

**ARTICLE IX**

**R-30 RESIDENTIAL/VILLAGE COMMERCIAL**

**SECTION 900. PURPOSES**

In expansion of the Declaration of Legislative Intent found in Article I, Section 101 of this Ordinance, and the Statement of Community Development Objectives found in Article I, Section 102 of this Ordinance, the purpose of this Article, among others, is as follows:

- A. To preserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains and wetlands, by setting them aside from development.
- B. To preserve scenic views and elements of the Township's rural character, and to minimize perceived density, by minimizing views of new development from existing roads;
- C. To provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development.
- D. To create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space, and with a strong neighborhood identity.
- E. To reduce erosion and sedimentation by the retention of existing vegetation, and the minimization of development on steep slopes.
- F. To preserve areas of the Township with productive agricultural soils for continued or future agricultural use, by preserving blocks of land large enough to allow for efficient farm operations.
- G. To provide for the preservation and maintenance of open land within the Township to achieve the above-mentioned goals and for active or passive recreational use by residents.
- H. To provide for a diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups, and residential preferences, so that the community's population diversity may be maintained;
- I. To implement adopted township land use, transportation, and community policies, as identified in the township's Comprehensive Plan;
- J. To implement adopted township policies to conserve a variety of irreplaceable and environmentally sensitive resource lands as set forth in the Upper Salford Township Open Space Plan, including provisions for reasonable incentives to create a greenway system for the benefit of present and future residents; and
- K. To provide standards reflecting the varying circumstances and interests of individual landowners, and the individual characteristics of their properties.

**Article IX: R-30 Residential/Village Commercial**

- L. To provide multiple options for landowners in order to minimize impacts on environmental resources (sensitive lands such as wetlands, floodplain, and steep slopes) and disturbance of natural or cultural features (such as mature woodlands, hedgerows and tree lines, critical wildlife habitats, historic buildings, and fieldstone walls).
- M. Encourage the retention of existing buildings by permitting a variety of commercial, office, and residential uses which are compatible with the existing structural types, lot sizes, and other physical, visual, and historic characteristics.
- N. Encourage the consolidation of driveways, parking, and curb cuts to provide more efficient, economical, and safe access and parking.

**SECTION 901. USE REGULATIONS**

A building may be erected, altered or used, and a lot may be occupied or used, in whole or part, for any one of the following principal uses and no other, provided that such uses comply with the district regulations in this Article, and other applicable sections of this Ordinance, including the use standards contained in Article III.

A. Uses By-Right.

- 1. B-1 Forestry
- 2. B-2 General Farming
- 3. E-3 Conservation/Recreation
- 4. E-6 Municipal Complex
- 5. E-9 Utility Operating Facility
- 6. H-1 Estate Dwelling Unit (Single-Family Detached)
- 7. H-2 Single-Family Detached Dwelling
- 8. H-3 Village Single
- 9. The following Accessory Uses:
  - a. A-2 Bed and Breakfast
  - b. A-4 Commercial Vehicle
  - c. A-5 Domestic Animals
  - d. A-7 Fences/Walls
  - e. A-10 No-Impact Home-Based Business
  - f. A-11 Non-Residential Accessory Structure
  - g. A-13 Recreational Vehicles
  - h. A-14 Residential Accessory Structure
  - i. A-16 Swimming Pool
  - j. A-17 Tennis/Sports Court

B. Uses by Conditional Use.

**Article IX: R-30 Residential/Village Commercial**

1. B-3 Intensive Agriculture
2. B-4 Nursery/Greenhouse
3. B-5 Riding Academy/Stable
4. The following Accessory Uses:
  - a. A-1 Agricultural Accessory Use (only in conjunction with Uses B-2, B-3, and B-4)
  - b. A-8 Home Child Day-Care Facilities
  - c. A-9 Home Occupation
5. The following uses on lots having frontage along Old Skippack Road, provided the requirements in Section 904 are satisfied and a conditional use is granted in accordance with Section 2410:
  - a. C-4 Convenience Store/Mini-Market
  - c. C-5 Dry Cleaners (Drop-Off)
  - d. C-6 Hotel/Motel/Inn
  - e. C-8 Personal Care Business
  - f. C-10 Restaurant
  - g. C-11 Retail Shop
  - h. C-12 Tavern/Bar
  - i. F-1 Professional Office

**SECTION 902. DENSITY AND DIMENSIONAL STANDARDS**

<b>Standards</b>	<b>Rural Subdivision</b>	<b>Conservation Subdivision</b>
<b>Maximum Density</b>	N/A	1 du/60,000 sq ft per Yield Plan
<b>Required Greenway Land</b>	None	60% of Base Site Area
<b>Sewage Disposal Options</b>	Individual on-lot systems only	Central, community, or individual systems
<b>Minimum Lot Area</b>	60,000 sq ft	12,000 sq ft
<b>Maximum Lot Area</b>	N/A	40,000 sq ft
<b>Minimum Lot Width</b>	185 feet	100 feet
<b>Front Yard Setback</b>	50 feet	20 feet
<b>Rear Yard Setback</b>	50 feet	25 feet
<b>Side Yard Setback</b>	25 feet (60 foot aggregate)	5 feet (20 foot aggregate)
<b>Maximum Impervious</b>	15 percent	30 percent of NBSA 15 percent per individual lot

**Article IX: R-30 Residential/Village Commercial**

- A. Standards for Rural Subdivisions. The following standards apply only to subdivisions that propose to utilize individual on-lot sewage systems. Subdivisions that propose connection to or provision for a central or community sewage system shall conform to standards for conservation subdivisions under Section 902.B, herein.
1. Minimum Lot Area: 30,000 square feet.
  2. Sewage Disposal: Individual on-lot systems only.
  3. Minimum Lot Width at Street Line: 185 feet.
  4. Yard Regulations:
    - a. Front Yard: 50 feet from the street right-of-way (or, in the case of an interior lot, the front lot line).
    - b. Rear Yard: 50 feet
    - c. Side Yard: Each lot shall have two side yards having an aggregate width of not less than 60 feet, neither side yard having a width of not less than 25 feet.
  5. Maximum Impervious Coverage: 15 percent limit on each lot.
  6. Maximum Height of Principal Structure: 35 feet.
- B. Standards for Conservation Subdivisions. The following standards may apply to any subdivision proposed within the R-30 Rural Residential District. These standards shall be required for subdivisions that propose connection to or provision for a central or community sewage system.
1. Yield Plan: Determination of the maximum number of permitted dwelling units shall be based upon the standards in Section 902.A., as demonstrated by an actual yield plan. The yield plan must be prepared as a layout plan in accordance with the standards of the township's subdivision and land development ordinance, containing proposed lots, streets, rights-of-way, and other pertinent features. The yield plan shall utilize a minimum lot area of 60,000 square feet for all lots depicted, and also reflect the dimensional standards for rural subdivisions found in Section 902.A., herein. The yield plan shall be prepared in compliance with Section 282 hereof, and must identify the site's primary and secondary resources, as identified as part of the natural features plan, and demonstrate that the primary resources could be successfully absorbed in the development process without disturbance, by allocating this area to proposed single-family dwelling lots which conform to the standards for rural subdivisions.
  2. Minimum Required Greenway Land: The subdivision shall include at least 60 percent of the gross tract acreage as greenway land. The greenway land must not be used for residential lots and shall be consistent with Section 2206, except as provided below.
    - a. Large Aestate lots≅ may be proposed to occupy up to fifty (50%) of the required greenway land, however, there shall be no more than one estate lot for every two neighborhoods

## Article IX: R-30 Residential/Village Commercial

proposed. Aestate lots $\cong$  shall be at least ten acres in area. If the required greenway land is less than twenty acres, however, Aestate lots $\cong$  shall not be utilized or permitted.

Aestate lots $\cong$  are intended to be counted as a lot as calculated under the Site Capacity Calculations under Section 2224 of this Article and confirmed by a yield plan, and not in addition to the lots to be laid out as a conservation subdivision. Aestate lots $\cong$  shall be deed restricted from any further subdivision in accordance with Chapter 22 hereof, and use of the estate lot shall be limited to those uses permitted under Section 2206.A.1, 2, and 8, in addition to those uses permitted under Section 901 A. subsections 1. through 9. and B. 1 through 4. An individual on-lot sewage disposal system servicing only the estate lot must also be located on the estate lot.

3. Subdivision Design: The subdivision shall be designed in conformance with the standards for conservation design in Section 2207.
4. Ownership and Maintenance of Common Facilities and Greenway Land: Common facilities and greenway land shall be owned and maintained in conformance with the requirements of Section 2208.
5. Sewage Disposal: Individual systems are preferred. If community or central systems are proposed, the applicant shall be obligated to provide an alternative analysis to establish that the maximum density as calculated under Section 2224 hereof cannot be attained utilizing individual on-lot systems. Under no circumstances shall a community system or central system be permitted where individual on-lot systems can be utilized.
6. Minimum Lot Area: 12,000 square feet.
7. Maximum Lot Area: 40,000 square feet
8. Minimum Lot Width at Building Line: 100 feet.
9. Yard Regulations: The builder or developer is urged to consider variations in the principal building position and orientation, but shall observe the following minimum standards:
  - a. Front Yard: 20 feet.
  - b. Rear Yard: 25 feet.
  - c. Side Yard: 20 feet separation for principal buildings, with no side yard less than 5 feet.
10. Maximum Impervious Coverage: 30 percent of Net Buildable Site Area, not to exceed 15 percent on any given lot proposed.
11. Maximum Height of Principal Structure: 35 feet.
12. Phasing: Conservation subdivisions may be phased and estate lots may be created by subdivision prior to neighborhood development, in accordance with a unified development plan for the entire tract and the following requirements.

## Article IX: R-30 Residential/Village Commercial

- a. An inventory and analysis of the entire tract shall be completed in accordance with the Upper Salford Township Subdivision and Land Development Ordinance.
- b. The unified development plan for the tract shall be approved as a sketch plan, and shall be made a part of a binding development agreement between the applicant and the township.
- c. When estate lots are subdivided prior to neighborhood development, the following standards shall apply:
  - i. If neighborhood development is desired in the future, the plan must be designed so that sufficient land area is set aside in a suitable configuration for that purpose.
  - ii. The maximum density permitted within the neighborhood development shall be based upon the acreage of the original tract, minus the dwelling units on the estate lots.
  - iii. Any estate lot created shall be restricted from further subdivision by permanent recorded conservation easement and/or deed restriction. Such conservation easement and/or deed restriction shall be imposed upon the estate lots when they are created, and recorded in the Office of Recorder of Deeds of Montgomery County prior to any conveyance of the lots to a third party, including any subsidiary of the developer.
  - iv. Any future neighborhood development shall be consistent with the approved sketch plan and development agreement.

### C. Reduced Lot Area Option

Conditional Use: The Board of Supervisors may grant a reduction in the required minimum lot area to not less than 30,000 square feet without any increase in density. The conditional use may be permitted in order to provide permanently preserved greenway land, under the following conditions:

1. A sketch plan is provided consistent with the Upper Salford Township Subdivision and Land Development Ordinance, showing the location and total area of the proposed greenway land; and the reduction in minimum lot size needed to accommodate the proposed lots.
2. At the discretion of the township, the land to be preserved as greenway land must serve one or more of the following purposes:
  - a. Greenway or trail connection identified in the township's Comprehensive Plan or Open Space Plan.
  - b. Active recreation in areas identified by the township, serving both residents of the proposed subdivision and residents beyond the proposed subdivision.
  - c. "Village green" or "parkway", as defined in Section 2207.K.2, provided the land is ninety (90) percent free of environmental constraints and contains, at a

**Article IX: R-30 Residential/Village Commercial**

minimum, an area equal to 5,000 square feet per lot, and provided that no more than twenty-five percent of the greenway is proposed within village green or parkway uses.

- 3. The amount of permanently preserved greenway shall be a minimum of 30,000 square feet. The amount of permanently preserved greenway land may be less than 30,000 square feet provided the township determines the purposes listed in Section 902.A.3.a.ii, above, are satisfactorily achieved.
- iv. Ownership of the greenway land is consistent with Section 2208.B.1 through 4, and proper public access is provided.
- v. For each lot below the required minimum lot size of 60,000 square feet, the amount below 60,000 square feet must be preserved as greenway land. Reduction in lot size below 60,000 square feet may not be used to increase the size of another lot.
- vi. Each proposed lot is served by an individual on-lot sewage disposal system.
- vii. Based on proposed lot size, the following standards shall be met for all lots below 30,000 square feet:

<b>Lot Size</b>	30,000 sq. ft. – 59,999 sq. ft.
<b>Minimum Lot Width</b>	100 feet
<b>Front Yard Setback</b>	50 feet
<b>Rear Yard Setback</b>	50 feet
<b>Side Yard Setback</b>	15 feet (50 foot aggregate)
<b>Maximum Impervious</b>	25 percent

**SECTION 903. CONDITIONAL USE STANDARDS FOR VILLAGE COMMERCIAL**

Lots having frontage along Old Skippack Road may be granted to allow non-residential uses, provided the following requirements are met:

- A. All buildings, structures, driveways and parking for the proposed non-residential use shall be located within 300 feet of the ultimate right-of-way of Old Skippack Road.
- B. All proposed non-residential uses shall be consistent with the following dimensional requirements:

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**Article IX: R-30 Residential/Village Commercial**

<b>Standards</b>	<b>Non-Residential Uses</b>
<b>Minimum Lot Area</b>	80,000 sq ft
<b>Minimum Lot Width</b>	200 feet
<b>Front Yard Setback</b>	Equal to the lessor of front yards of the two adjoining lots, or 15 feet, whichever is greater.
<b>Side Yard Setback</b>	25 feet (60 foot aggregate)
<b>Rear Yard Setback</b>	50 feet
<b>Spacing Between Buildings on the Same Lot</b>	20 feet for one story and 30 feet for two story buildings.
<b>Maximum Individual Building Footprint</b>	2,000 square feet
<b>Maximum Building Coverage</b>	10 percent
<b>Maximum Impervious</b>	25 percent
<b>Maximum Building Height</b>	35 feet

C. All proposed uses shall be consistent with the following standards for vehicular access, parking, and sidewalks:

1. Vehicular Access:

- a. Traffic Volume: Generators of large volumes (more than 3,000 vehicle trips per day) of vehicular traffic or frequent customer turnover, especially during peak traffic periods of adjacent streets, shall not be permitted. Use of individual lots shall be limited to those that require Low Volume or Minimum Use Driveways, according to PennDOT standards. Projected traffic generation data shall be provided by the applicant for conditional uses, for evaluation by the Township Engineer. (Note: Low Volume driveway is between 50 and 1,500 vehicle trips per day; minimum use is less than 50 vehicular trips per day.)
- b. Number of Curb Cuts: Each lot shall have not more than one curb cut per street frontage for a two-way driveway for vehicular access. If sufficient room is not available for one two-way driveway, Board of Supervisors may approve two curb cuts for two one-way driveways, subject to approval by PennDOT, where applicable.
- c. Shared Access: Applicants should seek agreements for shared vehicular access as the preferred means of reducing the total number of curb cuts within the district, for traffic safety and congestion reasons.
  - i. When two or more abutting lots share an access driveway, that driveway should be

## Article IX: R-30 Residential/Village Commercial

designed as the main access to those lots, and one or more existing access driveways should then be closed.

- ii. Where development of three or more adjoining parcels consolidates vehicular access into one shared driveway, that driveway may be upgraded into a medium volume (between 1,500 and 3,000 vehicle trips per day) driveway according to PennDOT standards.
  - iii. Shared access may be located entirely on one lot or be split along a common lot line.
  - iv. Access easements and maintenance agreements or other suitable legal mechanisms shall be provided, acceptable to the Board of Supervisors in consultation with the Township Solicitor.
  - v. Liability safeguards for all property owners and lessees served by the shared access shall be guaranteed to the satisfaction of the Board of Supervisors in consultation with the Township Solicitor.
- d. Driveway setbacks from intersections:
- i. On individual lots, driveways shall be located as far from street intersections as feasible.
  - ii. Where two or more lots share an access driveway, it shall be located as far from street intersections as feasible, preferably not on the corner lot.
- e. Driveway widths and grades are regulated by the Upper Salford Township Subdivision and Land Development Ordinance.
2. Parking Regulations:
- a. Parking capacity shall comply with the standards of Article XIX, Off-Street Parking, including the standards for reserve parking.
  - b. Shared parking is encouraged and may be located along, or across a common lot line. The required aggregate parking capacity may be reduced by Board of Supervisors, at its discretion, where shared parking allows greater efficiency for the uses proposed, subject to review and recommendation by the Township Engineer. Any subsequent changes in use shall require reevaluation by Board of Supervisors.
  - c. Parking Setbacks.
    - i. Parking spaces and driveways serving the spaces shall be set back a minimum of five feet from rear and side property lines abutting nonresidential uses within the R-30 District unless parking is shared with an abutting lot, in which case parking may abut or cross the property lines shared by the common users. Where landscaped buffers or screens are required along lot lines, the parking and driveways shall be setback a sufficient distance to accommodate the buffer or screen.
    - ii. Parking spaces and driveways serving the spaces shall be set back a minimum of ten

**Article IX: R-30 Residential/Village Commercial**

(10) feet from rear and side property lines abutting residential uses within the R-30 District. Where landscaped buffers or screens are required along lot lines, the parking and driveways shall be setback a sufficient distance to accommodate the buffer or screen.

- iii. Parking spaces and driveways shall be set back a minimum of 20 feet from the boundary line of a property located in a residential district.
  - iv. Parking spaces shall be set back a minimum of ten (10) feet from all buildings.
  - v. Parking shall not be permitted within the front yard.
3. Sidewalks: Sidewalks shall provide access from the street and parking lots to the building(s).
- D. At least 75 percent of the lot must remain free of buildings and/or impervious paving materials and be landscaped according to the Upper Salford Township Subdivision and Land Development Ordinance.
- E. Any development that complies with the following standards regarding the retention and modification of existing buildings may increase the maximum building coverage to 20 percent, and the maximum impervious coverage to 55 percent, including a 20 percent decrease in the landscaped area required in Section 904.D, above:
- 1. Retention of the existing dwellings and barns, especially those built prior to 1940 and contributing to the historic character of the village. Front and side building facades and porches, if any, shall be preserved.
  - 2. Additions to existing buildings or new buildings shall be located to the side or rear and should be compatible with the existing building in the following respects:
    - a. Height, proportion and scale (relation of the building height to width).
    - b. Bulk and general massing (i.e. are existing buildings simple and box-like or articulated by porches, turrets, and bay windows?).
    - c. Materials, colors, and textures of buildings and signage. In general, natural materials such as stone, red brick, wood siding, shingles, slate, etc., are preferred to industrial or artificial materials such as raw concrete, anodized or galvanized material, tinted glass, plastics, vinyls, etc.
    - d. Any fire escapes or similar features not part of the original building shall be at the rear of the property.
  - 3. The applicant shall submit sufficient information in the form of architectural elevations or sketches of building additions, restoration, or new buildings in order to determine to what extent the above requirements have been followed.