" of the farm's anticipated harvest in advance at an agreed-upon price.

COMPLETE STREETS - Complete streets are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street. (PennDOT)

CONCENTRATED ANIMAL FEEDING OPERATION (CAFO) –Agricultural operation with more than one thousand (1,000) animal equivalency units (AEUs); agricultural operation with animals with a discharge to surface waters during a storm event of less than 25-year/24-hour storm; or a CAO with greater than three hundred (300) animal equivalency units (AEUs). [25 Pa. Code § 92.1]

CONCENTRATED ANIMAL OPERATION (CAO) – Agricultural operations where the animal density exceeds two (2) animal equivalency units (AEUs) per acre on an annualized basis. [Pa. Code § 83.201].

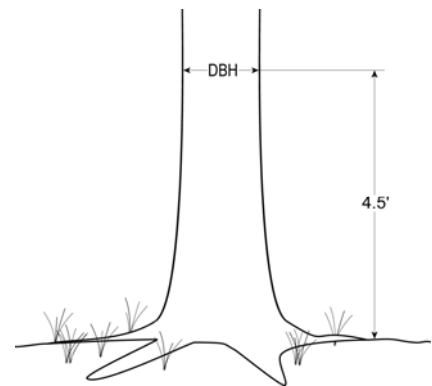
CONTEXT SENSITIVE DESIGN - Context sensitive solutions (CSS) is a collaborative, interdisciplinary approach that involves all stakeholders in providing a transportation facility that fits its setting. It is an approach that leads to preserving and enhancing scenic, aesthetic, historic, community, and environmental resources, while improving or maintaining safety, mobility, and infrastructure conditions.

CONVENTIONAL DEVELOPMENT - Individual residential lots that encompass the entire development tract or area without retaining common open space associated with Cluster Development.

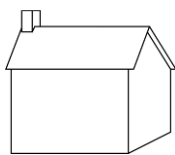
DETERMINATION OF ELIGIBILITY (DOE) - An action through which the eligibility of a property for National Register listing is decided, but the property is not actually listed on the Register. Nominating authorities and federal agencies commonly request determinations of eligibility for federal planning purposes and in cases where a majority of private owners object to National Register listing. Obtaining a determination of eligibility is the first step of the National Register nomination process.

DEVELOPMENT OF REGIONAL SIGNIFICANCE AND IMPACT - Any land development that, because of its character, magnitude, or location, will have substantial effect upon the health, safety or welfare of citizens in more than one municipality. (MPC)

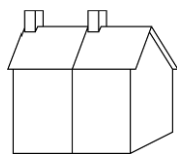
DIAMETER AT BREAST HEIGHT (DBH) - The diameter of a tree trunk measured at a point four (4) feet above ground level.



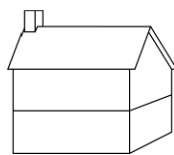
DWELLING UNIT TYPES - Dwelling units may be arranged in the following manner:



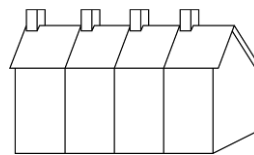
Single Family



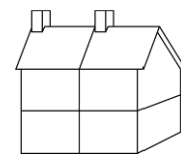
Twin



Duplex



Townhouse



Multi-Family

EASEMENT – An interest in land owned by another that entitles the holder of the easement to a specific use or enjoyment of the land or to prevent the owner from using the land for purposes not specified in the agreement.

FARM MARKET/ FARMERS' MARKET – Where farmers, growers or producers from a defined local area are present in person to sell their own produce, direct to the public. All products sold should have been grown, reared, caught, brewed, pickled, baked, smoked or processed by the stallholder. The public can be confident of the origins of the foods, ask questions and get closer to the sources of local foods.

FARM STAND - A farm stand is a place where a single farm sells its produce, either from the back of a truck parked on Main Street, or from a roadside stand near or on their farm. Farm stands are generally only open during warm weather, and may be "self serve."

FIRST ORDER STREAMS – Upper-most perennial tributary in a watershed that has not yet confluenced with another perennial stream. The confluence of two first order streams forms a "second" order stream.

FLOODPLAIN – That portion of a stream valley adjacent to the channel that is created by erosion and sediment deposited from the stream and covered with water when the stream overflows its banks at flood stage. Also, the nearly level land situated on either side of a channel that is subject to overflow flooding.

GEOGRAPHICAL INFORMATION SYSTEM (GIS) - a computer mapping system for analysis and display of physical features, such as land parcels, roads and streams and other data.

GREENWAY - A loosely defined term for any linear open space.

GREYFIELDS - A previously developed underutilized commercial retail center, may qualify for funding assistance if there is environmental contamination on the property

GROUNDWATER – Water that occurs in the subsurface and fills or saturates the porous openings, fractures, and fissures of underground soils and rock units.

GROUNDWATER PROTECTED AREA - The Ground Water Protected Area (GWPA) is an area within the Delaware River Basin that is regulated by the Delaware River Basin Commission to prevent depletion of ground water and protect the interests and rights of lawful users of the water source, as well as balance and reconcile alternative and conflicting uses of limited water resources in the region.

HEADWATERS – See **FIRST ORDER STREAMS**.

HEDGEROW - A linear plant community dominated by trees and/or shrubs. Hedgerows often occur along roads, fence lines, property lines, or between fields, and may occur naturally or be specially planted (e.g. as a windbreak).

HYDRIC SOILS - A soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of wetlands vegetation.

IMPERVIOUS COVERAGE and SURFACE – Ground cover that does not allow, or minimally allows, for infiltration of water (e.g., roofs, paved parking lots, and roads) and which increases the volume and speed of runoff after a rainfall.

INDIGENOUS VEGETATION – See **NATIVE SPECIES**.

INFILTRATION – Movement of surface water into the soil, where it is absorbed by plant roots, evaporated into the atmosphere, or percolates downward to recharge ground water.

INVASIVE PLANT SPECIES – Predominantly non-native, non-indigenous, alien tree, shrub, vine, or herbaceous species that grow or reproduce aggressively, usually because they have few or no natural predators, and which can so dominate an ecosystem that they kill off or drive out many indigenous plant species. See Appendix 12-B.

LAND DISTURBANCE - Any activity which exposes soils, alters topography, and/or alters vegetation, except for removal of a safety hazard, diseased trees, or invasive vegetation.

LIVESTOCK - Animals of any size kept or raised for agricultural purposes which includes, but is not limited to: cattle, sheep, hogs, goats, horses, poultry, furbearers, and fish.

MANURE - Animal excrement used for fertilizing land.

MIXED USE – The development of a tract of land or building or structure with two or more different uses such as but not limited to: residential, office, retail, public, or entertainment.

MODE – The various forms of movement (transportation).

MS4 - Municipal Separate Storm Sewer System (MS4)

A conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

1. Owned and operated by a state, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to state law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under state law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the Clean Water Act (CWA) that discharges to waters of the United States;

2. Designed or used for collecting or conveying stormwater;
3. Which is not a combined sewer; and
4. Which is not part of a publicly owned treatment works (POTW).

NATIONAL REGISTER OF HISTORIC PLACES - The official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture.

NATIVE SPECIES - A species of plant or other organism that currently or previously inhabited or grew in a specified location, and which was not introduced to that location as a result of human activity, either intentional or accidental. The term “native” species generally refers to a species whose range was located within a large area like a continent or a nation. The term “indigenous” species is typically used to refer to a species whose original range extended into a smaller area like a state, county, or watershed.

NATIONAL HISTORIC PRESERVATION ACT (NHPA) - This Act established a strong legal basis for preservation of resources through a framework of measures to be used at the federal, state, and local levels including expansion of the National Register, creation of historic preservation standards, creation of the Advisory Council on Historic Preservation, review of the effects of federal projects (Section 106), funding for the National Trust, and creation of the State Historic Preservation Offices.

NATURAL or BIODIVERSITY - In general terms, it is the variety of plants and animals in a given habitat, or the variety of features found in a given population of one type of plant or animal. More technically it is the variety of species, the genetic variation within them, and the spectrum of ecological communities in which they occur. It is the sum total of compositional, structural and functional diversity of genes, species, and ecological communities. It can be described on a continuum of spatial and temporal scales; from local to global; from days to millennia.

NPDES PHASE II PRAGRAMMING - Expands the Phase I program by requiring additional operators of MS4s in urbanized areas and operators of small construction sites, through the use of NPDES permits, to implement programs and practices to control polluted stormwater runoff. Phase II is intended to further reduce adverse impacts to water quality and aquatic habitat by instituting the use of controls on the unregulated sources of stormwater discharges that have the greatest likelihood of causing continued environmental degradation.

OPEN SPACE – In general, an undeveloped tract or area of land that is designated for public or private use.

PRESERVATION, HISTORIC– Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects and providing for their continued use by means of restoration, rehabilitation, or adaptive reuse. Specifically, “the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the

existing form and vegetative cover of a site. It may include stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.” (Secretary of the Interior’s Standards)

PRESERVATION or PROTECTION – When used in connection with agricultural resources, to conserve and safeguard these resources from other wasteful or destructive uses, but should not be interpreted to authorize the unreasonable restriction of forestry, mining, or other lawful uses of natural and agricultural resources.

PRIME AGRICULTURAL LAND – Land used for agricultural purposes that contains soils of the first, second, or third class as defined by the United States Department of Agriculture Natural Resource and Conservation Services (NRCS) County Soil Survey.

PRIME AGRICULTURAL SOILS (CLASS I, CLASS II, and CLASS III) – Prime agricultural soil classifications established by the United States Department of Agriculture as Agricultural Capability Units I, II, and III, as amended.

RECONSTRUCTION - “The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, of object, or part thereof, as it appeared at a specific period of time.” (Secretary of the Interior’s Standards)

REGION – In the context of this Plan, Region refers to land area encompassed by the member municipalities of the Oxford Region.

REHABILITATION - “The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.” (Secretary of the Interior’s Standards)

RENOVATION - Modernization of an old or historic building that may produce inappropriate alterations or eliminate important features or details.

RESTORATION - “The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.” (Secretary of the Interior’s Standards)

RIPARIAN BUFFER – An area of trees, shrubs, and other vegetation, adjacent to a body of water and managed to maintain the integrity of stream channels and shorelines to: 1) reduce the impact of upland sources of pollution by trapping, filtering, and converting sediments, nutrients, and other chemicals, and 2) supply food, cover, and thermal protection to fish and other wildlife.

SCENIC VIEWSHED - A viewshed is a physiographic area composed of land, water, biotic, and cultural elements which may be viewed and mapped from one or more viewpoints and which has inherent scenic qualities and/or aesthetic values as determined by those who view it.

SEDIMENT - Fragmented material that originated from weathering rocks and decomposing organic material that is transported by, suspended in, and eventually deposited in the streambed.

SEDIMENTATION - Occurs when the sediment particles that have been suspended within the flowing water are deposited on the stream bottom or floodplain.

SHPO (State Historic Preservation Officer) - The official designated by the Governor to administer the state's historic preservation program and the duties defined in the National Historic Preservation Act and Pennsylvania History Code including nominating properties to the National Register. In Pennsylvania, the State Historic Preservation Office is the Pennsylvania Historical and Museum Commission (PHMC) and the executive director of the commission is the SHPO.

SILVICULTURE – The development and/or maintenance of a forest or wooded preserve.

SPECIMEN TREE/VEGETATION - A unique, rare, or otherwise specifically selected tree or plant considered worthy of conservation by the municipality because of its species, size, age, shape, form, historical importance, or any other significant characteristic, including listing as a Species of Special Concern by the Commonwealth of Pennsylvania.

STREAM – Includes all rivers, creeks, brooks, tributaries and other flowing surface waters within a natural channel. More specifically, a perennial, intermittent, or ephemeral watercourse having a defined channel (excluding man-made ditches) which contains flow from surface and/or ground water sources during at least a portion of an average rainfall year.

STREAM, EPHEMERAL - A stream or portion of a stream that flows only in direct response to precipitation. It receives little or no water from springs and no long-continued supply from melting snow or other sources. Its channel is at all times above the water table. The term may be arbitrarily restricted to streams which do not flow continuously during periods of the month.

STREAM, INTERMITTENT – A defined channel in which surface water is absent during a portion of the year, as ground water levels drop below the channel bottom.

STREAM, PERENNIAL – A defined channel containing surface water throughout the year.

STORMWATER – Runoff water that results from a storm (usually rainfall) event.

TIMBER HARVESTING OPERATION - The uprooting or removal of more than four (4) trees of greater than six (6) inches dbh per acre from any lot for the purpose of allowing or encouraging

the natural regeneration or preservation of a tree stand, on a lot which has a gross area prior to any subdivision or land development of more than three (3) acres and which is undertaken in compliance with a municipal approved timber harvesting plan.

TIMBER HARVESTING PLAN - A map and/or text that describes proposed actions involving the removal of trees from a tract of land. The plan is prepared by a forester with expertise in forest management, and documents measures to be taken to: protect water quality, minimize impacts from skid trails and logging roads and the tree removal process, minimize destruction of habitat, and ensure site restoration.

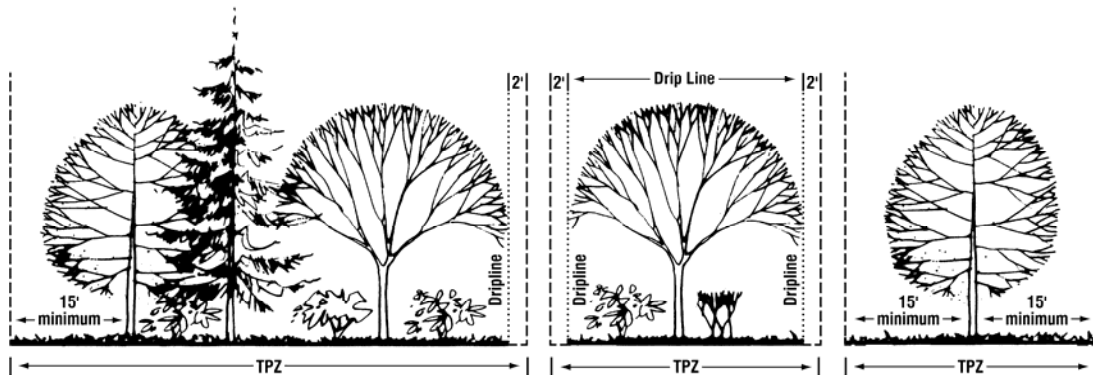
TMDL - A calculation of the maximum amount of a pollutant that a water body can receive and still meet water quality standards. Sometimes referred to as a “pollution diet.”

TRANSIT - For the purpose of this plan, any alternative means of motorized travel aside from a single occupancy vehicle.

TRANSFER OF DEVELOPMENT RIGHTS (TDR) – The process permitted in some municipalities in which a landowner in a “sending zone or area” can sell the development rights to his or her land to a landowner who owns land in a “receiving zone or area.”

TRANSPIRATION – Direct transfer of water from the leaves of plants or of the skins of animals into the atmosphere.

TREE PROTECTION ZONE - An area that is radial to the trunk of a tree in which no construction activity is permitted to occur.



WASTE WATER – Water carrying wastes from residential, commercial, or industrial uses that is a mixture of water and dissolved or suspended solids, or excess irrigation water that is runoff to adjacent land.

WATER, GROUND – Water that occurs in the subsurface and fills or saturates the porous openings, fractures and fissures of underground soils and rock units.

WATER, SURFACE – Bodies of water that are exposed at the surface of the earth including rivers, streams, ponds, lakes, and reservoirs.

WATERCOURSE – See STREAM.

WATERSHED - 1) an area of land that drains into a particular river or body of water; usually divided by topography or ridgelines. 2) The total area of land above a given point on a waterway that contributes surface runoff and ground water to the flow at that point; a drainage basin or a major subdivision of a drainage basin - *Watersheds*.

WETLANDS – Those areas that are inundated and saturated by surface or groundwater a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas. Any area meeting the official wetland definition of the U.S. Army Corps of Engineers or the Pennsylvania Department of Environmental Protection, as amended, shall be considered a wetland for the purposes of Chapter 129.

WILDLIFE BIODIVERSITY CORRIDOR - A conceptual planning zone that is an ideal location for the establishment of a wildlife corridor.

Commonly Used Acronyms

ACRE - Agriculture, Communities, and Rural Environment Initiative

ACS – American Community Survey

AEU - Animal Equivalency Unit

ANSI – American National Standards Institute

APLB – Chester County Agricultural Land Preservation Board

BHP – Bureau for Historic Preservation, PHMC.

BLS – Bureau of Labor Statistics

CCADC – Chester County Agricultural Development Council

CCHPN – Chester County Historic Preservation Network

CCCD – Chester County Conservation District

CCPC – Chester County Planning Commission

CCWRA – Chester County Water Resources Authority

CDBG – Community Development Block Grant

CIP - Capital Improvements Program

CLG - Certified Local Government

CP – Comprehensive Plan

CREP – Conservation Reserve Enhancement Program

CRP – Conservation Reserve Program

CSD – Context Sensitive Design

DCED – Chester County Department of Community and Economic Development.

DCIS – Chester County Department of Computer Information Services.

DCNR – Department of Conservation and Natural Resources

DEP – See PaDEP

DOE - Determination of Eligibility

DVRPC – Delaware Valley Regional Planning Commission

ECP – Emergency Conservation Program

EPA – United States Environmental Protection Agency

EQUIP – Environmental Quality Incentives Program

FEMA – Federal Emergency Management Agency

FHWA – Federal Highway Administration???

FSA – Farm Service Agency

GIS – Geographic Information System

GRP – Grassland Reserve Program

HARB - Historical Architectural Review Board

LCPC – Lancaster County Planning Commission

LEHD – Longitudinal Employment Household Dynamics

MPC – Pennsylvania Municipalities Planning Code (Act 247)

MS4 - Municipal Separate Storm Sewer System

NHPA – National Historic Preservation Act

NMP – Nutrient Management Plan

NPDES - National Pollutant Discharge Elimination System

NPS – National Parks Service

NWI – National Wetlands Inventory

NRCS – Natural Resources Conservation Service

OASA – Oxford Area Sewer Authority

OASD – Oxford Area School District

ORPC – Oxford Region Planning Committee

OSC – Open Space Committee

OSP – Open Space, Recreation, and Environmental Resources Plan

OSRER – Open Space, Recreation, and Environmental Resources Plans

PaDEP – Pennsylvania Department of Environmental Protection

PennDOT – Pennsylvania Department of Transportation

PFBC – Pennsylvania Fish and Boat Commission

PGC – Pennsylvania Game Commission

PHMC – Pennsylvania Historical and Museum Commission

PNDI – Pennsylvania Natural Diversity Index.

SHPO - State Historic Preservation Officer

SLDO – Subdivision and Land Development Ordinance

TMDL - Total Maximum Daily Load

TDR - Transfer of Development Rights

USDA – United States Department of Agriculture

WHIP – Wildlife Habitat Incentive Program

WRA – See CCWRA

ZO – Zoning Ordinance

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