

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE 2018 - 275

**AN ORDINANCE AMENDING THE TOWNSHIP CODE OF WORCESTER TOWNSHIP,
CHAPTER 150, ZONING, ARTICLE V,
R-AG-200, RESIDENTIAL-AGRICULTURAL DISTRICT**

WHEREAS, the Board of Supervisors of Worcester Township desires to amend the Township Code, Chapter 150, Zoning, Article V, R-AG-200, Residential-Agricultural District, to provide for a Medium Density Residential Development option allowing for a mixture of single-family detached dwelling units and multifamily dwelling units and to provide for design criteria governing the development of same in such a manner as to protect and promote the health, safety and general welfare of the community.

NOW, THEREFORE, the Board of Supervisors hereby ordains and enacts as follows:

Section 1. The Code of the Township of Worcester, Chapter 150, Zoning, Article V, R-AG-200, Residential-Agricultural District, is hereby amended as follows:

A. Article V, §150-19. Use regulations is amended to add the following:

§150-19. Use regulations.

E. Medium Density Residential Option. A residential development which may contain both single-family detached dwelling units and multifamily dwelling units, provided that at least 50% of the total dwelling units shall be single-family detached dwelling units.

B. Article V, is amended to add new sections: §150-20A through §150-25A, which set forth development regulations and design criteria governing any development pursuant to the Medium Density Residential Option as follows:

§150-20A. Lot area, width and yard regulations for Medium Density Residential Option.

A. Tract size. The minimum contiguous tract size shall be 150 acres. For purposes of this article, the term "tract size"

shall be the area measurement of all contiguous ground, as measured from the property boundary lines, which is proposed to be subdivided and developed under the terms of this article.

B. Design criteria for single-family detached dwelling lots:

Minimum lot area:	15,000 S.F.
Minimum lot width at setback line:	90 FT.
Minimum Front yard :	35 FT.
Minimum Side yard:	10 FT./30 FT. aggregate
Abutting street:	35 FT.
Minimum Rear yard :	30 FT.

C. Design criteria for multifamily dwelling lots:

Minimum lot area:	3,120 S.F.
Minimum lot width at building setback line:	24 FT.
Minimum front yard:	30 FT.
Minimum side yard between buildings:	15 FT.
Minimum side yard between interior dwelling units:	0 FT.
Minimum side yard abutting open space:	10 FT.
Minimum rear yard:	20 FT.
Rear yard deck - maximum encroachment into rear yard:	10 FT.
Minimum building separation (side to side):	30 FT.
Minimum building separation (other than side to side):	40 FT.

§150-21A. Perimeter setback regulations for Medium Density Residential Option.

There shall be a minimum of a 50 foot wide perimeter buffer setback surrounding the entire development, separating any lots from either bordering public roadways or bordering properties.

§150-22A. Coverage regulations for Medium Density Option.

- A. Building coverage - Single-family detached dwelling lots. Thirty percent shall be the maximum building coverage on a single-family detached dwelling lot.
- B. Impervious coverage - Single-family detached dwelling lots. Forty percent shall be the maximum total impervious coverage on a single-family detached lot.
- C. Building coverage - Multifamily dwelling lots. Sixty-five percent shall be the maximum building coverage on a multifamily dwelling lot.
- D. Impervious coverage - Multifamily dwelling lots. Ninety percent shall be the maximum total impervious coverage on a multifamily dwelling lot.

§150-23A. Height regulations for Medium Density Residential Option.

- A. Building height. Thirty-five feet shall be the maximum height for any building or other structure erected or enlarged in this district.
- B. Fifteen feet, not exceeding 1 ½ stories, shall be the maximum height for any structure accessory to a dwelling.

§150-24A. Parking regulations for Medium Density Residential Option.

Residential. For each dwelling, no less than two all-weather off-street parking spaces, which may include attached garages, shall be provided in accordance with the applicable provisions of Article XXII of the Township Zoning Ordinance.

§150-25A. Special requirements for Medium Density Residential Option.

- A. Public water and public sewer service must be provided for any development pursuant to the Medium Density Residential Option.
- B. Non-dwelling structures. Swimming pools, tennis courts, sanitary sewer pump stations, and animal shelters may be

permitted in this district, on single-family detached dwelling lots, subject to the applicable regulations under Article XXIV, General Regulations, of the Township Zoning Ordinance.

- C. Detention basins in yard areas. Detention basins shall be allowed in yard areas only in accordance with the applicable regulations under Article XXIV, General Regulations, of the Township Zoning Ordinance.
- D. Open space. Fifty percent of the net tract within this zoning district, being the gross tract area minus the ultimate right of way, shall be provided and designated as open space. The open space shall meet the following requirements:
 - (1) Open space may be provided in one or more parcels, but in no event shall any individual parcel be less than two acres, unless otherwise approved by the Board of Supervisors.
 - (2) All open space shall have access from a road, street or walking trail. Where deemed appropriate by the Board of Supervisors, access to the open space may be provided from the ends of cul-de-sac.
- E. Residential density. The maximum number of single-family attached dwellings and multifamily dwellings, combined, in a Medium Density Residential Option development under this Article shall not exceed a ratio of 1.65 dwellings per acre multiplied by the tract size.
- F. All multifamily dwelling buildings shall be in accordance with an overall plan and shall be designed as a single architectural scheme.
- G. Raw materials, supplies, trash, rubbish and other refuse shall be stored in covered containers within an adequate enclosure and handled and disposed of in such a manner not to give rise to smoke, odor or litter.

Section 2. General Provisions.

- A.** All other terms and provisions of Chapter 150, Zoning, of the Worcester Township Code shall remain in full force and effect.
- B.** The proper officers of the Township are hereby authorized and directed to do all matters and things required to be done by the Acts of Assembly and by this Ordinance for the purpose of carrying out the purposes hereof.
- C.** In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
- D.** To the extent this Ordinance is inconsistent with the Code of Worcester Township, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
- E.** 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.
- F.** This Ordinance shall immediately take effect and be in force from and after its approval.

ENACTED AND ORDAINED by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this _____ day of _____, 2018.

WORCESTER TOWNSHIP

By: _____
Rick DeLello, Chair
Board of Supervisors

Attest: _____
Tommy Ryan, Secretary