

**SALFORD TOWNSHIP**  
Montgomery County, Pennsylvania

Ordinance #174

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AN ORDINANCE ADDING TO THE ZONING ORDINANCE NEW DEFINITIONS FOR "IMPERVIOUS COVERAGE," "IMPERVIOUS SURFACE," "IMPERVIOUS SURFACE RATIO," "STORMWATER," "STORMWATER MANAGEMENT FACILITY," AND "STORMWATER MANAGEMENT SYSTEM;" AND A NEW SECTION 818, ENTITLED "IMPERVIOUS COVERAGE STANDARDS," PROVIDING FOR REQUIREMENTS FOR IMPERVIOUS COVERAGE FOR ALL PROPERTIES IN THE TOWNSHIP UNLESS SPECIFIED OTHERWISE.

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ENACTED: January 18, 2017

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**WHEREAS** the Board of Supervisors of the Township Of Salford has deemed it to be in the health, safety, and welfare interests of its citizens, businesses, and guests to:

- Reduce flooding in the township
- Protect the water quality of the surface and sub-surface waters in the township
- Reduce erosion of soils from the township
- Reduce sedimentation in the streams and creeks of the township and its downstream neighbors
- Preserve the functioning of groundwater wells by preserving the infiltration and recharge of groundwater aquifers
- Preserve the flows of our streams and creeks
- Preserve plant and animal habitats supported by reduced flooding, protected water quality, reduced erosion and sedimentation, and preserving stream and creek flows
- Preserve the rural character of the township

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

**SECTION 1. DEFINITIONS:** The following definitions shall be added to the definitions of Section 200, Interpretations, of Article 2, Definitions, of the Zoning Ordinance.

**IMPERVIOUS COVERAGE.** A measure of the area of impervious surface on a parcel.

**IMPERVIOUS SURFACE.** Those surfaces which do not absorb rain. All buildings, parking areas, driveways, roads, sidewalks, and any area in concrete, asphalt and packed stone, including, without limitation, swimming pools, shall be considered impervious surfaces. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition shall also be classified as impervious surface.

**IMPERVIOUS SURFACE RATIO.** The impervious surface ratio is a measure of the intensity of use of land. It is measured by dividing the total area of all impervious surfaces within the site by the area of developable acreage.

**STORMWATER.** The total amount of precipitation reaching the ground surface.

**STORMWATER MANAGEMENT FACILITY.** Any structure, natural or man-made, that, due to its condition, design, or construction conveys, stores, or otherwise affects stormwater runoff. Typical stormwater management facilities include, but are not limited to, detention and retention basins, open channels, storm sewers, pipes, and infiltration structures.

**STORMWATER MANAGEMENT SYSTEM.** The facilities used for conducting stormwater to, through or from a drainage area to the point of final outlet, including but not limited to any of the following: conduits, canals, channels, swales, ditches, streams, culverts, streets, ponds, and stormwater basins.

**SECTION 2.** The following section shall be added to Article 8, General Provision, of the Zoning Ordinance.

**SECTION 818. IMPERVIOUS COVERAGE STANDARDS.**

- A. Unless the impervious coverage is regulated otherwise in the Zoning Ordinance, the maximum impervious coverage for any parcel in the Township shall be calculated according to the Lot Area of the parcel as calculated in the table below:

B. Table:

LOT AREA				IMPERVIOUS COVERAGE CALCULATION					MAXIMUM IMPERVIOUS COVERAGE FOR SMALLEST LOT			MAXIMUM IMPERVIOUS COVERAGE FOR LARGEST LOT		
15,000	to	69,999	Sq. ft.	use	3,000	Sq. ft.	plus	6%	=	3,900	Sq. ft.	to	7,200	Sq. ft.
70,000	to	130,679	Sq. ft.	use	3,500	Sq. ft.	plus	6%	=	7,700	Sq. ft.	to	11,341	Sq. ft.
3	to	4.99	Acres	use	4,000	Sq. ft.	plus	6%	=	11,841	Sq. ft.	to	17,042	Sq. ft.
5	to	6.99	Acres	use	5,000	Sq. ft.	plus	6%	=	18,068	Sq. ft.	to	23,269	Sq. ft.
7	to	8.99	Acres	use	6,000	Sq. ft.	plus	6%	=	24,295	Sq. ft.	to	29,496	Sq. ft.
9	or	more	Acres	use	7,000	Sq. ft.	plus	6%	=	30,522	Sq. ft.	to	55,000	Sq. ft.
													maximum	
													cap	

C. For agricultural uses, as defined in Article II of this ordinance, the landowner may use the table in Subsection A. above or, as a Special Exception, the maximum impervious coverage may be up to 10% of the Lot Area. In considering the special exception application, the Zoning Hearing Board may establish conditions directly related to the increased impervious coverage as well as the indirect impacts of the increased intensity of the land use due to the increased impervious coverage above the amount established in the table in Subsection A., above.

D. An increase in the maximum impervious coverage, not to exceed an additional 10% of the maximum impervious coverage area, may only be allowed by Special Exception and only if 100% of the stormwater runoff from the 10% additional impervious surface is managed on-site according to Ordinances 121, 131, 140, 141, and 142, and any subsequent amendments to these ordinances of this Township. This includes:

1. Erosion and sediment controls during construction (Ord 131, Sec. 303)
2. Design, implementation, and maintenance to meet State Water Quality requirements and any other more stringent requirements of the Township (Ord 131, Sec. 304.B.)
3. Evidence of permits, if necessary, from other governmental agencies (Ord 131, Sec. 302, 303.D., 304.E.)
4. An operations and maintenance plan for the Stormwater BMPs (Ord 131, Art. IV)
5. Access easements for inspections and maintenance (Ord 131, Sec. 406.B.)

6. Stormwater easements, if responsibility for stormwater and the operations and maintenance of the stormwater management system will not be held by the property owner (Ord 131, Sec. 406.B.)
7. If the stormwater management system is dedicated to the Township, funds as may be required to help defray the costs of operations and maintenance activities (Ord 131, Sec. 408)
8. Granting the right to enter the property for inspections, monitoring, or sampling related to stormwater discharges (Ord 131, Sec. 501, 502)
9. Payment of fees, if any, as set by the Board of Supervisors
10. Refraining from prohibited discharges, connections, alterations to the stormwater management system, or improper roof drainage (Ord 131, Art. VII)
11. Such a Special Exception shall also ensure that the increased area meets the additional provisions:
  - a. Maintaining a 75-foot wide planted buffer between the impervious area and all on-site perennial streams and creeks or those located off-site within 75 feet of a downslope property line.
  - b. The applicant shall provide the location of all water wells located on-site as well as off-site wells within 100 feet of all property lines and shall demonstrate the increase will have no significant impact on groundwater recharge.
  - c. The applicant shall demonstrate that at least 25% of the total impervious coverage area will be shaded by plantings for at least 2 hours on June 21 of each year within 10 years of installation of the increased area.

**SECTION 3.** The following section shall be added to Article 10, RC Rural Conservation District, Section 1006, of the Zoning Ordinance, and Subsection 1006.G. shall be renumbered to Section 1006.H.

G. Impervious Coverage. Shall be as specified in Subsection 818 of this Ordinance.

**SECTION 4.** The following section shall be added to Article 11, RA Residential Agricultural District, Section 1102, of the Zoning Ordinance and Subsection 1102.G. shall be modified to be 1102.H., as follows.

G. Impervious Coverage. Shall be as specified in Subsection 818 of this Ordinance.

H. Area of Livestock, Horses, or Poultry. Shall be as specified in Subsection 1006.H. of this Ordinance.

**SECTION 5.** The following section shall be added to Article 12, RR Rural Residential District, Section 1203, of the Zoning Ordinance and Subsection 1203.G. shall be modified to be 1203.H. as follows.

G. Impervious Coverage. Shall be as specified in Subsection 818 of this Ordinance.

H. Area of Livestock, Horses, or Poultry. Shall be as specified in Subsection 1006.H. of this Ordinance.

**SECTION 6.** The following section shall be added to Article 13, VR Village Residential District, Section 1303, of the Zoning Ordinance.

F. Impervious Coverage. Shall be as specified in Subsection 818 of this Ordinance.

**SECTION 7.** The following section shall be added to Article 15, MF Multi-Family Residential District, Section 1501, of the Zoning Ordinance and Subsections C. through I shall be renumbered to D. through J.

C. Impervious Coverage. Not more than 60% of the tract area of each townhouse development may be occupied by impervious surfaces.

**SECTION 8. 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 9. 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 effect, and for this reason the provisions of this Ordinance shall be severable.

**SECTION 10. Effective Date.**

This Ordinance shall become effective five (5) days after enactment.

EXECUTION PAGE

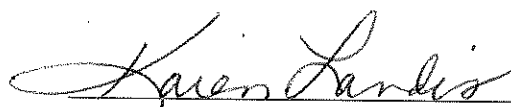
**ORDAINED AND ENACTED** this 18<sup>th</sup> day of January, 2017 by the Salford Township Board of Supervisors.

**SALFORD TOWNSHIP  
BOARD OF SUPERVISORS**

  
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BARBARA LYNCH, Chairperson

[Township Seal]

Attest:

  
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KAREN LANDIS, Secretary