

TOWNSHIP OF SALFORD

PLANNING COMMISSION

Barbara McMonagle, Chairman
Curt Klingerman, Vice Chairman
Daniel Harrell, Secretary
Barbara Lynch, Member

Calculation of Developable of Acreage

SDLD_Developable Acreage

ARTICLE 9
ESTABLISHMENT OF DISTRICTS

SECTION 900. Classes of Districts. For the purpose of this Ordinance, Salford Township is hereby divided into classes of districts, which shall be designated as follows:

RC	Rural Conservation District
RA	Residential Agricultural District
RR	Rural Residential District
FPC	Flood Plain Conservation District
SSC	Steep Slope Conservation District
VR	Residential District
VCR	Village Commercial Residential District
MF	Multi-Family-Residential District

The locations and boundaries of such districts shall be as shown upon the map attached to and hereby made a part of this Ordinance, which shall be designated "Zoning Map". The said map, and all the notations, references and other data thereon, shall be as much a part of this Ordinance as if fully described herein.

SECTION 901. District Boundaries. The boundaries between districts are shown on the Zoning Map, and the following rules shall apply:

- A. Where a district boundary is indicated as approximately following the centerline of a street, lane, lake or watercourse, or right-of-way of a power line, or other public utility, such center line shall be construed to be such boundary.
- B. Where a district boundary is indicated as approximately following a lot line or other property line, such lot line or property line shall be construed to be such boundary.
- C. Where a district boundary divides a lot or runs through undivided, the location of such boundary shall be as on the Zoning Map, and construed to begin and end at the points evident from the map, such as an intersection of streets, or the intersection of other obvious boundaries.
- D. Where figures are shown on the Zoning Map between a street and a district boundary, they shall indicate that the district boundary runs parallel to the street line at a distance therefrom equivalent to the number of feet so indicated, unless specified.
- E. Where a district boundary line divides a lot held in single and separate ownership at the effective date of this Ordinance, the use regulations applicable to the less restricted district shall extend over the portion of the lot in the more restricted district a distance of not more than 50 feet beyond the district boundary line, provided that the regulations as to the use in the less restricted district may extend a distance of more than 50 feet beyond the district boundary line when authorized as a Special Exception.

SECTION 902. Federal and State-Owned Property. Whenever federal- or state-owned property is included in one or more zoning districts, it shall be subject to the provisions of this Ordinance only insofar as permitted by the Constitution and laws of the United States of America and of the Commonwealth of Pennsylvania.

SECTION 903. Density Adjustments. In the RC Rural Conservation District, the RA Residential Agricultural District, and the RR Rural Residential District, the following density adjustment factors are to be used to determine 1) total developable area; 2) maximum tract density; and 3) minimum individual lot acreage.

- A. Total Developable Area Calculation (Site). Total Developable Area shall be defined as the total area of a site as modified by the applicable density factor(s) listed in Table 903.1, below, in the manner described herein. In calculating the maximum tract density the developer shall determine the number of acres containing each natural feature and multiply by the applicable density factor, as listed in Table 903.1, below, to determine the developable area subject to each feature. After calculating the total acreage for each category, the total of these categories is added to the acreage, if there is any, that does not contain any of the natural features listed or is not contained within any rights-of-way, to get total developable area for the site.

TABLE 903.1 Density Factors

Natural Features	On-Site Water & Sewer	Central Water	Central Sewer	Central Water & Sewer
SOILS:	Density factor	Density factor	Density factor	Density factor
A. Seasonal High Water Table: Less than 18" 18" - 36"	.33 .67	.33 .67	.33* .67*	.33* .67*
B. Depth to Bedrock: Less than 42"	.67	.67	.67*	.67*
DIABASE	.33	.33**	.33	.33**
LOCKATONG	.67	.67	.67	.67**
WATERBODIES	.00	.00	.00	.00
WATERCOURSES	.00	.00	.00	.00
FLOODPLAIN	.00	.00	.00	.00
WETLANDS	.00	.00	.00	.00
SLOPES: 15% - 24% Greater than 24%	.33 .00	.33 .00	.33 .00	.33 .00

* Applies to a sewage system that utilizes land for treatment/disposal purposes. For a sewage system not utilizing land, the density factor equals 1.0.

** Applies to a site that utilizes individual well(s) as the water source. For a site not utilizing individual well(s), the density factor equals 0.67. No development utilizing central water service from on-site wells shall be placed in an area of Diabase or Locatong.

In the event that a portion of a tract is underlain by more than one natural feature subject to a density adjustment factor, that acreage shall be subject to the most restrictive factor only.

Since acreage that is contained within public or private rights-of-way, any portion of these items that also contains a natural feature subject to a density factor should not be included when calculating developable area subject to that natural feature.

SECTION 904. Method of Calculation.

A. Calculations shall be done as follows:

1. Acreage without natural features as listed above, and outside public rights-of-way:

	Subtotal	=	
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2. Acreage subject to density factor adjustment:

Acreage (soils) x density factor		=	
Acreage (diabase) x density factor		=	
Acreage (water bodies) x density factor		=	
Acreage (watercourses) x density factor		=	
Acreage (floodplain) x density factor		=	
Acreage (wetlands) x density factor		=	
Acreage (slopes 15%+) x density factor		=	
	Subtotal	=	

3. DEVELOPABLE AREA (1 + 2)

	TOTAL	=	
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B. Maximum Tract Density Calculation. Total developable area is divided by the minimum developable lot area in the underlying zoning district to determine the maximum number of permissible lots on the tract and, therefore, the maximum density.

$$\text{Maximum Density} = \frac{\text{Total Developable Area}}{\text{Minimum Developable Lot Area}}$$

All total tract density values shall be rounded to the lowest whole number, i.e., 5.97 equals a maximum density of 5 lots.

Note: Maximum density is the maximum number of lots that could be created. Depending on the configuration of the tract, the maximum site density may be unattainable.

C. Minimum Individual Lot Acreage Calculation. Each proposed lot shall be analyzed according to the density factors. When establishing a lot, the subdivider shall determine the number of acres containing each natural feature and multiply by the applicable density factor to determine the developable area subject to each feature as they occur on the lot. After calculating the total acreage for each category, the total is added to the acreage, if there is any, that does not contain any natural feature listed or is not contained within any rights-of-way. This total developable area for each individual lot must add up to the minimum developable lot area in order to be an acceptable lot. This procedure must be performed for each proposed lot.

Developable Area (Lot)

1. Acreage without natural features listed above, and outside public rights-of-way.

Subtotal = _____

2. Acreage subject to density factor adjustment:

Acreage (soils) x density factor	=	_____
Acreage (diabase) x density factor	=	_____
Acreage (water bodies) x density factor	=	_____
Acreage (watercourses) x density factor	=	_____
Acreage (floodplain) x density factor	=	_____
Acreage (wetlands) x density factor	=	_____
Acreage (slopes 15%+) x density factor	=	_____

Subtotal = _____

3. DEVELOPABLE AREA (1 + 2)

TOTAL = _____

SECTION 905. Example.

RC Zoning District (Minimum Developable Lot Area = 87,120 square feet).

Site Area = 10 acres, on-site sewer and water

Natural Features: floodplain; soils with shallow depth to bedrock

A. Total Developable Area Calculation (Site)

1. Acreage without natural features and outside public rights-of-way. (2.5)

Subtotal = 2.50

2. Acreage subject to density factor adjustment:

Acreage (soils) x density factor (5.5 x .67)	=	<u>3.69</u>
Acreage (diabase) x density factor	=	_____
Acreage (water bodies) x density factor	=	_____
Acreage (watercourses) x density factor	=	_____
Acreage (floodplain) x density factor (2 x 0.0)	=	<u>0.00</u>
Acreage (wetlands) x density factor	=	_____
Acreage (slopes 15%+) x density factor	=	_____

Subtotal = 3.69

3. DEVELOPABLE AREA (1 + 2)

TOTAL = 6.19

B. Maximum Tract Density Calculation

$$\text{Maximum Density} = \frac{\text{Total Developable Area}}{\text{Minimum Developable Lot Area}}$$

$$\text{Maximum Density} = \frac{6.19 \text{ acres} = 269,636.4 \text{ square feet}}{87,120 \text{ square feet}} = 3.095 \text{ or } 3 \text{ lots}$$

C. Minimum Individual Lot Acreage Calculation. Proposed Lot 1 gross area = 4.13 acres

Developable Area (Lot):

1. Acreage without natural features and outside public rights-of-way. (0.0)	Subtotal =	<u>0.00</u>
2. Acreage subject to density factor adjustment:		
Acreage (soils) x density factor (3.52 x .67)	=	<u>2.36</u>
Acreage (diabase) x density factor	=	<u> </u>
Acreage (water bodies) x density factor	=	<u> </u>
Acreage (watercourses) x density factor	=	<u> </u>
Acreage (floodplain) x density factor (.61 x 0.0)	=	<u>0.00</u>
Acreage (wetlands) x density factor	=	<u> </u>
Acreage (slopes 15%+) x density factor	=	<u> </u>
	Subtotal =	<u>2.36</u>
3. DEVELOPABLE AREA (1 + 2)	TOTAL =	<u>2.36</u>

Lot 1 is an acceptable lot since it has a developable area greater than or equal to the minimum developable lot area of the underlying zoning district.

Note: For the example tract, lot sizes could range from 87,120 square feet (the minimum developable lot area) where none of the listed natural features occur, to 2.74 acres where the lot is completely underlain by soils with 24 inches depth to bedrock. A lot could not exist where its entire area lies within the floodplain.

SECTION 906. Natural Features Determination. The following procedure shall be followed to determine the presence, location, and boundaries of all natural features and, except as provided for elsewhere in this Ordinance, to address disputes concerning these features:

- A. The presence, location, and boundaries of any natural feature(s) shall be determined by the applicant through on-site survey and reference to Soil Survey of Montgomery County, Soil Conservation Service, United States Department of Agriculture, and/or United States Geologic Survey topographic maps.
- B. The Township Planning Commission shall review the applicant's information and provide the initial determination of the presence, location, and boundaries of all natural features located on the site(s).
- C. Should a dispute arise concerning the Township Planning Commission's decision, the applicant shall have the burden of proving that a different finding is warranted. The applicant shall submit to the Township Planning Commission all technical information and documentation supporting a different finding, including any information or findings from qualified agencies such as the Soil Conservation Service. The Township Planning Commission shall refer the information to the Township Engineer. Upon review, the Township Engineer shall make a final determination.
- D. In the event that the Township Engineer's final determination is disputed, the applicant may appeal to the Township Zoning Hearing Board.