

Ordinance #178

SALFORD TOWNSHIP

AN ORDINANCE AMENDING THE SALFORD TOWNSHIP ZONING ORDINANCE, CHAPTER 133, TO AMEND ARTICLE 12 SECTION 1203. D. AREA WIDTH AND YARD REGULATIONS OF THE RR RURAL RESIDENTIAL DISTRICT TO PERMIT ACCESSORY BUILDINGS UP TO TEN FEET FROM THE REAR LOT LINE IF THE PARCEL ABUTS COMMON OPEN SPACE ALONG THE ENTIRETY OF ITS REAR PROPERTY LINE AND AMEND CHAPTER 133, ARTICLE II, SECTION 200 TO ADD DEFINITIONS FOR OPEN SPACE AND OPEN SPACE, COMMON

Amend Chapter 133, Article 12, Section 1203. D. to contain the following language (new language in bold):

D. Rear Yard. There shall be a rear yard on each lot the depth of which shall be not less than 75 feet except that an accessory use structure may be erected within the rear yard not closer to the rear property line than 30 feet. **For parcels that abut continuous common open space along the entirety of the rear lot line with a depth of at least 30 feet, an accessory structure may be erected within the rear yard not closer to the rear property line than 10 feet.**

Amend Chapter 133, Article 2, Section 200 to add definitions for Open Space and Open Space, Common

OPEN SPACE: Public or private land and/or water designated for the use and enjoyment of Township residents and/or the general public, incorporating natural features such as woodland, stream or meadows and including Township parks, trails and other recreational facilities. Also includes "common open space," as defined below, and other private lands which are available for the use of Township residents (i.e., through access easements).

OPEN SPACE, COMMON: A parcel or parcels of land within a development site designed and intended for the use or enjoyment of the residents of the development, not including streets, off-street parking areas, and areas set aside for public facilities. Common open space shall be substantially free of structures but may contain such recreational facilities for residents as are shown in the approved development plan.

ORDAINED and ENACTED this 20th day of June, 2018 by the Salford Township Board of Supervisors.



BARBARA LYNCH, Chairperson



KAREN LANDIS, Secretary