

ORDINANCE NO. 131

WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE TO AMEND ORDINANCE NO. 74 OF WORCESTER TOWNSHIP,
ENTITLED "THE WORCESTER TOWNSHIP SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE OF 1988"
BY ADDING REGULATIONS FOR LANDSCAPING

WHEREAS, the Board of Supervisors of Worcester Township desires to promote protection of the Township land resources:

The Board of Supervisors of Worcester Township does hereby enact and ordain that Ordinance No. 74, the Subdivision and Land Development Ordinance of Worcester Township is amended as follows:

Section 503.D.c. is amended to read:

Off-street parking areas shall comply with the separation, buffering, and landscaping requirements of Section 514.F.f.

Section 506.D.b. is amended to read:

Landscaping. All landscaping, including but not limited to, preservation of trees, topsoil, existing natural features and vegetation and planting requirements shall comply with Section 514: Landscaping.

Section 506.c., 506.d., 506.e., and 506.f. are hereby stricken and superseded by Section 514: Landscaping, herein.

Section 514: Shade trees, is hereby stricken in its entirety and replaced with the following:

Section 514: Landscaping.

A. Intent.

The intent of this Section is to provide landscaping requirements applicable to all land development in order to promote groundwater recharge, to stimulate air purification and oxygen regeneration, to provide for noise abatement, to retard erosion and sedimentation and to otherwise maintain the Township's natural amenities.

It is further intended to retard glare and heat, to provide for the harmonious development of contiguous properties in different zoning districts, to screen views, provide wildlife habitats and to improve the overall aesthetic integration of new developments into existing neighborhoods.

B. Application.

This Section 514 shall apply to the following types of subdivision and land developments:

- a. Single-family detached dwelling uses of more than one (1) building lot.
- b. Multi-family residential uses.
- c. Agricultural and residential-agricultural uses authorized by Special Exception or Conditional Use.
- d. Shopping center and Commercial uses.
- e. Limited industrial uses.
- f. Mobile home development and other residential alternative uses.
- g. The provisions of this section are not intended to restrict existing residential owners from removing trees from their property nor to restrict the clearing of land for agricultural purposes.

C. Definitions.

For the purposes of this Section, the following terms shall have the meanings indicated:

- a. Buffer. An area designed and functioning to separate the elements and uses of land which abut it, and to ease the transition between them.
- b. Caliper. The diameter of a planting tree as measured at a point on the trunk six (6) inches above the ground surface.
- c. DBH. The diameter of a tree at breast height, measured four and one-half (4.5) feet from the ground surface.
- d. Dripline. A generally circular line, the circumference of which is determined by the outer reaches of a tree's widest branching points.
- e. Encroachment. Any physical action which may jeopardize the health and longevity of a natural feature as that term is defined in Section E.a.
- f. Groundwater recharge. Replenishment of geologic structures and rock or soil interstices which have the capacity to store water.
- g. Hedgerow. A line or band of plants one hundred (100) feet or greater in length where seeds collect and are left undisturbed, such as along fencelines, property lines or between fields or that is specially planted, e.g., to act as a windbreak.

- h. Specimen plant. A plant worthy of conservation because of species, size, shape, form, historical importance or any other significant characteristic; particularly applied to trees over twenty (20) inches DBH.
- i. Woodland. A strand of woody vegetation covering at least one acre, predominantly trees of varying age or size and including at least 50 percent cover of trees at least six (6) inches DBH.

D. Landscape Plan Submission Requirements.

a. Tree Survey Plan

The Township shall require the developer or subdivider to verify the presence of existing trees on a site by field investigation or by use of aerial photographs. A separate Tree Survey Plan at a scale of not less than 1" to 50' shall be submitted showing the location of existing live trees with a DBH of six (6) inches or more except in large wooded areas which are not proposed to be disturbed.

The tree survey plan shall include the following:

1. Plan scale, date, north arrow, property lines and location map with zoning district designations for the site and adjacent properties.
2. Existing contours at two foot (2') intervals.
3. Individual free standing trees with trunk diameters of six (6) inches DBH or greater shall be shown indicating the location and diameter of each tree.
4. Trees in hedge rows or lines with trunk diameters of six (6) inches DBH or greater indicating the outer canopy or drip line of the tree grouping.
5. Trees in woodlands or groves with trunk diameters of six (6) inches DBH or greater indicating the outer canopy or drip line of the tree grouping.
6. The plan shall designate existing trees to remain and existing trees to be removed either by indicating individual trunk diameters with an "x" for removal or by cross-hatching or similar graphical method to indicate woodlands to be removed. Existing trees that are relocated on site shall be classified as existing trees to remain.

7. When more than 25 percent of the existing trees six (6) inches DBH or greater are proposed to be removed by a plan of development, they shall be replaced as described in E.f.2 of The Landscape Ordinance.
8. The plan shall contain a schedule listing trees over six (6) inches DBH and the quantity of existing trees to be removed which exceed 25 percent of the total to be removed before replacement is required. A schedule of the replacement trees indicating species, height, spread, caliper, and quantity shall also be included on the tree survey plan or the final landscape plan.
9. The tree survey plan and/or any of the above requirements may be waived by the Township if it is found that the application will involve a de minimus impact on landscaping.

b. Preliminary Landscape Plan

The preliminary landscape plan shall be drawn at a scale of not less than 1" to 50' and shall contain the following:

1. Plan scale, date, north arrow, and location map with zoning district designations for the site and adjacent properties.
2. Location of all existing and proposed buildings.
3. Location of all existing and proposed roads, parking, service areas and other paved areas.
4. Location of all outside storage and trash receptacle areas.
5. Sidewalks, berms, fences, walls, free-standing signs and site lighting.
6. Location, common names, quantity and sizes of all proposed trees, shrubs and areas for lawns or other ground cover (see 514 G. - Recommended Plant Materials).
7. A plant schedule indicating the botanical and common names, height, spread, caliper, quantity and any special remarks for all plant material proposed.
8. If not provided on the Tree Survey Plan, an enumeration of existing trees to remain, existing trees to be removed, existing and proposed water bodies and significant natural features.

9. Existing and proposed underground and aboveground utilities such as site lighting, transformers, hydrants, manholes, valve boxes, etc.
10. All existing and proposed contours at two (2) foot intervals; and in order to determine the relationship of planting and grading, areas with slopes in excess of 10 percent shall be indicated on the plan.
11. Information in the form of notes or specifications concerning planting, and areas to be devoted to lawns. Such information shall convey the proposals for seeding, sodding, ground cover, mulching and the like.

c. Final Landscape Plan

The final landscape plan shall contain a final version of all the plan requirements stated in Section D.b. above and shall further contain the following:

1. Details for the planting and staking of trees, the planting of shrubs and any other details which depict other related installation.
2. A detailed cost estimate shall be submitted as part of the final landscape plan submission, showing the value of all proposed landscaping to include all labor, materials and guarantee.

d. Submission Procedure

1. The preliminary landscape plan and Tree Survey Plan shall be submitted at the time the preliminary plan is filed. The final landscape plan shall be submitted at the time the final plan is filed.
2. All landscape plans other than minor subdivisions shall be prepared by a landscape architect registered by the Commonwealth of Pennsylvania.

E. Existing Vegetation and Natural Features.

- a. For the purpose of this Section 514, the term "natural features" shall mean such vegetation, soils, surface streams, ponds, and wetlands, plantings, specimen plants, trees, and topography which exist on the site proposed to be developed prior to any development activity.
- b. In cases where natural features that exist and will be retained on site duplicate the planting requirements of Section 514 F., any or all of such requirements may be waived by the Township.

c. At all times during the construction on any site, all trees to be retained within twenty-five (25) feet of a construction area, including disturbance for roads and parking, shall be protected by four (4) foot-high barrier fencing, or equal, staked every ten (10) feet to insure that there is not encroachment within the area of the tree drip line by regrading, trenching, stockpiling of building material or topsoil, or the compaction of the soil and roots by any motor vehicle. The trees shall not be used for roping, cables, signs, fencing or lighting. Nails and spikes shall not be driven into the trees.

d. **Protection of Topsoil**

1. No topsoil shall be removed from the site or used as spoil without the written permission of the Board of Supervisors. Topsoil must be removed from the areas of construction and stored separately. Upon completion of construction, or a project phase, the topsoil must be redistributed on the site uniformly. All areas of the site shall be stabilized as follows:

Slopes ten (10) percent or less: by seeding or planting .

Slopes ten (10) to twenty (20) percent: by sodding or planting.

Slopes twenty (20) to twenty-five (25) percent: by planting of groundcover.

Slopes exceeding twenty-five (25) percent: by utilization of rip-rap.

2. All exposed surfaces shall be stabilized as specified within thirty (30) days.

e. **Credit for Preservation of Existing Trees**

1. The requirements for trees in the following sections:

514.E.f.2. - Replacement Trees

514.F.e.2. - Softening Buffer

514.F.i. - Individual Lot Landscaping

can be met by preserving existing trees and to that end, the number of trees required in those sections may be reduced by a credit for approved preserved trees computed as follows:

<u>DBH of Approved Preserved Tree</u>	<u>=</u>	<u>Number of 3" caliper Trees Credited</u>
36 - inches or greater		6
30-35 -inches		5
26-29 -inches		4
20-25 -inches		3
13-19 -inches		2
6-12 -inches		1

2. To be deemed preserved, a tree shall in general be provided protection on the plan in accordance with Section E.c. If it is absolutely necessary to locate a utility line within the drip line of a tree, the tree will be deemed removed unless the utility line is installed by tunnelling.
3. Trees designated for approval as preserved trees shall be preserved as specified in the guidelines for tree preservation and protection by the Association of Consulting Arborists.

f. Removal and Replacement of Existing Trees

1. Any person, organization, association or corporation, engaging in site work such as grading, new construction or other activity which will result in the destruction of more than 25 percent of the existing trees six (6) inches DBH or greater in connection with a subdivision or land development shall prepare a Tree Survey Plan in accordance with Section 514 D.a. This requirement may be waived by the Township for clearing done to prepare land for agricultural uses.
2. If greater than 25 percent of the existing trees on a site with a trunk diameter of six (6) DBH or more are destroyed because of street alignment, building placement, parking area location, grading, or otherwise, then replacement of at least 50 percent of the caliper inches destroyed shall be required.
 - (1) The replacement trees may be selected from the recommended lists (section 514 G.). Unless otherwise specified by the Township, preference shall be given to replacement trees identical to those removed or other native species.
 - (2) Such new trees shall be planted in addition to the trees required under Section 514 F. If requested by the applicant, and at the discretion of the Township, a number of trees as determined by the Township may be planted on lands owned by the Township in lieu of the development site.

- (3) The replacement trees shall be shown:
On the Tree Survey Plan with a schedule of trees to be removed and trees to be provided for replacement in accordance with Section 514.D.a;
Or on a landscape plan with a separate plant schedule for replacement trees;
And/Or, if applicable, on a schedule of trees to be contributed to the Township.
 - (4) A maximum of 20 percent of the required trees may be replaced as shrubs at a ratio of ten (10) shrubs per required tree. Refer to Section 514 G. for sizes and types of trees and shrubs recommended.
3. Prior to removal of existing trees greater than six (6) inches DBH, a representative of the Township shall walk the site to review the trees proposed to be removed, as shown on the plans. Based upon such review, the Township will establish the quantity of trees and value to be contributed to the escrow account for the replacement of trees as provided in 514 H. If the developer disputes the conclusion of the Township representative, the owner/developer shall notify the Township in writing and shall arrange with the Township for a joint inspection of the site.

F. Landscape Requirements.

- a. The locations, dimensions and spacing of required planting should be adequate for their proper growth and maintenance, taking into account the sizes of such plantings at maturity and their present and future environmental requirements, such as wind, soil, moisture and sunlight.
- b. Plantings should be selected and located where they will not create or contribute to conditions hazardous to the public's safety.

Such locations include but shall not be limited to: public street rights-of-way; sidewalks; underground and above ground utilities; and sight triangle areas required for unobstructed view at street intersections, (refer to Section 502 E.e.). A clear sight triangle shall be maintained at all points where private vehicular accessways intersect public streets.

- c. All plant material used shall, at the time of planting, meet minimum size requirements as stated in Section 514 G.

d. Street Trees

1. Street trees shall be planted for any subdivision or land development where suitable street trees as defined in Section 514 G do not exist, as part of the design and construction of:
 - (1) New streets.
 - (2) New sidewalks or pedestrian ways.
 - (3) Existing streets, sidewalks, pedestrian ways, highways, bicycle trails or pathways when they abut or lie within the subdivision or land development.
 - (4) Access driveways to residential development having more than four (4) dwelling units.
 - (5) Renovations to or widening of existing streets or sidewalks.
2. Spacing - The placement of street trees shall be between twenty-five (25) feet and fifty (50) feet on center for each side of the street except along primary streets where they may be up to seventy-five (75) feet on center. The number of trees required shall be based on twenty-five (25) feet on center spacing. Leftover trees shall be placed at the direction of the Township.
3. Setback - street trees shall be planted a minimum distance of five (5) feet outside and parallel to the right-of-way line, unless otherwise approved by the Township. Trees located at intersections shall respect the site triangle as defined in Section 502 E.e.

e. Perimeter Buffers

1. Consistent with the intent of this section, the entire perimeter of a property being developed shall have a buffer which includes trees, shrubs, and other landscape improvements necessary to screen or soften the visual impact the development will have on the property, on adjoining properties, and on the Township.

2. Softening Buffer - along the side and rear property lines of all developments, where existing vegetation is not sufficient and to meet the requirements of a softening buffer, F.e.2.(1) below, and a screen buffer is not required, a permanent softening buffer shall be planted. The following landscape requirements must be adhered to:
 - (1) The softening buffer plant materials shall include a combination of evergreen or deciduous trees or both and shrubs in a naturalistic arrangement. As a minimum for the quantity of plant materials to use, the buffer shall consist of a minimum of one (1) evergreen tree for each (50) linear feet; one (1) ornamental or shade tree for each 75 linear feet; and one (1) shrub for each 20 linear feet of property line. Informal groupings which reflect the natural character of the site are encouraged.
3. The buffer planting area along the property lines shall be used for no purpose other than planting of trees, shrubs and lawn and may include a wall of fence. Parking shall not be permitted. Any wall or fence shall be constructed in such a manner that it will not conflict with the character of the abutting district.
4. The buffer planting shall be aligned adjacent to and within thirty (30) feet of property lines or right-of-way boundaries. An innovative and naturalistic arrangement of plant materials is encouraged.
5. Within the buffer area, no proposed slopes shall be steeper than 4:1 (one (1) foot height for each four (4) feet width) unless it previously existed.
6. Screen Buffer - where under applicable sections of the Worcester Township Zoning Ordinance screen buffers are required for the entire length of all common boundaries abutting adjacent districts, such sections are hereby amended and the following landscape requirements shall be adhered to:

- (1) Trees and shrubs used for a screening shall be composed of at least 75 percent evergreen trees and shrubs and shall be so arranged as to provide an immediate visual screen of 50 percent measured at 5 feet from the ground. Evergreen trees shall be at least eight (8) feet in height at the time of planting. The balance of the plantings may be deciduous trees and shrubs.
- (2) Walls, ornamental structures, fences and landscaping berms or a combination of these, not less than eight (8) feet in height may be used in addition to recommended plant material subject to the specific land use areas involved and as approved by the Township.
- (3) Innovative means of screening are encouraged; however, there shall be a minimum of one (1) evergreen tree and three (3) shrubs for each twelve (12) linear feet of property line.

f. Off-Street Parking Areas

1. The perimeters of off-street parking lots in all districts shall be buffered in accordance with the above regulations by means of softening buffers. This shall include a softening buffer between buildings and parking as well as between parking areas and public streets. In addition, any parking closer than fifty (50) feet to a public street, right-of-way, or Residential District shall have a continuous row of shrubs, fence, wall, berm or a combination of these to a minimum height of three (3) feet between the street or Residential District and parking area.
2. Not more than fifteen (15) parking spaces shall be placed in a continuous row without an intervening raised planting island of at least ten (10) feet in width and the length of the parking stall.
3. Within a parking area of over two thousand (2,000) square feet, a minimum of 10 percent of the area shall be devoted to landscaping. This landscaping shall include a minimum of one (1) tree per fifteen (15) parking spaces and all planting islands within a parking lot shall be surfaced in lawn or ground cover planting.
4. Raised planting islands shall be placed at the end of each row of parking spaces which begins or terminates at an internal circulation aisle.

5. For any land use where the total number of parking spaces in one parking lot exceed 100 stalls, the parking areas shall be divided by continuous center planting islands perpendicular to the spaces every 130 feet (130 feet assuming four (4) rows of parking at twenty (20) foot lengths and two (2) aisles at twenty-five (25) foot widths). These divider islands shall be a minimum of ten (10) feet wide.
 6. Raised continuous concrete curbing shall be required around each planting island.
 7. The placement of lighting standards shall be coordinated with the landscape design to avoid conflicts and to avoid blocking of the lighting by the landscaping.
- g. Drainage Area and Detention Basin Landscaping**
1. Whenever a detention or retention basin is provided, such basin shall conform to the requirements set forth in Section 510, Worcester Township Zoning Ordinance Section 2536, and the landscaping requirements as follows.
 2. The basin shall be so designed that the plantings in and adjacent to it shall not have a negative effect on the hydrological function of the basin.
 3. All continuously flowing natural watercourses shall be maintained in their natural state, except that removal of debris and correction of severe erosion shall be required.
 4. Intermittent streams shall be maintained essentially at their existing alignments and gradients except that they may be improved by minor regrading, subject to the approval of the Township Engineer, and shall either be planted and stabilized in vegetative cover or provided with erosion preventive improvements such as riverstone or rip-rap.
 5. Drainage ways and detention and retention basins should be compatible with the adjacent land use. Creative grading and innovative basin forms shall be utilized wherever physically possible. Where basins adjoin existing woodlands, it is recommended that planting be selected to blend with the natural surroundings.

6. Basin Floors:

- (1) Floors dry most of the year shall be landscaped in one or a combination of the following:
 - (a) seeded or sodded lawn.
 - (b) seeded in low maintenance wildflowers and meadow grasses.
 - (c) all-season ground cover.
- (2) Basin floors, portions of a floor, or channels which are wet most of the year shall be landscaped in one or a combination of the following:
 - (a) wet habitat grasses and ground covers.
 - (b) seeded in wildflower mix suitable for wet areas.

7. Basin Perimeter Plantings

- (1) There shall be a minimum of one (1) shade tree for each fifty (50) linear feet of basin perimeter. To promote diversity, up to 50 percent of the shade trees may be substituted with an option of two (2) flowering trees, one (1) evergreen tree or ten (10) shrubs for every shade tree. Plantings shall be at least ten (10) feet from the toe of the berm.

h. Service, Loading, Trash Disposal Areas, Outdoor Displays, Material storage, Transformers and Mechanical Equipment

1. All service, utility, delivery, loading and outdoor storage and trash disposal areas shall be screened from all residential districts, public streets, parking lot and pedestrian walkways. Screening shall be by the use of fences, walls, berms or a combination of these. Screening shall be installed and maintained at a height which effectively blocks the view but shall not be less than six (6) feet. The screening shall have exterior plantings at minimum intervals of ten (10) feet. See Section G.a.4. for recommended plant types.

i. Individual Lot Landscaping Requirements

In addition to the Landscape Requirements as defined in Section F.d. Street Trees, F.e. Perimeter Buffers, F.f. Off-street Parking areas, F.g. Drainage Area and Detention Basin Landscaping, and F.h. Service, Loading and Trash Disposal Areas, each individual building lot or dwelling unit shall provide the following unless an equivalent number of existing trees are present on the lot:

1. Each single-family detached dwelling shall have a minimum of three (3) deciduous or evergreen tree as listed in Section 514 G.
2. Each multi-family dwelling unit shall have one (1) deciduous or evergreen tree as listed in Section 514 G.
3. Each building lot in all other districts shall provide one (1) deciduous or evergreen tree as listed in Section 514.G per five thousand (5,000) square feet of gross floor area of building.

G. Recommended Plant Materials

- a. The following are recommended plant materials which are provided as guidance to the landowner or applicant. Section G.a.1. and G.a.2. include those tree species considered to be well-adapted to southeastern Pennsylvania and Worcester Township. All trees listed may be used in rear and side yard buffers. Trees marked with an asterisk have characteristics making them suitable for use as street trees or in buffers along streets. Section G.a.5. provides a list of native trees and shrubs. Indigenous to the region, they are hardy and well-adapted to the climate and soils. All are commercially available, some as several varieties. The use of native plant materials is encouraged to promote the preservation of native landscape diversity. This approach maintains the natural character unique to this region and protects the associated wildlife habitat. These native materials are especially suitable in buffer plantings. The Township will permit other planting types than those specified on the following lists if the species are hardy to the area, are not subject to blight or disease, and are of the same general character and growth habit as those listed below or subject to the approval of the Township Engineer or other designated professional.

1. Canopy Trees; minimum 3-inch caliper

<u>Scientific Name</u>	<u>Common Name</u>
*Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Aesculus carnea cv. briotti	Horse Chestnut
Betula nigra	River Birch
*Celtis occidentalis	Hackberry
Cercidiphyllum japonicum	Katsura Tree
Cladrastis lutea	Yellow Wood
*Corylus colurna	Turkish Filbert
Fagus grandifolia	American Beech
*Fraxinus americana	White Ash
*Fraxinus Pennsylvania var. lanceolata	Green Ash "Narshall's Seedless"
*Ginkgo biloba (male only)	Ginkgo
*Gleditsia triacanthos var. inermis	Thornless Honeylocust
Gymnocladus dioicus	Kentucky Coffeetree
*Koelreuteria paniculata	Golden Rain Tree
*Liquidambar styraciflua	Sweet Gum
*Liriodendron tulipifera	Tuliptree
Nyssa sylvatica	Black Gum
Ostrya virginiana	Hophornbeam
*Phellodendron amurense	Amur Corktree
*Platanus x acerifolia cv. Bloodgood	Bloodgood London Planetree
*Prunus sargentii	Sargent Cherry
*Pyrus calleryana (not Bradford)	Callery Pear Cultivars
*Quercus acutissima	Sawtooth Oak
*Quercus alba	White Oak
*Quercus bicolor	Swamp White Oak
*Quercus coccinea	Scarlet Oak
*Quercus macrocarpa	Bur Oak
*Quercus palustris	Pin Oak
*Quercus phellos	Willow Oak
*Quercus robur	English Oak
*Quercus rubra (borealis)	Red Oak
*Sophora japonica	Japanese Pagodatree
Taxodium distichum	Bald Cypress
*Tilia cordata	Little Leaf Linden
*Tilia x euclora	Crimean Linden
*Ulmus americana libertas	American Liberty Elm
*Ulmus parvifolia	Chinese Lacebark Elm
*Zelkova serrata	Japanese Zelkova

2. Small Understory Trees: minimum two and one-half (2-1/2) inches in caliper or eight (8) feet in height.

<u>Scientific Name</u>	<u>Common Name</u>
*Acer campestre	Hedge Maple
*Acer ginnala	Amur Maple
Amelanchier canadensis	Shadblow serviceberry
Amelanchier laevis	

Carpinus betulus	European Hornbleam
Cornus florida	Flowering Dogwood
Cornus kousa	Kousa Dogwood
*Cornus mas	Cornelian Cherry
Cotinus coggygria	Smoke Tree
*Crataegus phaenopyrum	Washington Hawthorn
*Crataegus toba	Toba Hawthorn
*Crataegus viridus cv. Winter King	Winter King Hawthorn
*Eucommia ulmoides	Hardy Rubber Tree
Magnolia soulangeana	Saucer magnolia
Magnolia virginiana	Sweetbay magnolia
Magnolia stellata	Star magnolia
*Malus floribunda	Japanese Flowering Crab Apple
*Malus cv. Donald Wyman	Donald Wyman Crab Apple
*Malus cv. Centurion	Csenturion Crab Apple
Metasequoia glyptostroboides	Dawn Redwood
Oxydendrum arboretum	Sourwood
*Prunus sargentii	Sargent Cherry
*Prunus yedoensis	Yoshino Cherry
*Sorbus alnifolia	Mountain Ash
Styrax japonica	Japanese Snowbell Tree
*Syringa reticulata	Lilac

3. Evergreen Trees for Buffers; minimum height of six (6) feet; not for use as street trees; may be used in buffers along streets, if a minimum width of ten (10) feet is available.

<u>Scientific Name</u>	<u>Common Name</u>
Cedrus atlantica	Atlas Cedar
Chamaecyparis obtusa	Hinoki Cedar
Chamaecyparis pisifera	Sawara False Cypress
Ilex opaca	American Holly
Picea abies	Norway Spruce
Picea omorika	Siberian Spruce
Picea orientalis	Oriental Spruce
Pinus bungeana	Lace Bark Pike
Pinus nigra	Austrian Pine
Pinus strobus	White Pine
Pinus thunbergii	Japanese Black Pine
Pseudotsuga menziesii	Douglas Fir
Taxus cuspidata var. capitata	Japanese Yew
Thuja occidentalis cv. Nigra	Dark Green Arborvitae
Tsuga canadensis	Canadian Hemlock
Tsuga caroliniana	Carolina Hemlock

4. Shrubs: Any locally-grown shrubs with a minimum height of three (3) feet that are free of insects, pests and disease, in conformity with the standards of the American Association of Nurserymen and which are either native or well-adapted to southeastern Pennsylvania may be planted in buffers or other landscape areas.

5. Native Plant Materials:

(1) Deciduous Shade Trees: minimum 3-inch caliper

- (a) *Acer rubrum* - red maple
- (b) *Acer saccharum* - sugar maple
- (c) *Carya ovata* - shagbark hickory
- (d) *Fagus grandifolia* - American beech
- (e) *Fraxinus americana* - white ash
- (f) *Fraxinus pennsylvanica* - green ash
- (g) *Liquidambar styraciflua* - sweet gum
- (h) *Liriodendron tulipifera* - tulip poplar
- (i) *Nyssa sylvatica* - black gum
- (j) *Platanus occidentalis* - American sycamore
- (k) *Quercus alba* - white oak
- (l) *Quercus borealis* - northern red oak
- (m) *Quercus coccinea* - scarlet oak
- (n) *Quercus palustris* - pin oak
- (o) *Quercus vellutina* - black oak
- (p) *Tilia Americana* - basswood, American linden

(2) Shrubs and Small Trees: Shrubs - 24 " minimum height
Small trees - minimum 8' height and 2-2 1/2" caliper

- (a) *Amelanchier canadensis* - downy shadbush
- (b) *Cercis canadensis* - redbud
- (c) *Cornus florida* - flowering dogwood
- (d) *Cornus alternifolia* - alternate leaved dogwood
- (e) *Cornus amomum* - silky dogwood
- (f) *Hamamelis virginiana* - common witch hazel
- (g) *Ilex glabra* - inkberry
- (h) *Ilex verticilla* - winterberry

- (i) Magnolia virginiana - sweetbay magnolia
 - (j) Rhododendron maximum - rhododendron
 - (k) Viburnum acerfolium - mapleleaf viburnum
 - (l) Viburnum corymbosum - highbush blueberry
 - (m) Viburnum dentatum - arrowwood
 - (n) Viburnum prunifolium - blackhaw
- (3) Evergreen Trees: minimum height 8 feet
- (a) Ilex Opaca - American holly
 - (b) Pinus strobus - eastern white pine
 - (c) Tsuga canadensis - Canadian hemlock
 - (d) Juniperus virginiana -Eastern red cedar

6. The following vegetation shall not be installed as landscape material:

<u>Scientific Name</u>	<u>Common Name</u>
Acer platanoides	Norway Maple
Acer pseudoplatanus	Sycamore Maple
Acer saccharinum	Silver Maple
Lonicera japonica	Japanese Honeysuckle
Lonicera morrowii	Morrow's Honeysuckle
Pyrus calleryana cv. Bradford	Bradford Callery Pear
Polygonum cuspidatum	Japanese Knotweed
Populus spp.	Poplars
Puerarie thunbergiana	Kudzu
Salix spp.	Willows
Ulmus pumila	Siberian Elm

H. Guarantee/Performance Bond

- a. Any tree or shrub which dies within eighteen (18) months of planting shall be replaced in kind. Any tree or shrub which within (18) months of plantings or replanting is deemed by the Township not to be healthy and vigorous shall be replaced in kind. Replacements may be of a substitute species only when approved by the Township.
- b. The developer or landowner shall submit a plan of estimated landscaping planting dates. When landscaping planting is done in phases, the Township shall be notified of the date on which each planting has actually been completed.

Satisfactory survival of each phase as verified by the Township Engineer in accordance with paragraph H.a. above will be based on the date of actual planting.

- c. The money deposited for each phase of landscaping planting will not be released until the time has expired for determining, in accordance with paragraphs H.a. and H.b. above, if the planting for that phase is viable.

Section 601.C.d is amended to read:

Location and character of existing buildings; the location of quarries, wetlands, land subject to inundation, and other topographical features which may affect the location of proposed streets or building. Measured distances from the centerline of streets to buildings.

Section 601.C.e. is amended to read:

Tree Survey Plan and preliminary landscape plan in accordance with Sections 514.D.a. and 514.D.b.

Section 602.A.b.1.(7) is amended to read:

Location and type of fire hydrants and street lights.

Section 602.A.b.1.(8) is added to read:

Final landscape plan in accordance with Section 514.D.c.

ENACTED AND ORDAINED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, this 19th day of May, 1944.

"I HEREBY CERTIFY THIS IS A TRUE AND CORRECT COPY OF THE ADOPTED ORDINANCE."

WORCESTER TOWNSHIP

By: [Signature] Chairman

Attest: [Signature] Secretary

ORDINANCE NO. 93-132

**A PROPOSED ORDINANCE TO PERMIT THE TOWNSHIP TAX COLLECTOR TO
ASSESS, COLLECT AND RETAIN A FEE FOR PREPARATION OF
CERTIFICATIONS OF REAL ESTATE TAXES DUE AND/OR PAID FOR
PROPERTIES WITHIN WORCESTER TOWNSHIP**

The Board of Supervisors of the Township of Worcester hereby enacts the following ordinance:

SECTION 1. INTENT.

Worcester Township recognizes the importance and significance of real estate tax certifications to the smooth and effective flow of commerce within the local real estate market. The Commonwealth Court has held that the charging of fees for tax certifications in the absence of a municipal ordinance would cause an elected official to violate Section 3(a) of the State Ethics Act.

SECTION 2. TAX CERTIFICATION FEE.

There shall be a fee for preparing and for providing by mail or otherwise a real estate tax certification for any single tax parcel within the Township which fee shall be established from time to time by Resolution of the Board of Supervisors, but not less than \$15.00, which fee shall be assessed and collected by the Township tax collector and retained by him or her as compensation for providing such services.

SECTION 3. SAVING CLAUSE.

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired or liability incurred, or any permit issued, or any cause or causes of action existing prior to the adoption of this Ordinance.

SECTION 4. 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 the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 5. EFFECTIVE DATE.

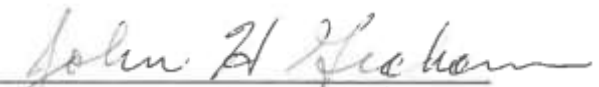
This Ordinance shall take effect and be in force from and after its enactment as required by law.

ORDAINED and ENACTED by the Board of Supervisors of the Township of Worcester, Montgomery County, Pennsylvania this 16 day of June, A.D., 1993.

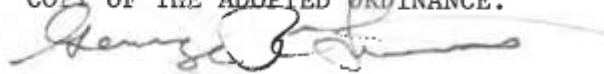
Attest:

WORCESTER TOWNSHIP


George R. Lewis, Secretary

By: 
John H. Graham, Chairman
Board of Supervisors

"I HEREBY CERTIFY THIS IS A TRUE AND CORRECT
COPY OF THE ADOPTED ORDINANCE."



BRW:slp/vbw

ORDINANCE NO. 93-133

AN ORDINANCE AMENDING ORDINANCE NO. 100 OF WORCESTER TOWNSHIP (THE WORCESTER TOWNSHIP ZONING ORDINANCE OF 1988) TO ADD "MUNICIPAL USE" AS A PERMITTED USE IN ALL ZONING DISTRICTS WITHIN THE TOWNSHIP; TO REVISE THE DEFINITION OF MUNICIPAL USE; TO PROVIDE FOR RADIO AND CELLULAR TELEPHONE TOWER HEIGHT REGULATIONS; TO REDUCE THE MINIMUM LOT SIZE IN THE "AGR" AGRICULTURAL DISTRICT TO 80,000 SQUARE FEET; TO PLACE CERTAIN RESTRICTIONS ON GREENHOUSES AS ACCESSORY USES; AND TO REDUCE THE MINIMUM NUMBER OF DAYS THAT THE ADVERTISEMENT OF ZONING ORDINANCE AMENDMENTS MUST APPEAR PRIOR TO THE HEARING THEREON FROM FOURTEEN (14) DAYS TO SEVEN (7) DAYS.

The Board of Supervisors of Worcester Township hereby adopts an Ordinance amending Ordinance No. 100 (Worcester Township Zoning Ordinance of 1988) as follows:

SECTION 1.

Article III, Section 301 M1 is deleted in its entirety and is to be replaced with the following:

"M1. Municipal Use:

The use of property by Worcester Township for any purpose authorized by the Second Class Township Code (or any successor code delineating the powers of Worcester Township) and specifically including the rental of Township property to a third party for the erection of a radio or cellular telephone tower which may also be utilized by the Township for police and emergency response communications."

SECTION 2.

Article IV, Section 401 is hereby amended to add a subparagraph "F" as follows:

"F. Municipal Use as Defined in Article III."

SECTION 3.

Article V, Section 501 is hereby amended to add a subparagraph "E" as follows:

"E. Municipal Use as Defined in Article III."

Article VI, Section 601 is hereby amended to add a subparagraph "E" as follows:

"E. Municipal Use as Defined in Article III."

Article VII, Section 701 is hereby amended to add a subparagraph "D" as follows:

"D. Municipal Use as Defined in Article III."

Article VIII, Section 801 is hereby amended to add a subparagraph "F" as follows:

"F. Municipal Use as Defined in Article III."

Article IX, Section 901 is hereby amended to add a subparagraph "D" as follows:

"D. Municipal Use as Defined in Article III."

Article X, Section 1001 is hereby amended to add a subparagraph "D" as follows:

"D. Municipal Use as Defined in Article III."

Article XI, Section 1101 is hereby amended to add a subparagraph "D" as follows:

"D. Municipal Use as Defined in Article III."

Article XII, Section 1201 is hereby amended to add a subparagraph "D" as follows:

"D. Municipal Use as Defined in Article III."

Article XIII, Section 1301 is hereby amended to add a subparagraph "F" as follows:

"F. Municipal Use as Defined in Article III."

Article XIV, is hereby amended to add a new Section 1408 entitled "Municipal Use" and providing as follows:

"Section 1408. Municipal Use - In addition to the uses otherwise permitted by this Article, a Municipal Use as defined in Article III shall also be permitted."

Article XV, Section 1501 is hereby amended to add a subparagraph "D" as follows:

"D. Municipal Use as Defined in Article III."

Article XVI, Section 1601 is hereby amended to add a subparagraph "J" as follows:

"J. Municipal Use as Defined in Article III."

Article XVII, Section 1701 is hereby amended to add a subparagraph "K" as follows:

"K. Municipal Use as Defined in Article III."

Article XVIII, Section 1801 is hereby amended to add a subparagraph "G" as follows:

"G. Municipal Use as Defined in Article III."

SECTION 4.

Article XXV, Section 2518 is hereby amended so that the following language is added to this Section:

....Notwithstanding the previous sentence nor any other height limitation set forth in this Ordinance, no commercial radio or cellular telephone tower may exceed a total height of 120 feet.

SECTION 5.

Article IV, Section 402 is hereby amended so that the current reference to a minimum lot area of 90,000 square feet shall hereafter be amended and changed to read "80,000 square feet."

SECTION 6.

Article XXV, Section 2506 (A) is hereby amended so that its current reference to "Agricultural Uses: Greenhouse, seasonal roadside stand...." shall hereafter read "Agricultural Uses: Greenhouse (provided such use is accessory to an active agricultural use on a site having a lot area of at least 10 acres), seasonal roadside stand...."

SECTION 7.

Article XXIX, Section 2901 (A) is hereby amended so that its current reference to "not less than fourteen (14) days" shall hereafter be amended to read "not less than seven (7) days".

SECTION 8. - 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, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional Section, sentence, clause, part or provision had not been included herein.

SECTION 9. - Failure to Enforce not a Waiver

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION 10. - Effective Date

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

ORDAINED AND ENACTED, by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania this 15th day of September, 1993.

WORCESTER TOWNSHIP

ATTEST:


George R. Lewis
George R. Lewis, Secretary

By: John H. Graham
John H. Graham, Chairman
Board of Supervisors