

ORDINANCE NO. 94

WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE IMPOSING RATES AND CHARGES FOR
IMPROVED PROPERTIES CONNECTED TO THE
WORCESTER TOWNSHIP SEWER SYSTEM, SPECIFYING
THE TIME AND METHOD OF PAYMENT, AND AUTHORIZING
LIENS AND COLLECTION PROCEDURES FOR DELINQUENT PAYMENTS

It is hereby ENACTED and ORDAINED by the Board of Super-
visors of Worcester Township, Montgomery County, Pennsylvania as
follows:

SECTION 1 - DEFINITIONS

Unless the context specifically and clearly indicates
otherwise, the meaning of terms used in this ordinance shall be
as follows:

A. "Dwelling Unit" means any room, group of rooms,
house trailer or other enclosure occupied or intended for occu-
pancy as separate living quarters by a family or other group of
persons living together, or by persons living alone.

B. "Improved Property" means any property upon which
there is erected a structure intended for continuous or periodic
cohabitation, occupancy or use by human beings or animals and
from which structure sanitary sewage shall or may be discharged.

C. "Owner" means any person vested with ownership,
legal or equitable, sole or partial, of any improved property.

D. "Person" means any individual, partnership, company,

association, society, corporation or other group or entity.

E. "Sanitary Sewage" means normal water-carried household and toilet waste from any improved property.

F. "Sewer System" means all facilities, as of any particular time, for collecting, pumping and disposing of sanitary sewage, owned by the Township in those areas of Worcester Township where improved properties are connected to the sewer system.

SECTION II - SEWER RATES AND CHARGES

Uniform sewer rates and charges are hereby imposed upon and shall be collected from the owner of each improved property which shall be connected to the sewer system, for the use of the sewer system, whether such use shall be direct or indirect, and for services rendered by Worcester Township in connection therewith, which sewer rates and charges shall commence and shall be effective as of the date of this ordinance, or the date of connection of each new improved property to the sewer system, and shall be payable as provided herein, in accordance with the following uniform schedule of rates and classification.

A. Residential.

Each private dwelling unit - \$250 per annum payable at the rate of \$62.50 per quarter annum. Each dwelling unit in a double house in a row of connecting houses or in an apartment building shall be billed as a separate entity. If two or more families use separate cooking and/or toilet facilities in an

improved property, the sewer rate payable hereunder shall be computed as though each such family was a separate use with a separate connection to the sewer. If two or more dwelling units are connected to the sewer system through a single lateral, the sewer rates and charges payable hereunder shall be computed as though each such dwelling unit were a separate improved property or user with a separate connection to the sewer system.

B. Additional classifications and sewer rates and charges or modifications of the rates and charges specified herein may be established by the Township from time to time as deemed necessary.

C. Nothing herein contained shall be deemed to prohibit the Township from entering into separate agreements with owners with respect to sewer rates and charges to be imposed in those cases where, due to unusual circumstances, the sewer rates and charges set forth herein shall be deemed by the Township to be unfair or unequitable.

SECTION III - TIME AND METHOD OF PAYMENT

A. Bills for the sewer rates and charges specified herein shall be rendered in calendar quarters on the first days of January, April, July and October, respectively, in each year, or on such other dates as the Township shall specify, and shall cover a quarterly billing period consisting of the immediately preceding three complete calendar months. Owners of improved properties connected to the sewer system during any calendar

quarter shall pay pro rata sewer rates and charges for the balance of the calendar quarter.

B. The sewer rates and charges authorized hereby shall be due and payable on the applicable billing date as provided in Paragraph A of this section and the appropriate amount computed in accordance with this ordinance shall constitute the net bill. If sewer rates and charges are not paid within thirty (30) calendar days after each billing date, an additional sum of ten percent (10%) shall be added to such net bill, which net bill, plus such additional sum, shall constitute the gross bill. Payment made or mailed and postmarked on or before the first day of the end of such thirty (30) calendar day period shall constitute payment within such period. If the end of such thirty (30) calendar day period shall fall on a legal holiday, or a Saturday or Sunday, payment made or mailed and postmarked on the next succeeding day which is not a legal holiday shall constitute payment within such period. Any bill not paid within said thirty (30) calendar day period, shall be deemed delinquent.

C. Every owner of improved property which is connected to the sewer system shall provide the Township with and thereafter keep the Township advised of its correct address. Failure of any person to receive bills for sewer rates and charges shall not be considered an excuse for nonpayment, nor shall such failure result in an extension of the period of time during which

the net bill shall be payable.

SECTION IV - LIENS FOR COLLECTION RATES AND CHARGES;
FILING AND COLLECTION OF LIENS

A. The sewer rates and charges imposed by this ordinance shall be a lien upon the improved property connected to and served by the sewer system; and any such sewer rates and charges which are delinquent shall be filed as a lien against the improved property so connected to and served by the sewer system, which lien shall be filed in the Office of the Prothonotary of Montgomery County, Pennsylvania and shall be collected in the manner provided by law for the filing and collecting of municipal claims.

B. Interest collectible on liens filed by the Township as provided in Paragraph A of this section shall be ten percent (10%) per annum from the date of the filing of the lien until paid.

SECTION V - ADOPTION OF ADDITIONAL RULES AND REGULATIONS

The Township reserves the right to adopt, from time to time, such additional rules and regulations as it shall deem necessary and proper in connection with the use and operation of the sewer system, which rules and regulations shall be, shall become and shall be construed as part of this ordinance.

SECTION VI - CONSTRUCTION AND SEVERABILITY

In the event that any provision, section, sentence, clause or part of this ordinance shall be held to be invalid,

such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of this ordinance, it being the intent of the Township that such remainder shall be and shall remain in full force and effect.

ENACTED AND ORDAINED by the Board of Supervisors of Worcester Township in public meeting held this 30th day of June, 1986.

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS

BY: John F. Kelly V.C.
Vice Chairman

ATTEST:

George Roberts
Secretary

ORDINANCE NO. 95

WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE WORCESTER TOWNSHIP
ZONING ORDINANCE (ORDINANCE NO. 88, AS AMENDED)
BY ADDING TO SECTION 1101 OF ARTICLE XI
("C" COMMERCIAL DISTRICT) A PROVISION TO
REQUIRE THAT COMMERCIAL USES BE CLOSED
BETWEEN THE HOURS OF 10 P.M. AND 6 A.M.,
PREVAILING TIME

The Board of Supervisors of Worcester Township do hereby
ENACT and ORDAIN that the first paragraph of Section 1101
(entitled "Use Regulations") of Article XI ("C" Commercial Dis-
tricts) of the Worcester Township Zoning Ordinance (Ordinance No.
88, as amended) be and hereby is amended to provide as follows:

"Section 1101. Use Regulations. A building may be erected, altered or used and occupied for any of the following purposes and no other, provided that new buildings or alterations to existing buildings conform to a colonial appearance as far as practical to preserve the old residential character of the neighborhood by the use of stone and brick and roofs of considerable slope surfaced with heavy slate or wood shingles or materials that give such an appearance, and with illumination of a subdued nature; and further provided that the existing slope or grade of the lot be satisfactory for the proposed use so that it will not be necessary to alter the contour of the lot substantially and the existing grade of the lot will be substantially maintained; and further provided that all commercial uses enumerated herein shall be closed between the hours of 10 p.m. and 6 a.m., prevailing time, and when so closed, shall be illuminated only as permitted by Section 1305 of this Ordinance."

This Ordinance shall in no other way affect, amend or modify the Worcester Township Zoning Ordinance (Ordinance No. 88, as amended).

DULY PRESENTED AND ORDAINED by the Worcester Township Board of Supervisors in public meeting held this 8 day of September; 1986.

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS

BY:


Chairman

ATTEST:


Secretary

WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 96

AN ORDINANCE GOVERNING THE DESIGN, CONSTRUCTION, ALTERATION, ENLARGEMENT, EQUIPMENT, REPAIR DEMOLITION, REMOVAL, CONVERSION AND USE OR MAINTENANCE OF ALL BUILDINGS AND STRUCTURES, TO BE KNOWN AS THE BUILDING ORDINANCE; PROVIDING FOR THE ISSUANCE OF PERMITS; AUTHORIZING THE COLLECTION OF FEES AND MAKING INSPECTIONS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; AND REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES OF WORCESTER TOWNSHIP WHICH ARE IN CONFLICT

The Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, do hereby ENACT AND ORDAIN:

SECTION 1

There is hereby adopted by the Township of Worcester for the purpose of prescribing regulations governing the design, construction, alteration, enlargement, equipment, repair, demolition, removal, conversion and use or maintenance of all buildings and structures, that certain document (three copies of which are on file with the Township Secretary) known as "The BOCA Basic/National Building Code, Ninth Edition, 1984" as published by the Building Officials and Code Administrators International, Inc., and all annual supplements thereto, excepting only such portions as are hereinafter deleted, modified or amended, and from and after the date on which this ordinance shall take effect, the provisions thereof shall be controlling within the

limits of Worcester Township.

SECTION II

The following sections of the aforesaid Code are hereby revised as follows:

1.. Section 100.1 of this Code is hereby revised to provide as follows:

"100.1 Title: These regulations shall be known as the Building Ordinance of Worcester Township hereinafter referred to as "this Code."

2. Section 100.2 of this Code is hereby revised and supplemented to provide as follows:

"100.2 Scope: These regulations shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures, and shall apply to existing or proposed buildings and structures; and further, these regulations shall include, and require compliance with the provisions of Article XII-A of the Worcester Township Zoning Ordinance regulating the use of land and structures within the boundaries of designated flood plain districts which are part of the Official Zoning Map of Worcester Township.

3. Section 105.1.1 of this Code is hereby added to provide as follows:

"105.1.1 Certificate of Rodent Exterminator: Prior to the issuance of a demolition permit the applicant shall furnish to the Township a Certificate from a reputable Rodent Exterminator which states that the building or structure to be demolished has been inspected and found to be free of rodents, or that the building or structure to be demolished has been properly treated for the eradication of all rodents in and about the premises.

4. Section 114.3.1 of this Code is hereby revised to provide as follows:

"114.3.1 Fee Schedule: Applicants for permits under this Code shall pay at the time of application to the Township the fees set forth on the then current fee schedule which shall have been adopted by resolution by the Board of Supervisors. When a permit fee is based on cost of construction, the valuation of the subject work shall be the fair market value of all of the construction work. The Building Official shall be satisfied as to the accuracy of the estimate both initially and at final completion should changes occur as the work progresses."

5. Section 114.4 of this Code is hereby revised to provide as follows:

"114.4 Accounting: All fees collected shall be received and accounted for by the Township Secretary; and such fees shall be deposited in the jurisdiction treasury, or otherwise handled as required by law."

6. Section 117.4 of this Code is hereby revised to provide as follows:

"117.4 Violation penalties: Any person who shall violate a provision of this code or shall fail to comply with the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the building official, or of a permit or certificate issued under the provisions of this code, or shall continue any work in or about a building after having been served with a stop order, upon conviction thereof by summary proceedings brought in the name of Worcester Township before a district justice having jurisdiction, shall be sentenced to pay a fine of not more than three hundred dollars (\$300.00) and costs; and in default of such fine and costs to undergo imprisonment in the Montgomery County prison for a period not in excess of thirty (30) days. Each day that a violation continues shall be deemed a separate offense."

7. Section 118.2 of this Code is hereby deleted in its entirety.

8. Section 123.3 of this Code is hereby supplemented

to provide for a fee of three hundred dollars (\$300.00).

9. Section 124.2.1 of this Code is hereby deleted in its entirety.

10. Section 1409.1.2 of this Code is hereby revised to provide as follows.

"1409.1.2 Multi-family Dwellings: Notwithstanding anything to the contrary in this Ordinance or Code, the requirements for fire separations in multi-family dwellings shall be as follows: dwelling units located adjacent to other dwelling units shall be completely separated from the adjacent dwelling unit by an eight (8) inch thick masonry wall extending from the foundation to at least sixteen (16) inches above the highest adjacent roof deck. Dwelling units located above other dwelling units shall be completely separated from the other dwelling unit by floor/ceiling assemblies of not less than two (2) hour fire resistance rated construction."

11. Section 1702.1 of this Code is hereby revised by deleting therefrom the exception of buildings in Use Group R-3 and is supplemented and revised as follows:

"1702.1 Where required: Fire suppression systems shall be installed and maintained in full operating condition, as specified in this Code, in the locations indicated in Sections 1702.2 through 1702.21; and all buildings, other than single-family residences, with a gross floor area of more than two thousand (2,000) square feet shall be provided with a fully automatic fire suppression system."

12. Section 1702.2 through and including Section 1702.21 are hereby revised by deleting therefrom all references that are inconsistent with the requirements of section 1702.1 as hereby revised and supplemented.

13. Section 1807.2.1 is hereby supplemented by adding the words "three (3) feet."

14. Section 1807.2.2 is hereby supplemented by adding the words "three (3) feet."

15. Section 1906.0 of this Code is hereby deleted in its entirety.

SECTION III

All buildings and structures owned by Worcester Township are exempt from the provisions of this Code, except that the requirements governing the use of land and structures within the boundaries of designated flood plain districts which are part of the Official Zoning Map of Worcester Township as set forth in Article XII-A of the Worcester Township Zoning Ordinance shall apply to all buildings and structures owned by Worcester Township.

SECTION IV

Any and all ordinances or parts of ordinances of Worcester Township which are inconsistent with or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION V

If any sentence, clause, section or part of this Ordinance, or of the Building Code hereby adopted, is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this ordinance, or of the Building Code hereby adopted. It is hereby declared as the intent of the Board

of Supervisors of Worcester Township that this Ordinance, and the Building Code hereby adopted, would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section, or part thereof not been included herein.

ORDAINED AND ENACTED into an Ordinance this 10th day of November, 1986, by the Board of Supervisors of the Township of Worcester, Montgomery County, Pennsylvania, in lawful session duly assembled.

BOARD OF SUPERVISORS
WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

By: John O. Chambers
Chairman

ATTEST:

George D. James
Secretary

ORDINANCE NO. 97
WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE WORCESTER TOWNSHIP
ZONING ORDINANCE (ORDINANCE NO. 88, AS AMENDED)
BY ADDING TO SECTION 1001 OF ARTICLE X
("SC" SHOPPING CENTER DISTRICT)
PROVISIONS GOVERNING THE LOCATION, APPEARANCE
ILLUMINATION AND GRADING FOR PERMITTED USES
AND ADDING A PROVISION TO REQUIRE THAT PERMITTED
USES BE CLOSED BETWEEN THE HOURS OF 10 P.M. and 6 A.M.
PREVAILING TIME

The Board of Supervisors of Worcester Township do hereby ENACT and ORDAIN that the first paragraph of Section 1001 (entitled "Use Regulations") of Article X ("SC" Shopping Center Districts) of the Worcester Township Zoning Ordinance (Ordinance No. 88, as amended) be and hereby is amended to provide as follows:

"Section 1001. Use Regulations. In a "SC" Shopping Center District, a building or combination of buildings may be erected or used, and a lot area may be used or occupied, for any of the following purposes, and no other, provided that new buildings or alterations to existing buildings conform to a colonial appearance as far as practical to preserve the old residential character of the neighborhood by the use of stone and brick and roofs of considerable slope surfaced with heavy slate or wood shingles or materials that give such an appearance, and with illumination of a subdued nature; and further provided that the existing slope or grade of the lot be satisfactory for the proposed use so that it will not be necessary to alter the contour of the lot substantially and the existing grade of the lot will be substantially maintained; and further provided that all permitted uses enumerated herein shall be closed between the hours of 10 p.m. and 6 a.m., prevailing time, and when so closed, shall be illuminated only as permitted by Section 1305 of this Ordinance."

This Ordinance shall in no other way affect, amend or modify the Worcester Township Zoning Ordinance (Ordinance No. 88, as amended).

DULY PRESENTED AND ORDAINED by the Worcester Township Board of Supervisors in public meeting held this 8th day of December, 1986.

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS

BY:

John J. Kelly
Vice-Chairman

ATTEST:

George R. [Signature]
Secretary