

WORCESTER TOWNSHIP

ORDINANCE NO 51

AN ORDINANCE GOVERNING THE DESIGN, CONSTRUCTION, ALTERATION, ENLARGEMENT, EQUIPMENT, REPAIR, DEMOLITION, RESTORATION, KNOWN AS THE BUILDING ORDINANCE; PROVIDING FOR THE ISSUANCE OF PERMITS, COLLECTION OF FINES, MAKING OF INSPECTIONS, PROVIDING PENALTIES FOR THE VIOLATION THEREOF; AND REPEALING ALL OTHER ORDINANCES OR PARTS THEREOF OF THE TOWNSHIP OF WORCESTER, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, WHICH ARE IN CONFLICT THEREWITH.

BE IT ORDAINED, by the Board of Supervisors of the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania as follows:

SECTION I.

ADOPTION OF BUILDING CODE. That certain documents, copies of which are on file with the Township Secretary, Russell H. Place, at the Office of the Supervisors of Worcester Township, Montgomery County, Pennsylvania, being marked and designated as the BOCA Basic Building Code, Fifth Edition/1970, as published by the Building Officials Conference of America, Inc. be and are hereby adopted as the building code of the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, for control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the BOCA Basic Building Codes, Fifth Edition/1970, are hereby referred to, adopted and made a part hereof, as if fully set out in this Ordinance, with the additional insertions, deletions, and changes, if any, prescribed in Section II of this Ordinance.

SECTION II.

ADDITIONS, INSERTIONS, DELETIONS, AND CHANGES.

A. That the following sections are hereby revised as follows:

- Section 100.1 (Page 1, second line) Insert the words "Worcester Township"
- Section 100.1 (Page 1, seventh line) Insert the words "Worcester Township"
- Section 105.1 (Page 3, second line) Insert the words "July 27, 1970, the date of the adoption of this code".
- Section 107.4 (Page 4, second line) Insert the words "Worcester Township"
- Section 118.3 (Page 12, third line) Reserved for future revision.
- Section 118.4 (Page 12, second line) Reserved for future revision.
- Section 122.3 (Page 15, seventh line) Supplemented and revised by Section III.
- Section 123.2 (Page 16, fourth and fifth lines) Supplemented and revised by Section III.
- Section 126.3 (Page 18, second line) Insert "\$30.00".
- Section 200.0 (Page 22, third line) Insert "Worcester Township".
- Section 200.2 (Page 22, third line) Insert "Worcester Township".
- Section 300.0 (Page 47, second line) Insert "Worcester Township".
- Section 301.1 (Page 47, fourth line) Reserved for future revisions.
- Section 301.2 (Page 47, fourth line) Reserved for future revisions.

Section 1308.21 (Page 345, second line) Reserved for future revision.  
Section 1308.22 (Page 345, second line) Reserved for future revision.  
Section 1408.1 (Page 355, third line) Reserved for future revision.  
Section 1408.2 (Page 355, third line) Insert "Worcester Township".  
Section 1703.1 (Page 388, third line) Insert the words "Worcester Township"  
Section 1900.4 (Page 400, third line) Insert the words "Worcester Township"

B. That deviations from the BOCA Basic Building Code, Fifth Edition, 1970, are hereinafter set forth:

1. All municipally owned buildings and structures are excluded from the provisions of this Code.
2. All farm buildings are excluded from the provisions of this code.
3. All one- and two-family dwellings, and their accessory buildings and structures including swimming pools, are excluded from the provisions of this Code, except as provided in this Section.
4. Private Garages located beneath a one- or two-family dwelling shall conform to the provisions of Subsection 414.11, of the BOCA Basic Building Code.
5. Foundation Footings for one- and two-family dwellings shall conform to section 733.0 of the said Code.
6. Foundation Walls for one- and two-family dwellings shall conform to Subsections 870.2, through Subsection 870.24.
7. No cutting of structural joists or beams shall be allowed except by compensating header and trimmer work.
8. Plywood used for exterior wall and roof sheathing shall have a minimum thickness of 1/2", and shall be exterior type.
9. When asphalt tub type shingles are used for roofing, they shall be of the built in adhesive bond type.
10. All multiple dwellings having more than four (4) dwelling units shall meet the FIREPROOF CONSTRUCTION provisions of the BOCA Basic Building Code, Fifth Edition/1970, regardless of zone district.

### SECTION III.

VIOLATIONS. Any owner, tenant, builder, contractor, architect, workman or other person who shall erect, alter, remove or repair or shall do or cause to be done, any work in the erection, alteration, removal or repairing of any building or to the service equipment of any building, without the permit required by this Ordinance first having been obtained; or who shall fail to comply with any of the requirements of the permit or this Ordinance; or who shall occupy or use or cause or permit to be occupied or used any building contrary to the provisions of this Ordinance; or who shall fail to comply with any regulations, order or direction of the Building Official, or who shall in any way violate any of the provisions of this Ordinance, shall be prosecuted before a Justice of the Peace and on conviction thereof shall be liable to a fine not exceeding \$50 or imprisonment in Montgomery County Prison for a period not exceeding five days for each and every offense. Whenever such person shall have been notified by the Building Official or by service of summons in a prosecution, or in any other way, that he is committing such violation of this Ordinance, each day in which he shall continue such violation after such notification shall constitute a separate offense punishable by a like fine, penalty or imprisonment. Such fines or penalties shall be collected as like fines or penalties are now by law collected.

SECTION IV

REPEALER. Any and all ordinances or parts of ordinances of the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, which are inconsistent with or in conflict with the provisions of this Ordinance are repealed.

SECTION V

SEVERABILITY. Should any provision of this Ordinance or the application thereof to any particular circumstance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance, or the application of such provisions to other circumstances.

ORDAINED AND ENACTED by the Supervisors of Worcester Township, this twenty-seventh day of July, A.D., 1970

Allan C. Myers  
John O. Chambers  
Russell H. Place

Township Supervisors

ORDINANCE #52

WORCESTER TOWNSHIP

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF  
WORCESTER TOWNSHIP, AS AMENDED, TO CREATE AN  
AGRICULTURAL USE DISTRICT TO BE KNOWN AS "AGR"  
USE DISTRICT ON THE ZONING MAP

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BE IT ORDAINED by the Township Supervisors of Worcester Township, Montgomery County, Pennsylvania, and it is hereby ENACTED by authority of the same:

THAT The Zoning Ordinance of Worcester Township (Ordinance No. 43), as amended August 28, 1964, be further amended by the creation of an Agricultural Use District "Agr" under Article III-B of the Zoning Ordinance, as follows:

ARTICLE III-B  
AGR - Agricultural Districts

SECTION 300-B. Declaration of Purpose. The purpose of establishing an Agricultural District shall be to encourage the preservation of agricultural pursuits and open space in the Township, to recognize agriculture as a basic land use and vital industry contributing its share to the economy of Worcester, to avoid urban-agricultural conflicts, and to provide a favorable climate for both agriculture and nonagricultural developments in the Township by limiting the amount of nonagricultural development, thereby making agricultural pursuits the predominate use in accordance with the objectives, policies, and proposals of the Township Comprehensive Plan. Also to encourage the preservation of the natural permeable surface of the ground, so that the rain-water can soak into the ground, and can be filtered through the soil to replenish the underground streams and reservoirs for future use, instead of being lost by run-off almost as soon as it falls through flash floods; to encourage individual persons with small tracts of land that are capable of being further subdivided to retain their unbuilt upon land in sod, woodland, or in cultivation; to encourage the preservation of the balance of nature, the wild life, and especially the desirable species of birds that choose the open space for their habitation, to help prevent streams from becoming excessively polluted, and to encourage the preservation of the scenic views for which the Township is noted.

SECTION 301-B. Use Regulations. A building may be erected, altered, or used, and a lot may be used or occupied, for any of the following purposes, and no other:

- A. Agriculture;
- B. Any of the following uses when authorized as a special exception:
  - 1. Educational, religious, philanthropic use, excluding correctional or penal institutions;

2. Hospital, convalescent home, home for the aged, sanitarium, but excluding animal hospital;
  3. Passenger station for public transportation, telephone, central office, and other utility use directly related to and necessary for services within the Township;
  4. Municipal use;
  5. Single family detached dwelling, primarily for the owner, his relative, tenant, or employee, to be located on the least agriculturally productive land, but not in flood plain land.
- C. Signs, subject to the provisions of Article XIII, and specifically the same as signs in R-Ag-175 District;
- D. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, and subject to applicable provisions of Article XVI hereof.

SECTION 302-B. Height Regulations. The maximum height of buildings and other structures erected or enlarged in this District shall be:

- A. For silos for the only purpose of storing ensilage, seventy (70) feet.
- B. For any barn, or other non-dwelling building, or other structure, or parts thereof, thirty-five (35) feet.
- C. For any dwelling, thirty-five (35) feet, and not exceeding two and on-half (2 1/2) stories.
- D. For any building or structure accessory to any dwelling use, fifteen (15) feet, not exceeding one and one-half (1 1/2) stories.

SECTION 303-B. Area, Width, and Yard Requirements.

- A. Minimum Lot Area and Width. For agricultural uses there shall be no minimum lot size or width. For nonagricultural use a lot area of not less than sixty thousand (60,000) square feet and a lot width of not less than one hundred seventy-five (175) feet at the building line shall be provided for every nonagricultural structure erected or used for any use permitted in this District, except that in the case of an use set forth in Section 301-B,B,3, herein, the minimum lot area and width requirements may be reduced when authorized as a special exception.
- B. Front Yard. There shall be a front yard on each lot which shall not be less than fifty (50) feet in depth from the ultimate right-of-way.
- C. Side Yards.
  1. On each lot there shall be two (2) side yards having an aggregate width of not less than seventy (70) feet, neither side yard having a width of less than thirty (30) feet, except that no farm building or other structure for keeping or raising livestock or poultry shall be erected or used nearer to any lot line than one hundred twenty (120) feet.

2. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than fifty (50) feet from the ultimate right-of-way, and the side yard not abutting the street having a width of not less than twenty-five (25) feet; except that no building or other structure for keeping or raising of livestock or poultry shall be erected or used nearer to any lot line than one hundred twenty (120) feet.
  3. Rear Yard. There shall be a rear yard on each lot, the depth of which shall be not less than seventy-five (75) feet, except that an accessory use structure may be erected within the rear yard not closer to the rear property line than forty (40) feet, but no building or structure for keeping or raising of livestock or poultry shall be erected or used nearer to any of the lot lines than one hundred twenty (120) feet, except that a one-story poultry house with its greatest dimension not exceeding sixteen (16) feet may be located not closer than forty (40) feet from the lot lines.
- E. Building Coverage. Not more than ten (10) per cent of the area of any lot shall be occupied by buildings, or be imperviously surfaced.

SECTION 304-B. The Zoning Map is hereby amended, as per attached copy.

ENACTED AND ORDAINED by the Board of Supervisors of the Township of Worcester on the seventh day of December, 1970 A.D.

Allan C. Myers  
John O. Chambers  
Russell H. Place

Township Supervisors

Attest:  
Russell H. Place,  
Secretary

WORCESTER TOWNSHIP  
ORDINANCE NO. 53

The Board of Supervisors of Worcester Township does hereby Ordain and Enact an Ordinance amending and supplementing Ordinance No. 43, known as the Worcester Township Zoning Ordinance of 1953, as amended, as follows:

SECTION 1. Another paragraph is added to Section 1304 which shall read:

G. No moving signs shall be allowed in the Township.

SECTION 2. Strike out the last fifteen words of Section 1614, and substitute the following;

"to meet the standards promulgated by the Pennsylvania Department of Health to implement the Pennsylvania Sewage Facilities Act."

SECTION 3. Amend Section 2001 in its entirety so that it shall read:

Section 2001. Amendment Procedure. The Board of Supervisors by resolution adopted at a regular or special meeting shall fix the time and place of a public hearing on the proposed amendment and cause notice to be given as follows:

- A. Public notice shall be given not more than thirty days and not less than fourteen (14) days in advance of any public hearing on the proposed amendment. Such notice shall be published once each week for two successive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and place of the hearing and the particular nature of the amendment to be considered at the hearing.
- B. Public notice of the proposed amendment shall include either the full text thereof, or a brief summary setting forth the principal provisions in reasonable detail, and a reference to a place within the Township where copies of the proposed amendment may be examined, in addition to the time and place of hearing.

ENACTED and ORDAINED by the Board of Supervisors of the Township of Worcester on the seventh day of December, 1970, A.D.

Allan C. Myers  
John O. Chambers  
Russell H. Place

Township Supervisors

Attest:  
Russell H. Place  
Secretary