

**BOROUGH OF SWARTHMORE
DELAWARE COUNTY, PENNSYLVANIA
ORDINANCE NO. 1087**

**AN ORDINANCE OF THE BOROUGH OF SWARTHMORE, COUNTY OF DELAWARE,
COMMONWEALTH OF PENNSYLVANIA AMENDING THE ZONING CODE BY ELIMINATING
MINIMUM PERVIOUS COVERAGE REQUIREMENTS AND ADDING MAXIMUM HARDSCAPE
REQUIREMENTS**

BE IT ENACTED, by the Borough Council of the Borough of Swarthmore as follows:

Section 1. Definitions.

- (a) The definition of “Pervious Coverage” shall be removed from Chapter 1240.05 (Definitions) of the Borough of Swarthmore Zoning Code.
- (b) The existing definition of “Hardscape” shall be deleted from Chapter 1240.05 (Definitions) of the Borough of Swarthmore Zoning Code and replaced as follows:

“Hardscape” means patios, porches less than two feet above grade, parking areas, walkways, driveways, recreational courts, retaining walls, swimming pools, and constructed ponds. Materials utilized in hardscape may include but are not limited to asphalt, concrete, brick, pavers, gravel, flagstone, wood and other permanent surfacing materials.

Section 2. Amendments to the Zoning Code.

All references to minimum pervious cover and maximum impervious area requirements in the Borough of Swarthmore Zoning Code shall be deleted and replaced as follows:

- (a) Sections 1246.03(i) (*RA Residential*), 1248.03(j) and 1248.03(k) (*RB Residential*), 1250.03(j) and 1250.03(k) (*RC Residential*), shall read “Maximum combined lot coverage and hardscape coverage shall be 40%, but in no case shall lot coverage exceed the maximum allowed for the zoning district.”
- (b) Section 1252.03(j) (*AR Apartment Residential*) shall read “Maximum combined lot coverage and hardscape coverage shall be 70%, but in no case shall lot coverage exceed the maximum allowed for the zoning district.”
- (c) Section 1254.03(i) (*AL Alternate Residential*) shall read “Maximum combined lot coverage and hardscape coverage shall be 60%, but in no case shall lot coverage exceed the maximum allowed for the zoning district.”
- (d) Section 1256.03(b) (*TC Town Center*) shall read “Maximum combined lot coverage and hardscape coverage shall be 100%, but in no case shall lot coverage exceed the maximum allowed for the zoning district.”

- (e) Section 1261.06(a)(2)(F) (*IN-C Institutional Commercial*) shall read “Maximum combined hardscape coverage shall be 80%., but in no case shall lot coverage exceed the maximum allowed for the zoning district.”
- (f) Section 1264.03(c)(5) shall read “The front porch shall comply with any other applicable bulk and area requirements of the applicable zoning district, including without limitation side yard setback, combined lot coverage and hardscape coverage, and lot coverage requirements.”

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 that 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.

ADOPTED THIS 15th DAY OF OCTOBER, 2019.

BOROUGH COUNCIL

David J. Creagan
President

ATTESTED THIS 15TH DAY OF
OCTOBER, 2019

APPROVED THIS 15TH DAY OF
OCTOBER, 2019

Jane C. Billings
Borough Manager

Marty Spiegel
Mayor