

**BOROUGH OF SWARTHMORE
DELAWARE COUNTY, PENNSYLVANIA**

ORDINANCE 1095

AN ORDINANCE OF THE BOROUGH OF SWARTHMORE AMENDING CHAPTER 1282 AND CHAPTER 1288 OF THE CODIFIED ORDINANCES OF THE BOROUGH OF SWARTHMORE RELATING TO DEFINITIONS AND DESIGN STANDARDS IN THE BOROUGH OF SWARTHMORE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

THE BOROUGH COUNCIL OF THE BOROUGH OF SWARTHMORE ENACTS AND ORDAINS AS FOLLOWS:

Hi Jane:

Section 1: Definitions

- (a) The definition of “Lot, interior (flag)” shall be deleted and the following language inserted:

“Lot, interior (flag).” A lot which does not meet the minimum lot width requirement in the applicable Zoning District in the Swarthmore Borough Zoning Code.

Replaces: A lot which does not adjoin a street but is connected thereto by an access strip of required minimum width. Minimum lot area and other dimensional requirements shall be those of the applicable zoning district, and shall be met on that portion of the lot exclusive of the access strip. The access strip must be a fee simple portion of the lot, but may be counted as part of the minimum lot area required by applicable zoning provisions.

- (b) The definition of “Lot Width” shall be deleted and the following language inserted:

“Lot width.” The distance between side lot lines, along the street line of a lot, as measured along the curve and articulation of the actual street line. For corner lots, the lot width shall be the longest line abutting the street.

Replaces: The horizontal distance between side lot lines measured along the street line or building setback line. When the street line is curved, the measurement shall be made on the arc, on or parallel to the curve of the street line.

Section 2: Design Standards

Existing sections 1288.04 shall be deleted and replaced as follows:

- (a) Lot minimum dimensions, area minimums, and minimum setbacks shall not be less than as required in the applicable Zoning District in the Swarthmore Borough Zoning Code.

Replaces: Lot dimensions and area and minimum front yard setbacks shall not be less than as required by the Zoning Ordinance.

- (b) Side lot lines shall be substantially at right angles or radial to street lines and shall continue in a straight line from the front of the lot to the rear of the lot.

Replaces: In general, side lot lines shall be substantially at right angles or radial to street lines and shall continue in a straight line from the front of the lot to the rear of the lot.

- (c) All lots shall have sufficient free and complete access to an existing or proposed street cartway to avoid the need to cross any portion of another lot to reach such street.

Replaces: In general, all lots shall have frontage along the right-of-way line of a street and direct access to a street or alley, existing or proposed. Each lot shall have, in addition to the required minimum width at the front lot line, sufficient free and complete access to an existing or proposed street cartway to avoid the need to cross any portion of another lot to reach such street, unless topographic conditions do not permit using said frontage as stipulated above. Interior flag lots are discouraged but may be permitted if the applicant can demonstrate sufficient need and/or benefit due to topography or other conditions.

- (d) Lots fronting two non-intersecting streets shall be avoided, except when employed as reverse frontage lots to prevent vehicular access to through highways.

Replaces: Double frontage lots shall be avoided, except where employed as reverse frontage lots to prevent vehicular access to through highways.

- (e) Lot width shall not be less than the minimum lot width required in the applicable Zoning District in the Swarthmore Borough Zoning Code, except that on the outside of a curved residential street a minimum frontage of 50 feet may be allowed, provided that minimum lot width is attained at the building setback line.

Replaces: Lot frontage shall not be less than the minimum requirement of the Zoning Ordinance, except that on the outside of a curved residential street a minimum frontage of 50 feet may be deemed acceptable, provided that proper lot width is attained at the building setback line in conformity with the requirements of the Zoning Ordinance.

- (f) House numbers shall be assigned to each lot, and street names shall be approved by the Borough in accordance with established methods.

- (g) Interior (flag) lots.

- 1) The creation of new interior (flag) lots is prohibited.

Replaces: 1) The applicants shall not be permitted to use interior lot design to avoid constructing or extending streets and 2) a flag lot shall not be further subdivided without the provision of direct street access.

- 2) If an existing interior (flag) lot is to be modified or subdivided, all resulting lots shall meet the following requirements:

- i. An interior lot shall have independent and direct street access via an access strip which connects to an open street with a minimum width of 25 feet for its entire length.

Replaces: An interior lot shall have an access strip, with a minimum width for its entire depth of 25 feet, which connects to a street.

- ii. The access strip shall be a fee simple portion of the lot and may not be counted to meet any minimum lot area, width or other dimensional requirements.
New language.
- iii. Stormwater management requirements for such access strips must be included in calculations including the lot being provided street access.
New language.
- iv. Any driveway constructed in the access strip connecting the main portion of an interior lot with a public road shall be provided with full and adequate drainage facilities, which shall be approved by the Borough Engineer.
No change.

Section 3: Severability.

The provisions of this ordinance are severable, and if any section, sentence, clause, part, or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, or parts of this Ordinance. It is hereby declared to be the intent of the Borough Council that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional sections, sentence, clause, part, or provision had not been included therein.

Section 4: Repealer.

All resolutions or ordinances, or parts thereof, which are inconsistent herewith are hereby repealed to the extent of the inconsistency.

Section 5: Adoption.

This Ordinance shall take effect and be in force from and after its enactment as required by law.

ENACTED AND ORDAINED THIS 20TH DAY OF DECEMBER, 2021

SWARTHMORE BOROUGH COUNCIL

MARY J. WALK
COUNCIL PRESIDENT

APPROVED THIS 20TH DAY OF
DECEMBER, 2021

ATTESTED THIS 20TH DAY OF
DECEMBER, 2021

MARTY SPIEGEL
MAYOR

JANE C. BILLINGS
BOROUGH MANAGER/SECRETARY

Old: A lot which does not adjoin a street but is connected thereto by an access strip of required minimum width. Minimum lot area and other dimensional requirements shall be those of the applicable zoning district, and shall be met on that portion of the lot exclusive of the access strip. The access strip must be a fee simple portion of the lot, but may be counted as part of the minimum lot area required by applicable zoning provisions.