

LAKES AND PONDS: Natural or artificial bodies of water which retain water year-round. Artificial ponds may be created by dams, or may result from excavation. The shoreline of such waterbodies shall be measured from the maximum condition rather than permanent pool if there is any difference. Lakes are bodies of water two (2) or more acres in extent. Ponds are any water body less than two (2) acres in extent.

LANDOWNER: The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such operation or contract is subject to any condition), a lessee having a remaining term of not less than forty (40) years, or other person having a proprietary interest in land, shall be deemed to be a landowner for the purposes of this act.

LAUNDERETTE: A business premises equipped with individual clothes washing and/or drying machines for the use of retail customers, exclusive of laundry facilities provided as an accessory use in an apartment house or an apartment hotel.

LOT OR ZONE LOT: A piece or parcel of land occupied by a principal building or a group of such buildings, or utilized for a principal use and uses accessory or incidental to the operation thereof. It includes open spaces as required by this ordinance, and has frontage on a public street. The lot lines are the property lines bounding the lot.

- (a) Lot, Corner. A lot abutting upon the intersection of two or more streets which form an interior angle of less than 135 degrees. The point of intersection of the street lot lines is the "corner". A lot other than a corner lot is known as an "interior" lot.
- (b) Lot Depth. The mean horizontal distance between the front and the rear lot lines.
- (c) Lot Lines.
  - (1) Lot Line, Front. The line separating the lot from a street.
  - (2) Lot Line, Rear. The lot line opposite and most distant from the front lot line.

- (3) 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.
- (4) Lot Line, Street or Alley. A lot separating the lot from a street or alley.
- (d) Lot Width. The mean width of the lot measured at right angles to its depth.
- (e) Lot Area. The computed area contained within the lot lines.

MAJOR THOROUGHFARE: A street or highway designated as an existing or planned major thoroughfare.

MAJOR THOROUGHFARE, RESTRICTED ACCESS: A major thoroughfare or part thereof, which when open to public use, access is limited from abutting property and other streets to locations and in the manner approved by the municipality and/or the Pennsylvania Department of Transportation.

MIGRANT WORKER CAMP: Any living quarters or housing accommodations maintained directly or indirectly in connection with any work or place where work is being performed by seasonal agricultural workers, except houses rented to year-round employees and their immediate families for dwelling purposes.

MIGRANT WORKER (SEASONAL WORKER, TEMPORARY WORKER): Farm laborers who are not year-round employees and who occupy living quarters other than their permanent home during the period of such work on a farm including intrastate and interstate migrants.

MOBILE HOME: A transportable, single family dwelling intended for permanent occupancy, office or place of assembly contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a 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.

MOBILE HOME, DEPENDENT: A mobile home which is not equipped with a toilet and/or bathtub or shower.

MOBILE HOME, INDEPENDENT: A mobile home equipped with a toilet and bathtub or shower.

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, which is leased by the park owner to the occupants of the mobile home erected on the lot.

MOBILE HOME PARK: A parcel of land that has been planned and improved for the placement of mobile homes for non-transient use and consisting of two or more mobile home lots. Mobile home parks may be planned as single-family detached, single-family cluster, or performance subdivisions.

MOTEL: A "motel" or a "tourist cabin" is a building or a group of buildings which:

- (a) Contain living and sleeping accommodations used primarily for transient occupancy, and
- (b) Have individual entrances from outside the building to serve each such living or sleeping unit.
- (c) Restaurants, cocktail lounges, banquet halls, ballrooms and waiting rooms are permitted as accessory uses.

MOTOR VEHICLE: Any vehicle which is propelled or drawn on land by a motor, such as, but not limited to, passenger cars, trucks, truck-trailers, semi-trailers, campers, go-carts, snowmobiles, amphibious craft on land, dune buggies, or racing vehicles, but not including motorcycles.

MUNICIPAL-MUNICIPALITY: Of or the Borough, Township or City within which a subdivision or land development is located. Where the text so indicates, the term "municipality" shall also refer to the local governing body e.g., Borough Council.

NOISE: Any sound which annoys or disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans.

NONCONFORMING LOT: A zone lot in single ownership, adjacent on all sides to properties in different ownership, which does not conform with the minimum dimension specified for the district or for the use contained upon the lot.

NONCONFORMING SIGN: A legally established sign which does not conform to the regulations of the district in which it is located.

NONCONFORMING STRUCTURE: A structure or part of a structure manifestly not designed to comply with the applicable use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reasons of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

NONCONFORMING USE: A use, whether of land or of structure, which does not comply with the applicable use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. No principal Permitted Use or Special Use shall be considered nonconforming if the yards, height, area, coverage dimensions, signs, or off-street parking do not conform with the regulations of the district in which it is located.

NURSERY, HORTICULTURE: Any lot or parcel of land used to cultivate, propagate, and grow trees, shrubs, vines, and other plants including the buildings, structures, and equipment customarily incidental and accessory to the primary use.

NURSING OR CONVALESCENT HOME: A building designed and used for the full time care of human beings and which may include housing or lodging, meals, and nursing care.

OFFICE BUILDING: A building comprised of more than 50 percent of offices.

OFFICIAL MAP: A map officially adopted by ordinance of the municipality consisting of surveys of the exact location of the lines of existing and proposed public streets, watercourses and public grounds, including widenings, narrowings, extensions, diminutions, openings or closings of same for the whole of the municipality.

ONE-HUNDRED YEAR FLOOD: A flood that, on the average, is likely to occur once every 100 years (i.e., that has a one (1) percent chance of occurring each year, although the flood may occur in any year); for purposes of this ordinance, the Regulatory Flood.

OPEN SPACE: Open space is land used for recreation, agriculture, resource protection, amenity, or buffers; is freely accessible to all residents of the development, except in the case of agricultural lands where access may be restricted; and is protected by the provisions of this Ordinance and the subdivision and land development ordinance to ensure that it remains in such uses. Open space does not include land occupied by non-recreational buildings, roads, or road rights-of-way; nor does it include the yards or lots of single-or multi-family dwelling units or parking areas as required by the provisions of this ordinance. Open space should be left in a natural state except in the case of recreation uses which may contain impervious surfaces. Such impervious surfaces shall be included in the calculation of the impervious surface ratio.

OPEN SPACE, COMMON: A parcel of parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of the planned residential development, not including streets, off-street parking areas, and areas set aside for public facilities.

OPEN SPACE RATIO: The open space is a measure of the intensity of land use. It is arrived at by dividing total amount of open space within the site by the Base Site Area.

OUTDOOR ADVERTISEMENT: An advertisement used outdoors, including painted walls, or rock face, of a product or service unrelated to the use of the land or structure on which it is located, but not including official notices or directional road signs of a governmental body.

PARKING AREA, PRIVATE: An open area for the same uses as a private garage, and subject to the same conditions.

PARKING AREA, PUBLIC: An open area, other than a street or other public way, used for the parking of automobiles, and available to the public.

PARKING LOT OR GARAGE, COMMERCIAL: A "commercial parking lot or garage" is a lot or structure whose principal use is parking or storing motor vehicles for specified time periods or on a rental basis, but no parking or storing commercial or public utility vehicles, or the dead storage of motor vehicles.

Minor repairs incidental to the parking and storing of motor vehicles are permitted as an accessory use.

PARKING SPACE: A "parking space" consist of:

- (a) Open space with a dustless all-weather surface, or space in a private garage of other structure.
- (b) An area of at least 10x20 feet in size, for the storage of one automobile, accessible from a public way.

PERSON: Any individual, public or private corporation for profit or not for profit, association, partnership, firm, trust, estate, department, board, bureau or agency of the Commonwealth, political subdivision, municipality, district, authority or any other legal entity whatsoever which is recognized by law as the subject of rights and duties.

PERSONAL SERVICES: Any enterprise conducted for gain, which primarily offers services to the general public such as shoe repair, valet service, watch repairing, barber shops, beauty parlors, and related activities.

PLAN OR PLAT: A map, plan, or layout showing the subdivision of land indicating the location and boundaries of individual properties.

PLANNED RESIDENTIAL DEVELOPMENT: An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, the development plan for which does not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established in any one residential district created, from time to time, under the provisions of this Zoning Ordinance.

PREMISES: Any lot, parcel or tracts of land and any building constructed thereon.

PRINCIPAL PERMITTED USE: Any use requiring no special action by the Board or the Commission before a zoning permit is granted by the Zoning Official, subject to all other applicable provisions of this Ordinance.

PRIVATE: Not publicly owned, operated or controlled.

PRIVATE ROAD: A right-of-way other than a street which provides vehicular access to two or more lots but which has not been dedicated for public use.

PROFESSIONAL OFFICES: The use of offices and related spaces for such professional services as are provided by doctors, dentists, lawyers, architects, engineers, planners, realtors and the like.

PUBLIC: Owned, operated or controlled by a government agency (Federal, state or local--including a corporation created by law for the performance of certain specialized governmental functions, and the Board of Public Education).

PUBLIC GROUNDS: Includes (i) parks, playgrounds and other public areas; and (ii) sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities.

PUBLIC NOTICE: A notice published once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall be not more than thirty days or less than fourteen days from the date of the hearing.

PUBLIC RIGHT-OF-WAY: Any street, avenue, boulevard, highway, sidewalk or alley or similar place which is owned or controlled by a governmental entity.

QUARRY, SAND PIT, GRAVEL PIT, BORROW PIT, TOP SOIL STRIPPING: A lot or land or part thereof used for the purpose of extracting stone, sand, clay, gravel, or top soil for sale, and exclusive of the process of grading a lot preparatory to the construction of a building for which application for a building permit has been made.

RECREATION:

- (a) Recreation, Commercial - Recreation facilities operated as a business and open to the general public for a fee.
- (b) Recreation, Private, Non-Commercial - Clubs or recreation facilities, operated by a non-profit organization.
- (c) Recreation, Public - Recreation facilities operated as a non-profit enterprise by a governmental entity or a non-profit organization, and open to the general public.
- (d) Recreation Facility, Outdoor - Any activity normally conducted outdoors, including swimming, tennis, baseball, football, and similar recreational and/or athletic activities. Such activities conducted within an enclosed building or structure shall be considered to be outdoor recreational facilities.

**RECREATION VEHICLE:** Any portable or mobile vehicle used or designed to be used for travel, recreation, and/or temporary living purposes; regardless of any other intended use and whether or not its wheels, rollers or skids are in place. A recreation vehicle shall include trailer, camper, boat, boat trailer, snow mobile, airplane or other similar vehicle which may provide partial and usually temporary living and sleeping quarters and which may or may not include kitchen and/or bathroom conveniences.

**REGULATORY FLOOD:** The flood which has been selected to serve as the basis upon which the flood plain management provisions of this and other ordinances have been prepared; for purposes of this ordinance, the one hundred year flood.

**REGULATORY FLOOD ELEVATION:** The 100 year flood elevation.

**RESIDENT FACILITY (MENTALLY RETARDED AND OTHER HANDICAPPED):** A facility of five-bed capacity intended solely for the admission of mentally retarded and other handicapped patients who are provided with an organized program of services including training and vocational and recreational activities.

**RIDING ACADEMY:** An establishment where horses are kept for riding or driving, or are stabled for compensation, or incidental to the operation of any club, association, ranch, or similar establishment.



ROOMING HOUSE: A dwelling which has more than one sleeping room for rent to persons not related to its other occupants. The term "Rooming House" includes the term "Boarding House".

SANATARIUM, SANATORIUM: A private hospital, whether or not such facility is operated for profit.

SCHOOL: A place offering instruction in any branch of knowledge under the supervision of the Commonwealth of Pennsylvania or a lawfully constituted ecclesiastical governing body, person, partnership or corporation meeting the requirements of the Commonwealth of Pennsylvania.

SCHOOL, NURSERY: Any place designed and operated to provide regular instruction and daytime care for two or more children under the age of elementary school.

SCREEN PLANTING: A vegetative material of sufficient height and density to conceal from the view of passing motorists and adjacent property owners the structures and uses on the premises on which the screen planting is located.

SEMI-DETACHED BUILDING: A building that is:

- (a) Surrounded on three sides by yards.
- (b) Located so that one wall is on or adjoins a side lot line, and abuts on the neighboring house.

SEMI-PUBLIC USES: Churches, Sunday Schools, parochial schools, colleges, hospitals, and other institutions of an educational, religious, charitable or philanthropic nature.

SEX SHOP: Any establishment which:

- (1) In whole or in part, sells, leases, dispenses or displays photographs, drawings, films or reproductions or any type depicting explicit or implied sex acts; or
- (2) Exhibits or permits the exhibition of live sexual acts or implied sexual acts; or solicits, or permits solicitation, persons and/or animals for purposes of indulging in sexual relations or implied sexual relations.  
(See also page 70)

SHOPPING CENTER, DESIGNED: A "Designed Shopping Center" is:

- (1) A group of architecturally unified commercial establishments built on a site which is planned, developed, owned, and managed as an operating unit related in its location, size, and type of shops to the trade area that the unit serves. The unit provides on-site parking in definite relationship to the types and total size of the stores.
- (2) A shopping area where the stores do not necessarily front on the street but rather grouped together to afford maximum proximity to each other, or
- (3) Where more than six (6) stores are provided on the same lot.

SIGN: Any surface, fabric, device or structure (including billboards or poster panel) bearing lettered, pictorial or sculptured matter designed for visual communication and used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge, or insignia of any government or any official traffic control sign or device.

SIGN, ADVERTISING: A sign which directs attention to a business, commodity, service, or entertainment which is not sold or offered upon the same premises where the sign is located.

SIGN, BUSINESS: A sign which directs attention to a business, profession, commodity, service, or entertainment which is sold or offered upon the same premises where the sign is located.

SIGN, DEVELOPMENT: Signs advertising the sale or development of the premises upon which they are erected.

SIGN, DIRECTIONAL: Signs, indicating the location and direction of premises available for or in process of development, but not erected upon the premises and bearing the name of the owner, developer, builder, or agent.

SIGN, FLASHING: An illuminated sign which revolves, or has alternating light or color while in use.

SIGN, GROSS SURFACE AREA OF: The entire area within a single continuous perimeter enclosing the extreme limits of the sign, and not passing through or between any adjacent elements of same. However, the perimeter does not include any structural or framing elements lying outside the limits of the sign and not forming an integral part of the display.

SIGN, INSTITUTIONAL: Signs of schools, colleges, churches, hospitals, sanatoria, or other institutions of a similar public or semi-public nature.

SIGN, NAME PLATES AND IDENTIFICATION: Signs indicating the name or address of the occupant, or a permitted home occupation.

SIGN, TEMPORARY: A "temporary sign":

- (a) Offers premises for sale, rent, or development.
- (b) Advertises the services of building trades engaged in construction or alteration of the premises upon which the sign is located, or
- (c) Advertises a special event.

Temporary signs shall be removed upon occupation of premises, or immediately after work has been completed or the event advertised has taken place.

SITE: The site shall be defined as a parcel or parcels of land intended to have one or more buildings or intended to be subdivided into one or more lots.

SITE AREA: All land area within the site as defined in the deed. Area shall be from an actual site survey rather than from a deed description.

SOLAR COLLECTOR: An assembly, structure, or design, including passive elements, (except a wind energy conversion system) used for gathering, concentrating or absorbing direct or indirect solar energy, specially designed for holding a substantial amount of useful thermal energy and to transfer that energy to a gas, solid, or liquid or to use that energy directly; this may include, but is not limited to, a mechanism that absorbs solar energy and converts it into electricity, or a mechanism or process used for gathering solar energy through thermal gradients, or a component used to transfer thermal energy to gas, solid, or liquid or to convert it into electricity.

SOLAR SKYSPACE: The maximum three dimensional space extending from a solar energy collector to all positions of the sun necessary for efficient use of the collector.

- (a) Where a solar energy system is used for heating purposes only, 'solar skyspace' means the maximum three dimensional space extending from a solar energy collector to all positions of the sun between 9a.m. and 3 p.m. Local Time from September 22 thru March 22 of each year.

- (b) Where a solar energy system is used for cooling purposes only, 'solar skyspace' means the maximum three dimensional space extending from a solar energy collector to all positions of the sub between 8 a.m. and 4 p.m. Local Time from March 23 through September 21.

SOLAR SKYSPACE EASEMENT. A right, whether or not stated in the form of a restriction, easement, covenant, or condition, in any deed, will or other instrument executed by or on behalf of any owner of land or solar skyspace or in any order of taking, appropriate to protect the solar skyspace of a solar collector at a particularly described location to forbid or limit any of all of the following where detrimental to access to solar energy: structures on or above ground; vegetation on or above the ground; or other activity. Such right shall specifically describe a solar skyspace in three dimensional terms in which the activity, structures, or vegetation are forbidden or limited or in which such an easement shall set performance criteria for adequate collection of solar energy at a particular location.

SOUND, MEANS: An oscillation in pressure, particle displacement, particle velocity or other physical parameter, in a medium with internal forces that causes compression and rarefaction of that medium. The description of sound may include any characteristics of such sound, including duration, intensity and frequency.

SPECIAL EXCEPTION: The approval of a use which is other than a basic permitted use of a zone district, or a modification of the regulations of the ordinance, which the Zoning Hearing Board is permitted to authorize in specific instances listed in this Ordinance, under the terms, procedures, and conditions prescribed herein.

STABLE, PRIVATE: An accessory building in which horses are kept for private use and not for hire, remuneration, exhibition, or sale.

STABLE, PUBLIC: A building in which any horses are kept for remuneration, hire, exhibition, or sale.

STEEP SLOPES: Areas where the average slope exceeds ten (10) percent which, because of this slope, are subject to high rates of storm-water run-off and therefore erosion.

STORY: The portion of a building included between the surfaces of any floor and the floor above it. If there is no floors above it, then the space between the floor and the ceiling next above it.

- (a) Story, Half - A partial story under a gable, hip, or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than four feet above the floor of such story. Any partial story used for residence purposes, other than for a janitor and his family, shall be deemed a full story.
- (b) Story, First - The lowest story or the ground story of any building, the floor of which is not more than 12 inches below the average contact ground level at the exterior walls of the building. Any basement or cellar used for residence purposes, other than for a janitor or caretaker or his family, shall be deemed the first story.

STREET: Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. The term "street" as defined above shall include the land within the right-of-way lands whether improved or unimproved.

- (a) Residential Street - A street between two intersecting streets upon which an R-District abuts, or where 50 percent or more of the abutting street frontage is in predominantly residential use.
- (b) Side Street - The street adjacent to a corner lot which extends in the general, direction of the depth of the lot.

STREET GRADE: The officially established grade of the street upon which a lot fronts or in its absence the establishment grade of other streets upon which the lot abuts, at the midway of the frontage of the lot thereon. If there is no official established grade, the existing grade of the street at such mid-point shall be taken as the street grade.

STREET LINE: The dividing line between the street and lot, also known as right-of-way line.

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

SUBDIVISION: For definition, reference is made to the Municipal Subdivision Ordinance.

TELEPHONE CENTRAL OFFICE: A building and its equipment erected and used for the purpose of facilitating the transmission and exchange of telephone and radio messages among subscribers, and other business of a telephone company, provided that in a residential district a telephone central office shall not include public business facilities, storage of materials, trucks, or repair facilities, or housing of repair crews.

- THEATER:** A building or part of a building devoted to the showing of moving pictures or theatrical productions on a commercial basis.
- THEATER, OUTDOOR DRIVE-IN:** An open lot or part thereof with its appurtenant facilities devoted primarily to the showing of moving pictures or theatrical productions on a commercial basis to patrons seated in automobile or on outdoor seats.
- TOURIST HOME:** A dwelling in which overnight accommodations are used by transient guests for compensation.
- TRAILER OR MOBILE HOME COURT:** A tract of land specifically planned and equipped to accommodate two or more residential trailers. The term includes all buildings, structures, tents, vehicles, utilities and accessories used for or intended as equipment for such courts.
- TRAILER - SMALL UTILITY:** Any trailer usually drawn by a passenger auto used for the occasional transportation of personal effects.
- Use:
- (a) Any purpose for which a building or other structure or a tract of land may be designed, arranged, intended, maintained or occupied, or
  - (b) Any activity, occupation, business, or operation carried on, or intended to be carried on in a building or other structure or on a tract of land.
- USE:** The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any nonconforming use.
- VARIANCE:** The Board's authorized departure to a minor degree from the requirements of the Ordinance in accordance with the procedures set forth in this Ordinance.
- VENTILATING SHAFTS:** Any structure designed to furnish air and/or power, (including transformation and conversion of said power) to underground coal mines.
- VIBRATION:** An oscillatory motion of solid bodies of deterministic or random nature described by displacement, velocity, or acceleration with respect to a given reference point.
- NECS ACCESSORY EQUIPMENT:** A subordinate structure or structures, such as a battery bank, the use of which is incidental to that of the tower and the machine used to convert wind into a usable energy form, which structure or structures are located on the same lot as the tower.

- WESC INTERCONNECT: A means by which a WECS is interconnected with the local public utility company so that excess power produced by the WECS can be fed into the utility line.
- WIND ENERGY CONVERSION SYSTEM (WECS): An aggregation of parts including the base, tower, generator, rotor, blades, etc., in such configuration as necessary to convert the power of wind into mechanical or electrical energy.
- WINDOW: An opening to the outside, other than a door, which provides all or part of the required natural ventilation, natural light, or both to an interior space.
- YARD: A space open to the sky and unoccupied by any building, structure, or merchandise for display or sale, located on the same lot with a building or structure.
- YARD, FRONT: A yard extending the full width of the lot and situated between the street right-of-way line and the required front setback line projected to the side lines of the lot. The depth of the front yard shall be measured between the required front setback line and the street right-of-way line.
- YARD, INTERIOR: An open, unoccupied space between the buildings of a dwelling group or its accessory buildings, not a front, side, or rear yard.
- YARD, REAR: A yard extending the full width of the lot and situated between the rear line of the lot and the required rear setback line projected to the side lines of the lot. The depth of the rear yard shall be measured between the rear line of the lot and the required rear setback line.
- YARD, SIDE: A yard situated between the required setback line and the side line of the lot and extending from the front yard to the rear yard. Any yard not a rear yard or a front yard shall be deemed a side yard.
- ZONING CERTIFICATE: The written authorization issued by the Zoning Officer, for use of land, or buildings or other structures.
- ZONING MAP: The map or maps containing the zoning districts of the Borough of Parryville, Carbon County, Pennsylvania, together with all amendments subsequently adopted.
- ZONING OFFICIAL OR ZONING OFFICER: The administrative officer, appointed by the municipality, who shall administer and enforce the provisions of this Ordinance.
- NOTE: Definitions of all other terms i.e., terms not defined herein, shall be as included within the latest edition of "Webster's New Collegiate Dictionary". Any term

NOTE CONT'D:

not defined in this Article 2.200 or not within the latest edition of "Webster's New Collegiate Dictionary" shall be as determined by the Zoning Board taken from any other appropriate source. After the application of any such definitions they shall become part of this Article 2.200 and may not be changed without amending this Zoning Ordinance.