

Ordinance No. 21

An ordinance creating a Township Planning Commission for the Township of Worcester.

Be It Ordained and Enacted by the Supervisors of the Township of Worcester, and it is hereby ordained and enacted by authority of the same:

Section 1. A Township Planning Commission, consisting of five members, is hereby created for the Township of Worcester, which shall be appointed and have powers and duties as prescribed by the Act of Assembly, approved July 13, 1953, P.L. 414.

Section 2. This Ordinance shall become effective five (5) days after its passage.

Approved by the Board of Supervisors of Worcester Township and enacted into an ordinance this seventh day of January, 1957 A.D.

Worcester Township Supervisors

L.A. Detwiler
Claude H. Beyer
Russell H. Place

ORDINANCE NO. 22

WORCESTER TOWNSHIP

An Ordinance creating a Township Board of Sanitation for the Township of Worcester.

Be it Ordained and Enacted by the Supervisors of the Township of Worcester, and it is hereby ordained and enacted by authority of the same:

SECTION 1. A Board of Sanitation, consisting of five members, is hereby created for the Township of Worcester, which shall be appointed and have powers and duties as provided by the Act of Assembly, approved March 22, 1956.

SECTION 2. This Ordinance shall become effective five (5) days after its passage.

Approved by the Board of Supervisors of Worcester Township and enacted into an Ordinance the seventh day of January, 1957, A.D.

WORCESTER TOWNSHIP SUPERVISORS

L.A. DETWILER
CLAUDE H. BEYER
RUSSELL H. PLACE

WORCESTER TOWNSHIP

ORDINANCE NO. 23

AN ORDINANCE CREATING A LIMITED INDUSTRIAL DISTRICT FOR ZONING PURPOSES IN WORCESTER TOWNSHIP

AMENDING THE WORCESTER TOWNSHIP ZONING ORDINANCE as enacted March 23, 1953, as amended, by creating a new district and reclassifying an area into the new district, and changing the Zoning Map accordingly:

WHEREAS, after due public notice and public hearing on said ordinance and map changes, as provided by the zoning ordinance and the second class township code, the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, do hereby enact and ordain:

SECTION 1. For the purposes of zoning in Worcester Township an additional district is hereby created, and shall be known as LI Limited Industrial District to which all the provisions and regulations pertaining to R-150 District shall apply, except that the following additional uses are permitted under the following conditions:

SUBSECTION 1. ADDITIONAL USES PERMITTED The additional uses permitted in this district shall be the erection, construction, alteration, and use of buildings and/or premises for industrial purposes and so as to conform with the provisions of this Ordinance.

SUBSECTION 2. LIMITATIONS ON EXTERNAL EFFECTS OF USES.

(a) VOLUME OF SOUND GENERATED. Every use, unless expressly exempted by this Ordinance, shall be so operated that the volume of sound inherently and recurrently generated does not exceed sixty decibels and/or sixty phons at any point of any boundary line of the lot on which the use is located.

(b) VIBRATION GENERATED. Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point of any boundary line of the lot on which the use is located.

(c) EMISSION OF HEAT, GLARE, RADIATION AND FUMES. Every use shall be so operated that it does not emit any obnoxious or dangerous degree of heat, glare, radiation or fumes beyond any boundary line of the lot on which the use is located. Illumination caused by night-time operations shall be so subdued as not to cause an annoyance to the neighborhood.

SUBSECTION 3. OUTDOOR STORAGE AND WASTE DISPOSAL.

(a) No highly flammable or explosive liquids, solids, or gases shall be stored in bulk above the ground; provided however, that tanks or drums of fuel directly connecting with energy devices, heating devices, or appliances located on the same lot as the tanks or drums of fuel are excluded from this provision.

(b) All outdoor storage facilities for fuel, raw materials and products, and all fuel, raw materials and products stored outdoors shall be enclosed by fence adequate to conceal them from any adjacent properties.

(c) No materials or wastes shall be deposited upon a lot in such a form or manner that the same may be transferred off the lot by natural causes or forces.

(d) All materials of wastes which may cause fumes, odors, dust or seepage, or which may constitute a fire hazard or which may be edible or otherwise attractive to animals or insects, when stored outside, shall be stored in closed containers.

SUBSECTION 4 LIMITATIONS ON UTILITY REQUIREMENTS, POWER, ELECTRIC, DIESEL, GAS OR OTHERS.

Every use requiring power shall be so operated that the service lines, substation and other facilities shall conform to the highest safety requirements known. Substations and other facilities shall be so constructed and installed as to be an integral part of the architectural features of the plant and, if visible from abutting properties, shall be concealed by coniferous planting.

SUBSECTION 5 WASTE, INDUSTRIAL OR SEWAGE.

No use of the premises shall be so conducted as to discharge any untreated sewage or industrial wastes into any reservoir, lake, stream, or drainage area. All methods of sanitary sewage and industrial waste treatment and disposal shall be approved by sanitary engineers, or other qualified persons, employed by the Township at the expense of the owner of the premises.

SUBSECTION 6 WATER - PROVISION FOR AND USE OF.

All water requirements for the premises shall be stated in the Application hereinafter provided for. Water shall be supplied by wells only after an exhaustive geologic study to be made by the applicant and certification of a professional geologist, to be approved by the Township Supervisors, that the water supply and water table will not be adversely affected, or in lieu of such study, water not exceeding 120 gallons per hour may be taken from a well, and in the drilling shall be discontinued after a flow of five gallons per minute is reached or obtained.

SUBSECTION 7 SITE LIMITATIONS.

The following limitations shall apply to the location of buildings on the site:

(a) **FRONT YARDS.** The required minimum depth of a front yard shall be seventy-five (75) feet from the property line, subject to exception hereinafter set forth in Subsection 8.

(b) **SIDE YARDS.** There shall be two side yards, one on each side of the building erected, each of which shall be not less than twenty-five (25) feet in width, subject to exception hereinafter set forth in Subsection 8.

(c) **REAR YARDS.** The minimum depth of a rear yard shall be fifty (50) feet, subject to exception hereinafter set forth in Subsection 8.

SUBSECTION 8 EXCEPTIONS FOR FRONT, SIDE AND REAR YARDS.

REAR YARDS. In no case shall any building or structure be erected closer than two hundred (200) feet to any residential district, or two hundred fifty (250) feet to any public road existing as such on the effective date of this ordinance, nor any parking area closer than one hundred (100) feet to any residence district, or one hundred twenty-five (125) feet to any public road existing as such on the effective date of this ordinance.

Such buffer areas shall be maintained by the principle owner or owners as green areas entirely covered by properly maintained lawns or evergreen ground cover with suitable tree and shrub plantings, or part of the areas may be temporarily tilled.

SUBSECTION 9 ON SITE PARKING AND LOADING

Two (2) square feet of net parking and loading space shall be required for every five (5) square feet of floor space not used for parking or loading purposes. Parking and loading space shall not occupy any part of a required yard, subject to Subsection 8 above.

SUBSECTION 10 HEIGHT LIMITATIONS.

The height measured at the line of all required yards, shall be twenty-five (25) feet, but any portion of a building erected above such height limit shall be erected within a recession plane beginning at the height limit as fixed herein and receding at the rate of one foot of recession for each one foot of additional height, with the provision that the maximum height limit of any structure shall be limited to thirty-five feet.

SUBSECTION 11 SUBMISSION OF PLANS.

The owners of land in LI-Limited Industrial District who desire to develop their land under the provisions hereof shall first submit plans of their proposed development of subdivision. Such developments or subdivisions are expressly made subject to the applicable provisions of the Land Subdivision Regulations of Worcester Township.

SUBSECTION 12 APPLICATION FOR REVIEW AND APPROVAL. HOW MADE AND CONTENTS.

All applications for approval of a set of plans for a Limited Industrial Tract shall be filed with the Township Planning Commission by the owner thereof, and the structures designated in the plan, and shall contain such information and representations required by this Ordinance deemed necessary by the Planning Commission and shall include the several drawings, all at the same scale, showing the following views:

(a) A plan view of the tract showing the outline of buildings existing and proposed to be placed thereon and location of proposed trees.

(b) A front view of the tract showing, across the bottom, the profile of the center line of the front abutting street and the outlines of the elevations of existing and proposed buildings, all in correct relative locations.

(c) A view of each side of the tract, including the high and low sections of the abutting front street and the outline of the elevations of existing and proposed buildings, all in correct relative location; of the tract involves corner property, the plan shall show the center line profile of the side street.

Architectural plans of proposed buildings, drawn to a convenient scale, shall also be submitted.

If the development is to be carried out in progressive stages, each stage shall be so spanned that the requirements and intent of this ordinance shall be fully complied with by the development at the completion of any stage.

SUBSECTION 13 REVIEW OF APPLICATION FOR APPROVAL

All applications hereunder shall be approved or disapproved by the Township Planning Commission and their approval or disapproval submitted to the Board of Supervisors.

SUBSECTION 14 EFFECT OF APPROVED AND RECORDED PLANS.

All plans approved and recorded hereunder shall be binding upon the applicants for such plans, their successors and assigns; shall limit and control the insurance and validity of all building permits and use certificates and shall restrict and limit the use and operation of all land and structures designated in such plans to all conditions specified in such plans and the approvals thereof.

SUBSECTION 15 AMENDMENT OF APPROVED AND RECORDED PLANS.

All plans approved and recorded hereunder may be amended pursuant to the same procedure and subject to the same limitations and requirements by which such plans were approved, filed and recorded.

SUBSECTION 16 QUALIFICATIONS AS TO APPROVAL OF PLANS.

The approval of plans shall not be construed as relieving the applicant or his successors in title from strict compliance with the provisions of this Ordinance and all other applicable Ordinances of Worcester Township.

SECTION 2 RESTRICTIONS ON SIGNS No sign shall be erected or maintained on which any word, symbol or design is displayed by means of electric lights which flash or blink or are otherwise illuminated intermittently, and no neon sign shall be erected or maintained, and all signs over one hundred twenty-five (125) square inches in area shall be constructed of wood or metal, and if illuminated, the illumination shall be of white light and shall not exceed the equivalent of that given by a twenty-five (25) watt incandescent light source.

SECTION 3 CHANGE IN ZONING MAP.

That area in Worcester Township in the vicinity of the guided missile site, and bounded as follows shall be LI-Limited Industrial District for zoning purposes:

Beginning at a point located at the intersection of the centerline of Church Road and the extension of the centerline of the lane leading into the former William Anders property, and now owned, or lately, by Elizabeth Wells, said point being approximately one quarter mile North-east of Township Line Road, thence along a line at right angles to the center-line of the said Church Road, and in a Northwesterly to a point one quarter of a mile from the center-line of the said Church Road, thence along a line running parallel to the centerline of the said Church Road, in a Northeasterly direction for a distance of three tenths of a mile to a point, thence along a line in a South-easterly direction to a point in the center-line of the said Church Road, at the extension of the center-line of the entrance to the guided missile site, thence along the center-line of the said Church Road in a South-westerly direction to the place of beginning.

SECTION 4 Any parts or sections of the said Zoning Ordinance, as amended, inconsistent with the clauses of this amending ordinance, are hereby repealed.

Approved by the Board of Supervisors of Worcester Township and enacted into an ordinance the eleventh day of March, 1957, A.D.

WORCESTER TOWNSHIP SUPERVISORS

L.A. DETWILER
CLAUDE H. BEYER
RUSSELL H. PLACE

1957-24

ORDINANCE NO. 24

AN ORDINANCE AMENDING THE ZONING ORDINANCE, AS AMENDED, by reclassifying an area located near Church Road and Potshop Road into a limited industrial district, and changing the zoning map accordingly.

WHEREAS, after due public notice and public hearing on said ZONING ORDINANCE and MAP change, as provided by the zoning ordinance and the township code, the BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, do hereby enact and ordain:

SECTION 1 That an area in Worcester Township, near the guided missile site, and fronting on Church Road and Potshop Road, and bounded as follows shall hereafter be LI Limited Industrial District for zoning purposes:

Beginning at a point in the center-line of Church Road, at the present intersection of the property line thereof separating the properties of John Chambers and Clifford Ginter, thence at right angles to the centerline of Church Road in a south-easterly direction for a distance of one-quarter mile to a point, thence along a line parallel to the center-line of Church Road in a north-easterly direction to a point in the center-line of Potshop Road, thence along the center-line of Potshop Road in a north-westerly direction to a point located at the intersection of the center-lines of Potshop Road and Church Road, thence along the center-line of Church Road, in a south-westerly direction to the place of beginning.

SECTION 2 The proper officers are authorized to amend the Zoning Map to the change herein ordained.

Approved by the Board of Supervisors of Worcester Township and enacted into an ordinance the eleventh day of March, 1957, A.D.

WORCESTER TOWNSHIP SUPERVISORS

L.A. DETWILER
CLAUDE H. BEYER
RUSSELL H. PLACE

ORDINANCE NO. 25

AN ORDINANCE TO SUPPLEMENT AND AMEND THE WORCESTER TOWNSHIP ZONING ORDINANCE, AS AMENDED, BY ADDING TO SECTION 1 OF ORDINANCE NUMBER 18, WHICH READS AS FOLLOWS:

SECTION 1. In all sections of the township which are served neither with sanitary sewers nor public water supply, lots shall have a minimum area of sixty thousand (60,000) square feet, a minimum width at the building line of one hundred seventy-five (175) feet and a minimum depth of two hundred fifty (250) feet (measured from the edge of the right-of-way of the road or street), except that lots to be serviced by new streets built to township specifications as part of a development shall have a minimum area of fifty thousand (50,000) square feet, a minimum width at the building line of one hundred fifty (150) feet and a minimum depth of two hundred fifty (250) feet shall be added to read as follows:

SECTION 1. In all sections of the township which are served neither with sanitary sewers nor public water supply, lots shall have a minimum area of sixty thousand (60,000) square feet, a minimum width at the building line of one hundred seventy-five (175) feet and a minimum depth of two hundred fifty (250) feet (measured from the edge of the right-of-way of the road or street), with the exception that with such lots, in a subdivision plan submitted for approval for public record, which are situated directly across the road from lots of record with frontages of less than one hundred fifty (150) feet, the aforesaid one hundred seventy-five (175) feet requirement may be reduced to one hundred fifty (150) feet, and when the aforesaid subdivision plan becomes public record, then these lots are conforming for zoning purposes, and with the exception that lots to be serviced by newly laid out streets built to township specification as part of subdivision plan, shall have a minimum width at the building line of one hundred fifty (150) feet and a minimum depth of two hundred fifty (250) feet and a minimum area of fifty thousand (50,000) square feet, and in those parts of the township which are served with not both public water or sanitary sewers, but with only one or the other, the above required dimensions shall apply except that the sixty thousand (60,000) square feet and the fifty thousand (50,000) square feet requirements shall instead be forty-five thousand (45,000) square feet and forty thousand (40,000) square feet respectively.

Approved by the Board of Supervisors of Worcester Township and enacted into an ordinance the eleventh day of March, 1957 A.D.

WORCESTER TOWNSHIP SUPERVISORS

L.A. DETWILER
CLAUDE H. BEYER
RUSSELL H. PLACE

ORDINANCE NO. 26

AN ORDINANCE MAKING IT UNLAWFUL TO HUNT FOR, CATCH, TAKE, WOUND OR KILL, GAME OF ANY KIND WITHIN THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA, WITH CERTAIN EXCEPTIONS AND PROVIDING PENALTIES FOR VIOLATIONS.

The supervisors of the Township of Worcester, in order to secure the safety of persons and property within the Township, deem it necessary to regulate and control hunting and gunning for game of any kind within the Township.

NOW, THEREFORE, the Board of Township Supervisors, hereby enact and ordain:

SECTION 1. From and after the enactment of this ordinance it shall be unlawful for any person to hunt for, shoot at, catch, take, wound or kill, or attempt to catch, take, shoot at or kill, game of any kind within the Township of Worcester, except as hereinafter provided.

SECTION 2. The term "game" as used in this ordinance, shall mean and include all wild birds and wild animals, whether protected or unprotected under the Game Laws of the Commonwealth, found in a wild state.

SECTION 3. This ordinance shall not prohibit the owner, tenant, or lessee, or members of the household of such owner, tenant or lessee, from hunting or gunning upon land occupied by such owner, tenant or lessee within this Township and on which he or they reside.

SECTION 4. This ordinance shall not prohibit those having written approval of the owner or lessee of a tract of land, and promptly displaying such approval on request, from hunting and gunning on such tract of land. Such approval shall be valid only during the calendar year in which it is dated. Such approval shall be on forms supplied to the owner or lessee of the tract of land upon his request, by the Board of Supervisors.

SECTION 5. Any person or persons violating this ordinance shall, upon summary conviction before any Justice of the Peace having jurisdiction within this Township of not less than ten dollars (\$10.00) nor more than twenty-five dollars (\$25.00); and, in default of the payment of the fine and costs, to undergo imprisonment in Montgomery County Prison for a period not to exceed five (5) days.

SECTION 6. The provisions of this Ordinance shall become effective at the expiration of five (5) days from its adoption.

ORDAINED AND ENACTED by the Board of Supervisors of the Township of Worcester this Seventh day of October, A.D. 1957.

LINNEAUS A. DETWILER
CLAUDE H. BEYER
RUSSELL H. PLACE

SUPERVISORS OF WORCESTER TOWNSHIP