

**ARTICLE VI**

**R-2 RURAL  
RESIDENTIAL DISTRICT**

**SECTION 600. 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.
- 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

**Article VI: R-2 Rural Residential District**

natural or cultural features (such as mature woodlands, hedgerows and tree lines, critical wildlife habitats, historic buildings, and fieldstone walls).

**SECTION 601. USE REGULATIONS**

A building may be erected, altered or used, and a lot may be occupied or used, in whole or part, for any of the following uses and no other, provided that such uses comply with the district regulations in this Article, and all 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. B-3 Intensive Agriculture
4. B-4 Nursery/Greenhouse
5. B-54 Riding Academy/Stable
6. E-3 Conservation/Recreation
7. E-6 Municipal Complex
8. E-9 Utility Operating Facility
9. H-1 Estate Dwelling Unit (Single-Family Detached)
10. H-2 Single-Family Detached Dwelling
11. H-3 Village Single - in conservation subdivision only
12. H-4 Residential School Campus
13. The following Accessory Uses:
  - a. A-1 Agricultural Accessory Structure
  - b. A-2 Bed and Breakfast
  - c. A-4 Commercial Vehicle
  - d. A-5 Domestic Animals
  - e. A-7 Fences/Walls
  - f. A-9 Home Occupation
  - g. A-10 No-Impact Home-Based Business
  - h. A-13 Recreational Vehicles
  - i. A-14 Residential Accessory Structure
  - j. A-15 Roadside Stand
  - k. A-16 Swimming Pool
  - l. A-17 Tennis/Sports Court

**Article VI: R-2 Rural Residential District**

B. Conditional Uses.

1. A-8 Home Child Day-Care Facilities
2. G-3 Golf Course

**SECTION 602. DENSITY AND DIMENSIONAL STANDARDS**

<b>Standards</b>	<b>Rural Subdivision</b>	<b>Conservation Subdivision</b>
<b>Maximum Density</b>	N/A	1 du/80,000 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> <b>Maximum Lot Area</b> <b>Minimum Building Envelope</b>	160,000 sq ft N/A 40,000 sq ft	15,000 sq ft 80,000 sq ft N/A
<b>Minimum Lot Width</b>	250 feet	125 feet
<b>Front Yard Setback</b>	60 feet	20 feet
<b>Rear Yard Setback</b>	60 feet	40 feet
<b>Side Yard Setback</b>	40 feet (100 foot aggregate)	5 feet (30 foot aggregate)
<b>Maximum Impervious</b>	15 percent	30 percent of NBSA 10 percent per individual lot

A. Standards for Rural Subdivisions. The following standards apply only to subdivisions of tracts ten (10) acres or greater in area of the calculated Base Site Area 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 602.B, herein.

1. Minimum Lot Area: 160,000 square feet.
2. Sewage Disposal: Individual on-lot systems only.
3. Minimum Lot Width at Street Line: 250 feet.
4. Yard Regulations:
  - a. Front Yard: 60 feet from the street right-of-way (or, in the case of an interior lot, the front lot line).

**Article VI: R-2 Rural Residential District**

- b. Rear Yard: 60 feet
  - c. Side Yard: Each lot shall have two side yards having an aggregate width of not less than 100 feet, neither side yard having a width of not less than 40 feet.
- 5. Minimum Building Envelope: 40,000 square feet
  - 6. Maximum Impervious Coverage: 15 percent limit on each lot.
  - 7. Maximum Height of Principal Structure: 35 feet.
- B. Standards for Conservation Subdivisions. The following standards may apply to the subdivision of any tract greater than ten acres in area as of the date of the adoption of this Ordinance proposed within the R-2 Rural Residential District. These standards shall be required for subdivisions that propose connection to or provision for 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 602.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 80,000 square feet for all lots depicted, and also reflect the dimensional standards for rural subdivisions found in Section 602.A., herein. The yield plan shall be prepared in compliance with Section 278 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 estate 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 proposed. Estate lots shall be at least ten acres in area. If the required greenway land is less than twenty acres, however, estate lots shall not be utilized or permitted. Estate lots 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. Estate lots 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 601 A, subsections 1., 2, 4, 8, 9, 10.a., 10.e., 10.f., 10.h., 10.i., 10.j. 10.k. and 10.l.. 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.

## Article VI: R-2 Rural Residential District

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 alternatives 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: 15,000 square feet.
7. Maximum Lot Area: 80,000 square feet.
8. Minimum Lot Width at Building Line: 80 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: 40 feet.
  - c. Side Yard: 30 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 10 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.
  - 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 created by subdivision 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.

## Article VI: R-2 Rural Residential District

- 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 by conditional use, the reduction in the required minimum lot area to no less than 80,000 square feet provided that as a result of such reduction there shall be no increase in density from that permitted by a Rural Subdivision. The reduced lot option shall not be utilized for a Yield Plan in connection with a proposal for a Conservation Subdivision. 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 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 80,000 square feet. The amount of permanently preserved greenway land may be less than 80,000 square feet provided the township determines the purposes listed in Section 602.A.3.a.ii, above, are satisfactorily achieved.
4. Ownership of the greenway land is consistent with Section 2208.B.1 through 4, and proper public access is provided.

**Article VI: R-2 Rural Residential District**

5. For each lot below the required minimum lot size of 160,000 square feet, the amount below 160,000 square feet must be permanently preserved as greenway land. Reduction in lot size below 160,000 square feet may not be used to increase the size of another lot.
6. Each proposed lot is served by an individual on-lot sewage disposal system.
7. Based on proposed lot size, the following standards shall be met for all lots below 160,000 square feet:

<b>Lot Size</b>	80,000 sq. ft. – 159,999 sq. ft.
<b>Minimum Lot Width</b>	200 feet
<b>Front Yard Setback</b>	60 feet
<b>Rear Yard Setback</b>	60 feet
<b>Side Yard Setback</b>	40 feet (100 foot aggregate)
<b>Maximum Impervious</b>	15 percent

**D. Standards for Residential School Campuses.** In addition to those minimum requirements under Section 304, the following standard shall apply to any application for a conditional use for use H-4, Residential School Campus proposed within the R-2 Rural Residential District.

1. The site of the residential school campus shall be located adjacent to land zoned IN Institutional District, and must have 400 feet of road frontage on a collector road.
2. The minimum site area is 65 acres.
3. Minimum required greenway land: The residential school campus shall include at least 75% of the gross tract acreage as greenway land. The greenway land shall meet the requirements of Section 2206 “Greenway Land” of Article XXII of the Zoning Code.
4. Ownership and maintenance of common facilities in greenway land: Common facilities and greenway land shall be owned and maintained by the operator of the residential school campus, but greenway land shall be deed restricted against further development and permanently preserved by conservation easements held by the Township, a land conservancy or private conservation organization. The Township shall be provided a right of enforcement of any conservation easement.
5. Sewage disposal: Central, community, or individual systems are permitted, provided that no central sewage treatment facilities shall be located within Upper Salford Township excepting only collection and transmission facilities. Connection to a central sewage treatment facility shall be subject to the specific approval of the Board of Supervisors, in accordance with the Township’s Sewage Facilities Plan.
6. Maximum impervious coverage: 20%.
7. Maximum height of principal structures: 35 feet, provided, however, that chimneys, spires, towers, elevator penthouses, tanks, solar energy apparatus and similar projections shall be

**Article VI: R-2 Rural Residential District**

permitted to extend not more than 15 feet above the maximum building height to a maximum building height of 50 feet.

8. Minimum building setback from perimeter property lines: 150 feet.
  9. Phasing: Residential school campus development may be phased, and applicants shall be required to meet the following requirements:
    - 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 part of a binding development agreement between the applicant and the township.
    - c. Areas may be proposed for future residential school campus development and shall be consistent with the approved sketch plan and development agreement.
  10. Ownership: The tract of land on which the residential school campus is constructed shall, in its entirety, be owned and operated as a single and common management and maintenance unit with parking, utility, maintenance and service facilities.
  11. Delivery Areas: Adequate off-street loading and unloading space with proper access from a street, highway or common service driveway shall be provided for all residential school campus uses, in accordance with the requirements of the Upper Salford Subdivision and Land Development Ordinance.
  12. Landscaping: In order to achieve the purposes of the R-2 Rural Residential District, all residential school campus developments shall provide landscaping to minimize perceived density and views of the campus development from existing roads. Landscaping shall comply with the requirements of the Upper Salford Subdivision and Land Development Ordinance.
- E. Rural Subdivisions – Tracts less than ten (10) acres in area:
1. Minimum Lot Area: 80,000 square feet.
  2. Sewage Disposal: Individual on-lot systems only.
  3. Minimum Lot Width at Street Line: 200 feet.
  4. Yard Regulations
    - a. Front Yard: 60 feet from the street right-of-way (or, in the case of an interior lot, the front lot line).
    - b. Rear Yard: 60 feet
    - c. Side Yard: Each lot shall have two side yards having an aggregate width of not less than 100 feet, neither side yard having a width of not less than 40 feet.
  5. Maximum Impervious Coverage: 15 percent limit on each lot.
  6. Maximum Height of Principal Structure: 35 feet.