

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2007-214

"FLAG LOT ACCESS ORDINANCE"

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF WORCESTER TOWNSHIP, PART II (GENERAL LEGISLATION), CHAPTER 150 (ZONING), ARTICLE IV (AGR-AGRICULTURAL DISTRICT), SECTION 150-12 (LOT AREA AND WIDTH REGULATIONS), SUBSECTION 150-12.B(2) BY DELETING THE LANGUAGE WHICH REQUIRES THAT FLAG LOTS SHALL NOT BE PERMITTED ALONG COLLECTOR OR PRIMARY STREETS AND AMENDING CHAPTER 130 (SUBDIVISION AND LAND DEVELOPMENT), ARTICLE V (DESIGN STANDARDS), SECTION 130-17 (ALLEYS, DRIVEWAYS AND PARKING AREAS) SUBSECTION 130-17.B (DRIVEWAYS) BY ADDING A NEW SUBPARAGRAPH 130-17.B(7) ENTITLED "DRIVEWAYS FOR FLAG LOTS" TO REQUIRE ALL NEW FLAG LOTS TO SHARE DRIVEWAY ACCESS WITH THE LOT BETWEEN THE FLAG AND THE STREET WHEN DRIVEWAY ACCESS IS PROPOSED ALONG ALL PRIMARY, SECONDARY COLLECTOR AND SECONDARY FEEDER STREETS.

609053

The Board of Supervisors of Worcester Township does hereby **ENACT and ORDAIN:**

SECTION I. Amendment to the Code.

The Codified Ordinances of Worcester Township, Part II (General Legislation), Chapter 150 (Zoning), Article IV (AGR-Agricultural District), Section 150-12 (Lot Area and Width Regulations) Subsection 150-12.B(2) by deleting the last sentence from this Subsection which contains the following language:

"Flag Lots shall not be permitted along collector or primary streets."

SECTION II. Amendment to the Code.

The codified ordinances of Worcester Township, Part II (General Legislation), Chapter 130 (Subdivision and Land Development), Section 130-17 (Alleys, Driveways and Parking Areas), Subsection 130-17.B (Driveways) by adding a new subparagraph as follows:

- (7) All new flag lots shall share driveway access with the lot between the flag and the street when driveway access is proposed to a primary, secondary feeder or secondary collector street.

SECTION III. Repealer.

All other ordinances and resolutions or parts thereof as they are inconsistent with this Ordinance are hereby repealed.

SECTION IV. 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 even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION V. Failure to Enforce Not a Waiver.

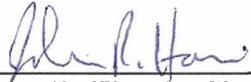
The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION VI. Effective Date.

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

ORDAINED AND ENACTED by the Board of Supervisors of Worcester Township,
Montgomery County, Pennsylvania this 16th day of May, 2007.

WORCESTER TOWNSHIP

By: 
John R. Harris, Chairman
Board of Supervisors

Attest: 
Arthur C. Bustard, Secretary

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NOTICE

NOTICE is hereby given that the Board of Supervisors of Worcester Township, at its public meeting on May 16, 2007 at 7:30 p.m. at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Worcester, Pennsylvania, will hold a public hearing on and could vote to adopt an Ordinance entitled "Flag Lot Access Ordinance" amending the Codified Ordinances of Worcester Township, Part II (General Legislation), Chapter 150 (Zoning), Article IV (AGR-Agricultural District), Section 150-12 (Lot Area and Width Regulations), Subsection 150-12.b(2) by deleting the language which requires that flag lots shall not be permitted along collector or primary streets and amending Chapter 130 (Subdivision and Land Development) Article V (Design Standards), Section 130-17 (Alleys, Driveways and Parking Areas) Subsection 130-17.B (Driveways) by adding a new Subparagraph 130-17.B(7) entitled "Driveways for Flag Lots" to require all new flag lots to share driveway access with the lot between the flag and the street when driveway access is proposed along all primary, secondary collector and secondary feeder streets.

Copies of the full text of the proposed ordinance are available for examination during normal business hours without charge at the offices of *The Times Herald*, 410 Markley Street, Norristown, Pennsylvania, 19404, the Montgomery County Law Library, Court House, Norristown, Pennsylvania and the Worcester Township Building, 1421 Valley Forge Road, Worcester, Pennsylvania, 19490 where a copy of the proposed ordinance may also be obtained for a charge not greater than the cost thereof.

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Solicitors for Worcester Township