

**SALFORD TOWNSHIP**

ORDINANCE #170

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AN ORDINANCE AMENDING THE TOWNSHIP'S ZONING ORDINANCE BY AMENDING (1) ARTICLE 2, SECTION 200 TO REVISE DEFINITIONS FOR BASEMENT AND HEIGHT OF BUILDING; PROVIDE DEFINITIONS OF "STORY" AND "HALF STORY"; AND (2) ARTICLE 13, SECTIONS 1301, 1303 AND 1305 TO PROVIDE REVISED PROVISIONS FOR AREA, WIDTH, YARD COVERAGE, AND HEIGHT REGULATIONS, RESPECTIVELY, WITHIN THE VR VILLAGE RESIDENTIAL DISTRICT

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ENACTED: 7/15/15

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**NOW, THEREFORE**, it is hereby **ENACTED** and **ORDAINED** by the Salford Township Board of Supervisors that the Township's Zoning Ordinance is hereby amended as follows:

**SECTION 1.      Amendment to Article 2, Section 200.**

Article 2, Section 200 [Definitions] shall be amended to include the following definition:

**BASEMENT.** The lowest portion of building whose height from floor to ceiling is, on the average, 50% or more below ground level, with additional stories above, except that there may be a grade-level entrance on one side.

**HEIGHT OF BUILDING.** A building's vertical measure starting at a point 8" down from the top of foundation sill plate to the highest point of the roof providing that chimneys, fire towers, elevator penthouses, tanks and similar projections shall not be included in calculating the height. (Building height limitation is a function of the capacity of available firefighting equipment.)

**STORY.** That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it but not including basements used for the principal use.

**STORY, HALF.** A space under a sloping roof that has the line of intersection of the roof and wall face not more than three feet above the floor level and in which space the possible floor area with headroom of

five feet or less occupies at least 40 percent of the total floor area of the story directly beneath it. See Figure 1 attached as Appendix 1.

**SECTION 2. Amendment to Article 13, Section 1301.**

Article 13, Section 1301 [Height Regulations] shall be repealed and replaced with "Section 1301. Reserved."

**SECTION 3. Amendment to Article 13, Section 1303.**

Article 13, Section 1303 [Area, Width and Yard Regulations] shall be re-titled as "Area, Width, Yard, and Coverage Regulations" and shall read as follows:

**SECTION 1303. Area, Width, Yard, and Coverage Regulations.**

- A. Minimum Lot Area and Width. A lot area of not less than 40,000 square-feet and a lot width of not less than 140 feet at the building line shall be provided for every building or other structure erected, or used for any use permitted in this district.
- B. Front Yard. There shall be a front yard on each lot which shall not be less than 45 feet in depth from the ultimate right-of-way. Accessory buildings shall be set back no further forward than 25 feet from the rear line of the principle building line.
- C. Side Yards.
  - 1. On each lot other than a corner lot, there shall be 2 side yards having an aggregate width of 60 feet, neither side yard having a width of less than 20 feet.
  - 2. On each corner lot there shall be 2 side yards, the side yard abutting the street having a width of not less than 45 feet from the ultimate right-of-way, and the side yard not abutting the street having a width of not less than 20 feet.
  - 3. No accessory building shall be erected nearer than 10 feet to a sideline.
- D. Rear Yard. There shall be a rear yard on each lot the depth of which shall not be less than 60 feet, except that an accessory use structure may be erected within the rear yard not closer than 10 feet to the rear property line.

- E. Building Coverage. No more than 15 percent of the area of any lot shall be occupied by all buildings. No more than 1 percent of the area of any lot shall be occupied by accessory buildings.

**SECTION 4. Amendment to Article 13, Section 1305.**

Article 13, Section 1305 [Height Regulations] shall be amended to read as follows:

**SECTION 1305. Height Regulation.** The maximum height for buildings and structures erected or enlarged in this District shall be:

- A. For any dwelling, 35 feet, not exceeding 2½ stories.
- B. For any accessory building to any dwelling, 15 feet, not exceeding 1 story.
- C. For any other accessory building or structure, as defined in this Chapter, including towers, barns, silos, chimneys and stacks, not exceeding 35 feet or as below:
  - 1. The height for towers for reception of radio, cellular and television signals or windmills for powering the electrical system of a residence or for the delivery of water shall be governed by Article VIII, Section 808(B)(6) [Accessory Uses/Towers].
  - 2. The 35-foot height regulation for other accessory buildings or structures such as barns, silos, chimneys, stacks may be increased by the Zoning Hearing Board as a Special Exception, to a maximum of 60 feet, provided that for every foot of height in excess of 35 feet, there shall be added to each yard requirement 1 corresponding foot of width and depth.

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**SECTION 5. Amendment/Modification.**

The Board does hereby reserve the right, from time to time, to adopt amendments or modifications to this Ordinance.

**SECTION 6. Repeal and Ratification.**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the ordinances of the Township that are unaffected by this Ordinance are hereby reaffirmed and ratified.

**SECTION 7.      Severability.**

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

**SECTION 8.      Effective Date.**

This Ordinance shall become effective 5 days after enactment.

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**ORDAINED AND ENACTED** this 15<sup>th</sup> day of July 2015 by the Salford Township Board of Supervisors.

**SALFORD TOWNSHIP  
BOARD OF SUPERVISORS**



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JAMES STYER, *Chairperson*

[Seal]

Attested by:



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KAREN LANDIS, *Secretary*