

- 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).

§27-601. 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 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-5 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

B. Conditional Uses.

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

§27-602. DENSITY AND DIMENSIONAL STANDARDS

Standards	Rural Subdivision	Conservation Subdivision
Maximum Density	1 d.u. per 160,000 sq. ft. ¹	1 d.u. per 80,000 sq. ft. ²
Open Space Ratio ³	None	60% of Base Site Area
Sewage Disposal Options	Individual on-lot systems only	Central, community, or individual systems
Minimum Lot Area	160,000 sq. ft.	15,000 sq. ft.
Maximum Lot Area	N/A	80,000 sq. ft. ⁴
Minimum Building Envelope	40,000 sq. ft.	N.A
Minimum Lot Width	250 feet	125 feet
Front Yard Setback	60 feet	20 feet
Rear Yard Setback	60 feet	40 feet
Side Yard Setback	40 feet (100 foot aggregate)	5 feet (30 foot aggregate)
Maximum Impervious surface	15 percent	30 percent of NBSA 15 percent per individual lot

¹Density Calculated per §27-2224.B.4

²Density Calculated per §27-2224.B.5.

³Open space calculated per §27-2224.B.3. Open Space, as used in this chart, shall include greenway land as used in this Article.

⁴The Maximum Lot Area limitation may be relaxed to accommodate "estate lots" as permitted for open space/greenway land configuration under §27-602.B. provided that such "estate lots" shall be counted toward the calculated density and not as an additional lot(s).

NOTE: The above chart is provided for informational and reference purposes only. Where there is any discrepancy between the chart and the text of the density and dimensional standards provided in the text of this Article VI, the text of the Article shall prevail.

- 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 §27-602.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).
 - 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 §27-602.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 §27-602.A., herein. The yield plan shall be prepared in compliance with §27-284 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 §27-2206, 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, estates 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 § 27-2224 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 §27-2206.A.1, 2, and 8, in addition to those uses permitted under §27-601 A, subsections 1, 2, 5, 9, 10, 13.a., 13.e., 13.f., 13.g., 13.h., 13.i., 13.j., 13.k., and 13.l. An individual on-lot sewage disposal system servicing only the estate lot must also be located on the estate lot. The principal use of the estate lot shall be residential.
3. Subdivision Design: The subdivision shall be designed in conformance with the standards for conservation design in §27-2207.
 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 §27-2208.
 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 §27-2224 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: 125 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 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.
 - 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 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, Open Space Plan or Greenway Guidebook.
 - 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 §27-2207.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 §27-602.C.2., above, are satisfactorily achieved.
4. Ownership of the greenway land is consistent with §27-2208.B.1 through 4, and proper public access is provided.
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:

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

NOTE: The above chart is provided for informational and reference purposes only. Where there is any discrepancy between the chart and the text of the density and dimensional standards provided in the text of this Article VI, the text of the Article shall prevail.

D. Standards for Residential School Campuses. In addition to those minimum requirements under §27-304, the following standards 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 §27-2206 "Greenway Land" of Article XXII of this Chapter 27 - Zoning.
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 permitted to extend not more than 15 feet above the maximum building height to a maximum building height of 50 feet.
8. Minimum building set back 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.

driveway may be used for the drop-off area if it can be demonstrated that there is sufficient space available in the driveway that is not otherwise occupied or committed, to safely accommodate two parked vehicles. If a driveway is used for the drop-off area and the proposed use fronts a primary arterial, collector, or feeder street, an on-site turnaround area shall be provided so that vehicles can exit the site driving forward. In cases where the existing driveway cannot function as a drop-off area, two new on-site drop-off spaces shall be provided.

- e. **Fencing of Outdoor Play Area.** In order to physically contain the activity of children in the outdoor play area, a minimum four foot high fence shall be erected along the perimeter of the outdoor play area. When applicable, the fence shall be located along property lines. Natural or physical barriers, such as hedgerows, walls, or dense vegetation may be used in place of fencing so long as such barriers functionally restrict children from unsafe areas.

9. **Use A-9: Home Occupation.** An activity, occupation, or use that is professional in nature, and clearly customary, incidental, and accessory to the use of the premises as a single family detached dwelling unit, and which does not alter the exterior of the property or affect the residential character of the neighborhood. This use does not include home day care operations:

- a. Home occupations must be conducted entirely within the dwelling or accessory structures.
- b. Such home occupations shall be conducted solely by resident occupants of the residential dwelling, except that up to one (1) person not a resident of the dwelling may be employed.
- c. There shall be no use of show windows, displays, or advertising visible on the premises, including marking on vehicles parked by occupants of the premises, except as may be provided for in Article XX (Sign Regulations).
- d. No more than five hundred (500) square feet of building area may be used for the home occupation.
- e. The home occupation shall not have any business related exterior storage or display of goods and/or merchandise.
- f. There shall be no sale of retail goods on the premises.
- g. The home occupation shall not alter the exterior of the dwelling and accessory structure.
- h. The accessory home occupation shall not generate more than 5 vehicle trips per day in excess of that which is required for the primary use.
- i. The operation of a clinic, hospital, restaurant, motel, hotel, animal hospital,

mortuary, or any similar use shall not be deemed to be a home occupation.

- j. There shall be no regular deliveries to or from a home occupation from a vehicle with more than two (2) axles.
 - k. No home occupation shall require trash pick-up in excess of that required normally in single-family residential areas.
 - l. Clients are permitted by appointment between the hours of 8:00 am and 9:00 pm only.
10. **Use A-10: Non-Impact Home-Based Business.** A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:
- b. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
 - c. The business shall employ no employees other than family members residing in the dwelling.
 - d. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
 - e. There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
 - f. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
 - g. The business activity may not generate any solid waste or sewage discharge in volume or type which is not normally associated with residential use in the neighborhood.
 - h. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
 - h. The business may not involve any illegal activity.
11. **Use A-11: Non-Residential Accessory Structure.** Such use shall include a detached accessory building or structure for uses customarily incidental to those permitted in non-residential zoning districts and legally established as the principal use of the premises: