

WORCESTER TOWNSHIP

ORDINANCE No. 80

The Board of Supervisors of Worcester Township does hereby Ordain and Enact an Ordinance amending Ordinance No. 61, known as the Worcester Township Zoning Ordinance of 1953, as amended, as follows:

SECTION 1. Another section shall be added to Article XVI, which shall read as follows:

Section 1645. Nothing in these regulations shall prohibit one unilluminated accessory building, not exceeding 300 square feet area, and not exceeding 10 feet height from being placed in the rear yard if separated from the principal building by not more than 15 feet, and located not closer than 40 feet to the side line, and not closer than 200 feet from the rear property line, and completely screened from off lot viewing by evergreen trees and a rustic fence not more than 10 feet from the accessory structure, to the satisfaction of the zoning officer, said screening to be effective for all the time that the building is so located, otherwise this section is null and void.

SECTION 2. Following Section 301 B, B, 2, shall be placed the following: For any of the above uses involving B, 1, or 2, all yards shall have a depth and a width of 125 feet when more than 40 persons will occupy the building at any one time or 175 feet yards when not more than 200 persons will occupy the building at any one time, or 300 feet depth front and rear yards, and 200 feet side yards when more than 200 persons will occupy the building at any one time. Furthermore, no part of any front yard shall be used for parking purposes, nor recreational purposes, but shall be kept in a suitable landscaped condition, to the satisfaction of the zoning officer, who shall approve the landscaping plan, before a building permit is granted.

The above provisions shall also follow Sections 500 B,1, and shall also follow Section 700 B.2.

Ordained and Enacted by the Board of Supervisors of Worcester Township this eleventh day of April, 1977 A.D.

1977-81

RESOLUTION ADOPTING FEES AND COSTS TO BE CHARGED FOR SUBDIVISION AND LAND DEVELOPMENT PLANS AND CONSTRUCTION UNDER ORDINANCE NO. 81

WHEREAS, the Board of Supervisors of Worcester Township by Ordinance No. 81 has provided that Fees and Costs under Ordinance No. 74, the Subdivision and Land Development Ordinance, shall be established by Resolution.

NOW THEREFORE, BE IT RESOLVED:

- 1. The following fees and costs shall be charged:
  - A. Preliminary Plan Application:  
\$50.00 plus \$10.00 for each lot or dwelling unit appearing on the plan.
  - B. Final Plan Application:  
No fee shall be charged for filing an Improvement Construction Plan or a Record Plan unless no Preliminary Plan has been filed, in which case the fees for Preliminary Plan will be charged.
  - C. Review Fees:  
In addition to A and B, above, the fees of the Montgomery County Planning Commission for review shall be paid at the time of application.
  - D. A bond or escrow fund in such amount and with such surety approved by the Township shall be furnished to guarantee the following:
    - (1) Engineering Services: The services of the Township Engineer as provided and required by Ordinance No. 74 and all costs for other professional certifications deemed necessary.
    - (2) Materials and Facilities Tests: The actual costs of all drainage, water and/or material tests.
    - (3) Inspections: Twenty-five (\$25.00) Dollars per hour for each hour or portion thereof expended by the Township Building Inspector or other designated Township Official in inspecting the work.
    - (4) Dedication: Legal fees, recording fees, advertising and other costs involved in the dedication of streets and public improvements to the Township.
    - (5) Legal Costs: The services of the Township Solicitor for legal services incidental to the preliminary approval of plans of each subdivision or development, or section thereof, and shall also pay for legal services required by the Township which may arise by reason of the approval of such plans of each subdivision or development, or section thereof.
  - E. Method of Payment:  
The fees and costs required to be paid by this Section shall be promptly paid to the Township by the developer, upon submission of bills thereof to the developer by the Township from time to time. To the fees and costs required to be paid the Township by this Section, there shall be added the sum of four percentum (4%) which the developer shall pay to the Township as reimbursement to the Township of costs incurred by the Township for collection of such fees and the disbursement thereof.

RESOLVED this thirteenth day of June, 1977 A.D.