

SALFORD TOWNSHIP

Montgomery County, Pennsylvania

Ordinance 179

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF SALFORD TOWNSHIP TO ADD DEFINITIONS FOR THE TERMS "IMPERVIOUS COVERAGE," "IMPERVIOUS SURFACE," "IMPERVIOUS SURFACE RATIO," "STORMWATER," "STORMWATER MANAGEMENT FACILITY," AND "STORMWATER MANAGEMENT SYSTEM" AS MAY BE USED IN THE ZONING ORDINANCE; TO ADD NEW SECTION 818, IMPERVIOUS COVERAGE STANDARDS, PROVIDING REGULATION OF IMPERVIOUS COVERAGE IN ALL ZONING DISTRICTS WITHIN THE TOWNSHIP UNLESS SPECIFIED EXCEPTED AND TO PROVIDE ADDITIONAL SPECIFICATIONS FOR IMPERVIOUS COVERAGE PERTAINING TO AGRICULTURAL USES; AND A DEFINITION FOR AGRICULTURAL USES.

ENACTED: May 22, 2019

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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 (horizontal) 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, 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. Water area of swimming pools shall not be considered 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. Article 8, General Provisions is amended to add a new Section 818, providing as follows:

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 174.2.B Impervious Coverage:

Zoning District	A (AIC)	B (ADD-IC)	C (MIC)
see Salford Township Zoning Map	Allowable Impervious Coverage (AIC)	Additional Impervious coverage (ADD-IC) [requires Storm Water Management Plan] (see section D below)	Maximum Impervious Coverage (see section C below)
VCR	See existing ordinance (Article 14 Section 1404.F)		60,000 sq ft
MF	See existing ordinance (Article 15 Section 1501.C)		60,000 sq ft
VR	3,000 sq ft plus 6% of lot size	≤ 10% of the Allowable Impervious Coverage (AIC)	60,000 sq ft
RR*	≤ 12% of Lot Size	>12% ≤ 15% of Lot Size	60,000 sq ft
*Preserve at Salford	≤ 24% of Lot Size	≤ 10% of the Allowable Impervious Coverage (AIC)	60,000 sq ft
RA	≤ 12% of Lot Size	>12% ≤ 15% of Lot Size	60,000 sq ft
RC	≤ 12% of Lot Size	>12% ≤ 15% of Lot Size	60,000 sq ft

C. INTERIOR LOTS (Flag Lots) for purpose of calculating impervious surface of an interior lot only the first 200 feet of length of driveway located in the access strip shall count toward allowable impervious surface.

E.D. The MAXIMUM IMPERVIOUS COVERAGE (MIC) for any lot in any district is 60,000 square feet. For agricultural uses, any lot seeking impervious coverage over 60,000 square feet must submit a stormwater management plan. Total coverage must not exceed 15% of total lot size. Agricultural uses can be defined as agricultural activities of the following types:

1. The cultivation, harvesting and sale of crops and related farm products.
2. The raising and sale of livestock and fowl, along with associated pasture and grazing land.
3. Orchards, nurseries, greenhouses and related horticultural uses.

F.E. The additional impervious coverage requires a Stormwater Management Plan (SMP). 100% of the calculated stormwater runoff from the proposed additional impervious coverage (ADD-IC) shall be managed on-site according to Ordinances 121, 131, 140, 141, and 142, and any subsequent amendments to these ordinances of this Township. This includes but is not limited to:

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. The Stormwater Management Plan (SMP) shall also ensure that the additional 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.

SECTION 3. Article 10, RC Rural Conservation District, existing Section 1006.G. of the Zoning Ordinance shall be renumbered as Section 1006.H, and a new Section 1006.G. shall be added to provide as follows:

G. Impervious Coverage. Shall be as specified in Article 8, General Provisions, Section 818 of this Ordinance.

SECTION 4. Article 11, RA Residential Agricultural District, existing Section 1102.G. shall be renumbered as Section 1102.H. and revised, and a new Section 1102.G. shall be added to provide 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. Article 12, RR Rural Residential District, Section 1203.G. shall be renumbered as Section 1203.H. and revised, and a new Section 1203.G. shall be added to provide 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. Article 13, VR Village Residential District, existing Section 1303 shall be amended to add a new subsection F, to provide as follows:

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

SECTION 7. Article 15, MF Multi-Family Residential District, existing Sections 1501.C. through 1501.I. shall be renumbered as Sections 1501.D. through 1501.J., respectively, and a new Section 1501.C. shall be added to provide as follows:

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 affect, and for this reason the provisions of this Ordinance shall be severable.

SECTION 10. Distribution.


The Township Secretary shall send a copy of this Ordinance to the Montgomery County Law Library, the Montgomery County Planning Commission and the Indian Valley Planning Commission, as may be required by law or otherwise.

SECTION 11. Effective Date.

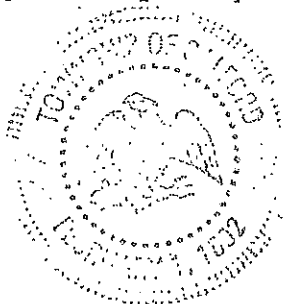
This Ordinance shall become effective five (5) days after enactment by the Board of Supervisors.

ORDAINED AND ENACTED this 22nd day of May, 2019 by the Board of Supervisors of Salford Township.

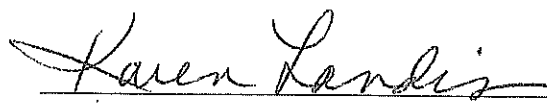
**SALFORD TOWNSHIP
BOARD OF SUPERVISORS**


BARBARA LYNCH, Chairperson

[Township Seal]



Attest:


KAREN LANDIS, Secretary