

SPRINGFIELD TOWNSHIP  
YORK COUNTY, PENNSYLVANIA  
ORDINANCE NO. 2013- 05

AN ORDINANCE AMENDING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE BY REQUIRING DEED RECORDATION OF COMBINED LOTS, REDEFINING "COMPLETION" FOR CERTAIN PUBLIC IMPROVEMENTS, REDEFINING RETAINAGE CALCULATION AT RELEASE OF FINANCIAL SECURITY, ELIMINATING THE REQUIREMENT FOR LANDSCAPING PLANS IN CERTAIN SUBDIVISIONS IN CONSERVATION AND AGRICULTURAL DISTRICTS AND ELIMINATING THE REQUIREMENT OF STREET TREES IN CERTAIN SUBDIVISIONS IN CONSERVATION AND AGRICULTURAL DISTRICTS AND AMENDING THE ZONING ORDINANCE BY AMENDING AND RESTATING THE MAXIMUM BUILDING AND LOT COVERAGE IN THE RESIDENTIAL OPEN SPACE (ROS) DISTRICT, AMENDING AND RESTATING THE MAXIMUM BUILDING AND LOT COVERAGE IN THE RESIDENTIAL (R) DISTRICT, AMENDING MAXIMUM SIZE OF CERTAIN RESIDENTIAL ACCESSORY BUILDINGS, REVISING THE MEASUREMENT OF CERTAIN FENCE HEIGHTS AND REPEALING REFERENCES TO "SPITE FENCES, AND ELIMINATING THE ALLOWANCE OF ACCESSORY BUILDINGS IN SIDE SETBACKS".

WHEREAS, Springfield Township (Township) is a municipality being a second class township duly organized under the laws of the Commonwealth of Pennsylvania; and,

WHEREAS, the Township has adopted, and from time to time, amended a Subdivision and Land Development Ordinance (SALDO) as permitted by the Pennsylvania Municipalities Planning Code, 53 P.S. Section 10101, et seq.; and

WHEREAS, the Township has adopted, and from time to time, amended a Zoning Ordinance (ZO) as permitted by the Pennsylvania Municipalities Planning Code, 53 P.S. Section 10101, et seq.; and,

WHEREAS, the Township wishes to amend the SALDO to require recordation of deeds where lots are combined and to define "completion" of a public improvement only when all underground improvements are completed; and,

WHEREAS, the Township wishes to amend the ZO to revise the maximum building and lot coverage in the ROS and R districts, limit the size of Residential Accessory Buildings, clarify measurement of fences on retaining walls, repeal a reference to "spite" fences, and eliminate the allowance of Accessory Buildings in side setbacks.

NOW, THEREFORE, be it ordained and enacted and it is hereby Ordained and Enacted as follows:

SECTION 1: The SALDO Section 505 is amended to add, at the end thereof, a new section b. as follows:

"b. Where any plan shows a combining of lots by a 'lightning strike' symbol (↔ or similar symbol) or otherwise, or alters a lot line in any manner, the applicant/developer shall have prepared new deeds accurately reflecting such modification for all parcels affected, and, after approval of such deeds by the Township Solicitor, the Board of Supervisors may consider the plan for approval. The Applicant/Developer shall deliver the executed and notarized new deeds of the affected tracts to the Township after approval of the plan but before recordation of the plan. The Township shall record the new deeds after recording the plan. The cost of recordation shall be included in the fees charged by the Township for review and recording of the plan and related documents."

**SECTION 2:** The SALDO Section 602(a) is amended by adding a phrase to the end of the section as follows;

"...or to regulate or require a Landscaping Plan in Conservation and Agricultural Zones unless a major subdivision, a multi-family residential land development or a non-residential, non-agricultural land development is proposed."

**SECTION 3:** The SALDO Section 603(d) is amended by adding a sub-section 10 thereto as follows:

"10. Street trees shall not be required along existing streets in the Conservation and Agricultural Zones unless those streets are contiguous to a major subdivision, a multi-family residential land development or a non-residential, non-agricultural land development."

**SECTION 4:** The SALDO Section 811 is amended by adding to the end of the second paragraph the following sentence:

"A public improvement shall not be considered "complete" for release of any financial security until any underground public improvement or utility is approved as acceptable by the political subdivision or utility having the authority to inspect and approve the improvement, and a writing notifying the Township of such approval is delivered to the Township. This provision is to avoid the disturbance of the new public improvements (such as street, curb, sidewalk, etc.) by a later determination another improvement is not acceptable."

**SECTION 5:** The SALDO Section 811, third paragraph, which is one sentence, is amended to delete the phrase "...estimated cost." and, in its place, the following "...amount of the original financial security ...".

**SECTION 6:** The ZO Section 303 D. 5. Maximum Coverage is amended to read as follows:

- a) Building Coverage - Twenty percent (20%) of the lot area for lots of one (1) acre or less.
  - For any lot greater than one (1) acre, the additional acreage building coverage shall only be fifteen percent (15%) of that additional acreage.

For example, a three (3) acre lot is allowed twenty percent (20%) building coverage of the first acre (8,712 sq. ft.) and fifteen percent (15%) of the additional acreage (13,068 sq. ft.).

- b) Lot Coverage
- Thirty percent (30%) of the lot area for a lot of one (1) acre or less.
  - For any lot greater than one (1) acre, the additional acreage lot coverage shall only be twenty-five percent (25%) of that additional acreage.

For example, a three (3) acre lot is allowed thirty percent (30%) total lot coverage of the first acre (13,068 sq. ft.) and twenty-five percent (25%) of the additional acreage (21,780 sq. ft.).

**SECTION 7:** The ZO Section 304 D. 5. Maximum Coverage is amended to read as follows:

- c) Building Coverage - Thirty percent (30%) of the lot area for lots of twenty thousand (20,000) square feet or less.

- For any lot area greater than twenty thousand (20,000) square feet, the additional area building coverage shall be only twenty percent (20%) of the additional area.

For example, a forty thousand (40,000) square feet area is allowed thirty percent (30%) of building coverage for the first twenty thousand (20,000) square feet (6,000 sq. ft.) and twenty percent (20%) of the additional area (4,000 sq. ft.).

- d) Lot Coverage
- Forty percent (40%) of the lot area for a lot of twenty thousand (20,000) square feet or less.
  - For any lot area greater than twenty thousand (20,000) square feet, the additional area lot coverage shall be only thirty percent (30%) of the additional area.

For example, a forty thousand (40,000) square feet area is allowed forty percent (40%) of lot coverage for the first 20,000 square feet (8,000 sq. ft.) and thirty percent (30%) of the additional area (6,000 sq. ft.).

**SECTION 8:** The ZO is amended by modifying and restating subsection 4 of Section 449, entitled **ACCESSORY BUILDINGS OR STRUCTURES** as follows:

“4. The total area of Accessory Building foot print shall not be greater than one thousand (1,000) square feet per acre of the lot area upon which the Principal Building is located, but in no event

greater than five thousand (5,000) square feet without a special exception. The limits of this subsection shall not apply to Accessory Building(s) for agricultural uses on a Farm as defined in Section 201 of this Ordinance.”

**SECTION 9:** The ZO is amended by modifying and restating subsection B. of Section 604, entitled **GENERAL YARD AND SETBACK REGULATIONS** as follows:

**“B. Fences and Walls:** Fences and walls (including retaining walls) may be erected, altered and maintained within the setbacks and open spaces and have a maximum height of six (6) feet. A fence may be installed on top of a retaining wall but shall be measured for maximum height from the lowest ground level side of the wall. When located in a yard, but not within a required setback, that portion of the fence that exceeds four (4) feet in height shall have openings equal to fifty (50%) of the area of the fence over four (4) feet in height. When located in a required setback, a fence shall not exceed a height of four (4) feet in a front setback and shall not exceed six (6) feet in a side or rear setback. Any fence in excess of six (6) feet constitutes “Screening” and is subject to compliance with Section 603 h. of the Subdivision and Land Development Ordinance. Buffering pursuant to Section 702 of this Ordinance shall not constitute a wall.”

**SECTION 10:** The ZO is amended by deleting and eliminating subsection D. of Section 606 and re-numbering Subsection E. to Subsection D.


**SECTION 11:** This Ordinance shall be effective five (5) days after enactment.

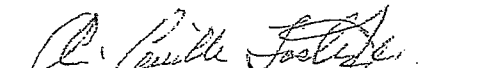
**ORDAINED and ENACTED** this 31<sup>st</sup> day of December, 2013.

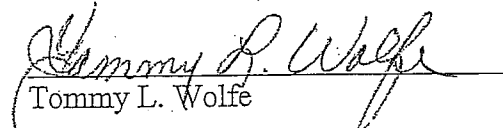
**ATTEST:**

  
Barbara E. Sweitzer, Secretary

**SPRINGFIELD TOWNSHIP  
BOARD OF SUPERVISORS**

  
E. Lamar Lehman, Chairman

  
A. Carville Foster, Vice Chairman

  
Tommy L. Wolfe