

CONCORD TOWNSHIP

ORDINANCE NO.

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF CONCORD BY ADDING THERETO TO CHAPTER 210, ARTICLE III R-1 RESIDENCE DISTRICT, SECTION 210-10 USE REGULATIONS A.(5)(a) REGULATIONS CONCERNING ACCESSORY BUILDINGS AND USES AND BY REFERENCING THE FOLLOWING OTHER SECTIONS: SECTION 210-18.A., SECTION 210-26.A., SECTION 210-34.A(3)(c), AND SECTION 210-40.2.A.(2) AND BY ADDING THE DEFINITIONS OF "LOFT", "BATHROOM" & "FULL BATHROOM" TO SECTION 210-4 DEFINITIONS.

The Board of Supervisors of Concord Township, Delaware County, Pennsylvania do ORDAIN and ENACT:

ARTICLE I, § 210-4. DEFINITIONS:

Loft – An intermediate platform area between the main floor and the roof/ceiling area typically converted for storage, open to the floor below, reachable by a ladder or stairs, that serves as an extra floor area in a high ceiling structure.

Bathroom – A room containing a sink and a toilet.

Full use Bathroom - A bathroom containing a shower and or tub.

ARTICLE III, § 210-10.A Use Regulations.

(5) Accessory use on the same lot with and customarily incidental to any of the above permitted uses within this Article.

(a) Regulations concerning accessory detached buildings.

[1] No accessory detached building other than a detached garage shall exceed one story or 12 feet in height. Detached garages may not exceed one story or 15 feet in height from the floor/slab to the highest point of the roof for flat roofs, to the deck of mansard roofs, and the following height limitations for gable, hip or gambrel roofs:

- [a] A garage with a total width of 18 feet or less shall not exceed 15 feet in height as measured from the floor/slab to the top of the ridge.
 - [b] A garage with a width exceeding 18 feet shall be permitted to increase the height of the garage up to 25 feet, provided that the garage shall not exceed one story and may contain a loft area not exceeding 50% of the base floor area.
 - [c] Garage doors are not to exceed ten feet in height and 16 feet in width. Accessory structures larger than 700 square feet shall not be permitted, and in no event shall exceed 50% of the area of a principal building on the same lot.
 - [d] The proposed structure shall be in keeping with the character of the primary residence and the surrounding neighborhood.
 - [e] No habitable uses shall be allowed in combination with any **detached** accessory structure uses.
 - [f] No new Road Openings are permitted in conjunction with a new accessory structure.
 - [g] A full use bathroom shall not be permitted in a detached accessory structure.
- (b) Regulations concerning garage structures attached to existing dwellings.
- [1] The floor area of an attached garage may not exceed the floor area of the attached dwelling by more than 50%. Any planned second story uses must be an extension of the existing residential interior. In addition such construction shall be further subject to the following:
 - [a] The height of the attached structure shall not exceed the height of the existing residence.
 - [b] Garage type doors may not exceed nine feet in height and sixteen feet in width.
 - [c] The proposed addition shall be in keeping with the character of the primary residence and the surrounding neighborhood.

