

Worcester Erier



Growing Greener Ordinance

Public Information Session and Meeting Dates

On January 31, 2006 at 7:30PM, Worcester Township will hold a public meeting at the Community Hall to address the proposed Growing Greener Ordinance. This meeting will provide residents with information on the proposed ordinance, including presentations and the opportunity to ask questions of the Board of Supervisors, Township Solicitor and Engineer.

Summary of Proposed Growing Greener Ordinance Revisions

Zoning Ordinance

Applies only to residential development of parcels 8 acres or larger in the AGR district.

- Does not change the number of homes that can be built.
- Requires conservation design on parcels 8 acres or larger, to conserve important natural resources.
- Exempts subdivisions resulting in three or fewer lots, regardless of the size of the starting tract.

Provides three options for conservation design:

Option 1, Neighborhood Lots: Uses current AGR density of one home per

80,000 square feet (slightly under 2 acres) to determine the number of lots allowed, and requires 50% open space. The resulting lots (the same number as under the current zoning) will average 40,000 square feet (slightly under 1 acre) while half of the build-able land on the tract, plus all of the environmentally restricted land, will be left open.

Option 2, Estate Lots: Allows one home per 160,000 square feet (approx. 4 acres) with no common open space required.

Option 3, Country Properties: Allows one home per 10 acres with no common open space, and up to two smaller, accessory units are permitted on each property.

- Open space consists of half the build-able land plus all of the vulnerable natural resources (wetlands, floodplains, and steep slopes).
- The original landowner may choose to retain ownership of some of the open space, for farming or horse pasture. In certain instances, development can be transferred from one parcel to another, with the approval of the Board of Supervisors, if this will protect important natural resources and is in the best interests of the Township.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- Design focuses on protecting natural resources and open space.
- Resources are identified on a detailed Existing Resources/Site Analysis Map.
- Township is involved in the design process from the beginning.
- Open space design guidelines insure that open space will contribute to a township-wide network of preserved land.
- Requires a Four-Step Design Process for all development.
 1. Identify the important resources on the parcel. This includes natural resources as well as historic and cultural features of importance to the Township.
 2. Designate the areas containing resources that are to be conserved. The remaining areas are available for development. The conserved area must be at least 50% of the total parcel.
 3. Locate the homes in the developable areas.
 4. Draw the roads and lot lines.

GROWING GREENER ORDINANCE MEETING DATES

Public Information Session

January 31, 2006

7:30PM

Worcester Township Community Hall

Hearing

February 15, 2006

7:30PM

Worcester Township Community Hall



INCORPORATED AS A TOWNSHIP 1733

Board of Supervisors

John R. Harris, Chairman
Chase E. Kneeland, Vice Chairman
Arthur C. Bustard, Secretary

Charles A. Sardo, Sr.
Township Manager

Administration Building
(610) 584-1410
www.worcestertwp.com

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**TOWNSHIP MONTHLY
MEETING TIMES**

Board of Supervisors

3rd Wednesday at 7:30pm

BOS Work Sessions

February 6 at 8:00am
March 6 at 8:00am

Planning Commission

4th Thursday at 7:30pm

Zoning Hearing Board

4th Tuesday at 6:30pm

*All Public Meetings are held in the
Worcester Township Community Hall*

UK Elite Petite 2006 Spring Soccer

Tuesdays (April 4-May 9, 2006)

Rain Date May 16

10am-11am or 11am-12pm

(minimum 8 children in each group)

- A FUN introduction to the game of soccer for ages 3-5
- Exciting Soccer games in a safe environment
- Motor skill and coordination development
- Social skill and confidence building



allow each child the chance for maximum development and enjoyment. A typical curriculum includes: individual ball skills; running with the ball; passing the ball; controlling the ball;

shooting and scoring concluding with a graduation and demonstration of the new skills learned. Each child should wear/bring: sneakers or cleats, t-shirt, sweatshirt, shin guards, water bottle and plenty to drink.

Only \$65 per child.

Call Worcester Township at 610-584-1410 to enroll.

A minimum of 8 children in each session is required to proceed with the camp. Please register early if you are interested to avoid cancellation!

The camp runs each Tuesday for six weeks (April 4—May 9) from 10am-11am or 11am-12pm with a rain date of May 16th. Each child receives instruction in a small-group setting from one of the professional UK Elite Soccer Coaches. The camp is designed to