

**TOWNSHIP OF UPPER SALFORD  
MONTGOMERY COUNTY, PENNSYLVANIA  
ORDINANCE NO. 2021-2**

**AN ORDINANCE AMENDING THE UPPER SALFORD TOWNSHIP CODE  
OF ORDINANCES, CHAPTER 27, ZONING, ARTICLE II, DEFINITIONS,  
SECTION 27-224 – DWELLING UNITS DESIGNATING THE AMENDED  
SECTION 27-224 AS SECTION 227-224.A. AND ADDING A NEW SECTION  
27-224.B. – ACCESSORY DWELLING UNIT.**

**WHEREAS**, the Board of Supervisors of Upper Salford Township, Montgomery County, Pennsylvania adopted the Zoning Ordinance of Upper Salford Township, codified under Chapter 27 of the Upper Salford Township Code of Ordinances; and

**WHEREAS**, the Board of Supervisors, upon the recommendation of the Planning Commission, has determined to revise the provisions relating to accessory dwelling units within all zoning districts within the Township.

**NOW THEREFORE, BE IT ORDAINED AND ENACTED**, by the Board of Supervisors of Upper Salford Township, Montgomery County, Pennsylvania, as follows:

**SECTION 1.** Section 27-224 Dwelling Unit, is amended to re-number Section 27-227 as 27-224.A. Dwelling Unit, and to amend Section 27-224.A. Dwelling Unit to provide as follows:

**§27-224.A DWELLING UNIT**

One (1) or more rooms designed and equipped for one (1) family, or persons living together as one (1) family, to occupy as a residence, but shall not include tourist homes, or cabins, lodging houses, hotels, motels or other similar places offering

overnight accommodations for transients. A Temporary Dwelling Unit shall be defined as a building or portion thereof providing complete or partial housekeeping facilities for one (1) family for seasonal or summer occupancy. Such dwelling units may not be occupied more than four (4) months out of any twelve (12). As used in this Chapter 27, this term shall not be construed to authorize the construction or location of any Accessory Dwelling Unit whether proposed as part of the principal dwelling unit or an addition or modification thereto, or in an accessory structure on the same lot.

**SECTION 2.** A new Section 27-224.B. Accessory Dwelling Unit is added to provide as follows:

**§27-224.B. ACCESSORY DWELLING UNIT**

A self-contained room or arrangement of rooms, accessory to the principal dwelling structure or located in an accessory structure on the same lot as the principal dwelling; a self-contained unit, accessory to the principal dwelling designed, designated, improved, or intended as a separate living area:

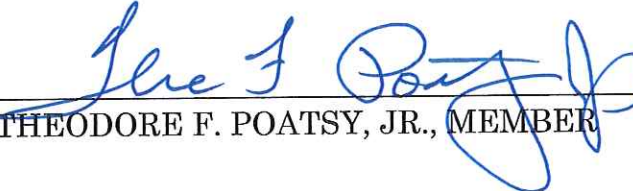
1. consisting of a single room or suite of rooms that results from initial construction, an addition to, and/or the conversion of any portion of a single family detached dwelling to include an accessory dwelling, or the creation of an accessory dwelling area within a detached accessory structure;
2. includes the following improvements or amenities:
  - i. food preparation and/or cooking area, kitchen, kitchenette, built in oven, free standing or built in stove or range, any appliances or utilities that could be used in food preparation;
  - ii. bathroom facilities
  - iii. provides separate direct access to the exterior of the dwelling or to a hall from which there is direct access to the exterior of the structure, and which is located on the lot.
3. Without limitation, this term shall include in-law suites, family apartments, servants' quarters, or watchman's quarters.

**SECTION 3.** This Ordinance shall be effective on the fifth day following adoption by the Board of Supervisors, or as provided by law.

ORDAINED AND ENACTED this 8<sup>th</sup> day of June, 2021 .

BOARD OF SUPERVISORS  
TOWNSHIP OF UPPER SALFORD

  
\_\_\_\_\_  
KEVIN O'DONNELL, CHAIRMAN

  
\_\_\_\_\_  
THEODORE F. POATSY, JR., MEMBER

  
\_\_\_\_\_  
RICHARD E. SACKS, MEMBER