

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2005-203

"Expansion of Nonconforming Structure"

AN ORDINANCE AMENDING CHAPTER 150 (ZONING), ARTICLE XXIII (NONCONFORMITY), SECTION 150-162 (BUILDINGS) BY ADDING NEW SUBSECTIONS 150-162.1 ENTITLED "EXPANSION OF NONCONFORMING STRUCTURES" AND SUBSECTION 150-162.2 ENTITLED "VERTICAL EXPANSION OF NONCONFORMING STRUCTURES" TO RESTRICT EXPANSION OF NONCONFORMING STRUCTURES IN COMPLIANCE WITH THE UNDERLYING DISTRICT REGULATIONS AND THE VERTICAL EXPANSION OF NONCONFORMING STRUCTURES BY REQUIRING ANY NEW STORIES ERECTED ON A NONCONFORMING STRUCTURE TO FULFILL ALL BUILDING SETBACK REQUIREMENTS AND OTHER APPLICABLE REGULATIONS ON THE LEVEL UPON WHICH SUCH NEW STORIES ARE BEING ERECTED AND REQUIRING A VARIANCE FOR EVERY REGULATION WITH WHICH THE VERTICAL EXPANSION DOES NOT COMPLY.

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

SECTION I. Amendment to the Code.

The Code of Worcester Township, Chapter 150 (Zoning), Article XXIII (Nonconformity), Section 150-162 (Buildings) is hereby amended by adding a new subsection 150 162.1 entitled "Expansion of Nonconforming Structure as follows:

§ 150-162.1 Expansion of Nonconforming Structure.

Any expansion (including extensions) of a nonconforming structure or other nonconforming improvement shall conform to the area, height, setback, width and yard coverage and all other applicable regulations of the district in which the nonconforming structure or other improvement is located.

§ 150 162.2 Vertical Expansion of Nonconforming Structure.

Any new stories or other vertical expansion erected on a nonconforming structure shall be constructed to fulfill all building setback requirements including, but not limited to front yard, rear yard, side yard, area requirements, height limitations and special requirements, and all other applicable regulations of the zoning district in which the structure is located, which regulations shall be applied (except as to height restrictions) on the level upon which such new stories are being erected. Otherwise, a variance for each regulation with which the vertical expansion does not comply must be approved by the zoning hearing board.

SECTION II. Repealer.

All other ordinances and resolutions or parts thereof as they are inconsistent with this Ordinance are hereby repealed.

SECTION III. 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 IV. 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 V. 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 February, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
CHASE E. KNEELAND, Chairman
Board of Supervisors

Attest: John R. Harris
JOHN R. HARRIS, Secretary

NOTICE

NOTICE is hereby given that the Board of Supervisors of Worcester Township, at its public meeting on February 16, 2005, at 7:30 p.m. at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania will hold a public hearing on and could vote to adopt an Ordinance an Ordinance amending Chapter 150 (Zoning), Article XXIII (Nonconformity), Section 150-162 (Buildings) by adding new Subsections 150-162.1 entitled "Expansion of Nonconforming Structures" and Subsection 150-162.2 entitled "Vertical Expansion of Nonconforming Structures" to restrict expansion of nonconforming structures in compliance with the underlying district regulations and the vertical expansion of nonconforming structures by requiring any new stories erected on a nonconforming structure to fulfill all building setback requirements and other applicable regulations on the level upon which such new stories are being erected and requiring a variance for every regulation with which the vertical expansion does not comply.

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*, 401 Markley Street, Norristown, Pennsylvania 19404, the Montgomery County Law Library, Court House, Norristown, Pennsylvania and the Worcester Township Building, 1721 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.

JAMES J. GARRITY, ESQUIRE
MARK A. HOSTERMAN, ESQUIRE
WISLER, PEARLSTINE, TALONE,
CRAIG, GARRITY & POTASH, LLP
Solicitors for Worcester Township

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 05-204

**"OTHER LEGITIMATE USES PERMITTED IN
LIMITED INDUSTRIAL DISTRICT BY
CONDITIONAL USE APPROVAL"**

**AN ORDINANCE AMENDING PART II (GENERAL LEGISLATION),
CHAPTER 150 (ZONING), ARTICLE XIX (LI LIMITED INDUSTRIAL
DISTRICT), SECTION 150-128 (USE REGULATIONS) BY ADDING A
NEW SUBPART F TO PERMIT OTHER LEGITIMATE USES BY
AUTHORIZATION AS A CONDITIONAL USE BY THE BOARD OF
SUPERVISORS.**

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

SECTION I. Amendment to the Code.

The Code of Worcester Township, Part II (General Legislation), Chapter 150 (Zoning), Article XIX (LI Limited Industrial District), Section 150-128 (Use Regulations) is hereby amended by adding a new Subpart F and re-lettering the existing Subparts F and G as follows:

SECTION 150-128. Use regulations.

A building or combination of buildings may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

- A. Manufacturing.
- B. Storage or warehousing.
- C. Industrial use or commercial kennel.
- D. Administrative offices and research facilities accessory to a permitted use.

- E. Any use similar to those enumerated above, when authorized as a special exception by the Zoning Hearing Board.
- F. Any other legitimate use not otherwise permitted expressly or by implication elsewhere in this Zoning Code when authorized as a conditional use by the Board of Supervisors and after the imposition of conditions designed to eliminate (to the extent reasonably possible) adverse affects upon neighboring properties and the general public health, safety and welfare.
- G. The following uses shall not be permitted:
 - (1) Abattoir.
 - (2) Acetylene gas manufacture and/or storage.
 - (3) Acid manufacture (hydrochloric, nitric, picric, sulphuric, sulphurous, carbolic).
 - (4) Airport.
 - (5) Ammonia bleaching powder or chlorine
 - (6) Ammunition manufacture and/or storage.
 - (7) Arsenal.
 - (8) Asphalt manufacturing or refining.
 - (9) Blast furnace.
 - (10) Bone distillation.
 - (11) Celluloid manufacture.
 - (12) Cement, lime, gypsum or plaster of paris manufacture.
 - (13) Coal distillation.
 - (14) Coke ovens.
 - (15) Creosote treatment or manufacture.
 - (16) Dead animal and offal reduction.

- (17) Distillation of bones, coal, petroleum, refuse grain or wood (except in the manufacture of gas).
- (18) Distillation of tar.
- (19) Explosives, fireworks and gun powder manufacture or storage.
- (20) Fat rendering.
- (21) Fertilizer manufacture.
- (22) Forge plant.
- (23) Hog farm.
- (24) Incineration, reduction, storage or dumping of slaughterhouse refuse, rancid fats, garbage, dead animal or offal.
- (25) Oilcloth or linoleum manufacture.
- (26) Ore reduction.
- (27) Petroleum or kerosene refining, distillation or derivation of by-products and/or storage.
- (28) Potash works.
- (29) Power forge (riveting, hammering, punching, chipping, drawing, rolling or tumbling of iron, steel, brass or copper, except as a necessary incident of manufacture of which these processes form a minor part and which are carried on without objectionable noise outside the plant).
- (30) Rolling mill.
- (31) Steel furnace, blooming mill or rolling mill.
- (32) Stock yards.
- (33) Tar distillation or manufacture.

H. Municipal Use as defined in Article III.

SECTION II. Repealer.

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

SECTION III. 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 IV. 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 V. 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 February, 2004⁵

WORCESTER TOWNSHIP

By: Chase E. Kneeland
CHASE E KNEELAND, Chairman
Board of Supervisors

Attest: John R. Harris
JOHN R. HARRIS, Secretary

NOTICE

NOTICE is hereby given that the Board of Supervisors of Worcester Township, at its public meeting on February 16, 2005 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 amending the Codified Ordinances of Worcester Township Part II (General Legislation), Chapter 150 (Zoning), Article XIX (Limited Industrial District), Section 150-128 (Use Regulations) by adding a new Subpart F to permit other legitimate uses by authorization as a conditional use by the Board of Supervisors.

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.

JAMES J. GARRITY, ESQUIRE
MARK A. HOSTERMAN, ESQUIRE
WISLER, PEARLSTINE, TALONE,
CRAIG, GARRITY & POTASH, LLP
Solicitors for Worcester Township

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2005-205

Milestones Speed Limit Ordinance

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF WORCESTER TOWNSHIP, CHAPTER 145 (VEHICLES AND TRAFFIC), ARTICLE I (SPEED LIMITS), SECTION 145-1.B (MAXIMUM SPEED LIMITS) TO ESTABLISH A MAXIMUM SPEED LIMIT OF 25 MILES PER HOUR ON THE FOLLOWING STREETS: NYCE WAY; WEIGNER ROAD; LOCUST DRIVE; WARNER ROAD; SUNNY AYRE DRIVE; MANN ROAD; DOTT'S WAY; AYRESHIRE DRIVE; SCHEID WAY; CONRAD WAY; DRAKE ROAD; PAWLINGS FORD ROAD AND STUART WAY.

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

SECTION I. Amendment to the Code.

The Codified Ordinances of Worcester Township, Chapter 145 (Vehicles and Traffic), Article I (Speed Limits), Section 145-1.B. (Maximum Speed Limits) is hereby amended by adding the following streets, speed limits and locations of speed limits to the existing list:

Name of Street	Speed Limit (MPH)	Location
Nyce Way	25	Entire Length
Weigner Road	25	Entire Length
Locust Drive	25	Entire Length
Warner Road	25	Entire Length
Sunny Ayre Drive	25	Entire Length
Mann Road	25	Entire Length
Dott's Way	25	Entire Length
Ayershire Drive	25	Entire Length
Scheid Way	25	Entire Length

Conrad Way	25	Entire Length
Drake Road	25	Entire Length
Pawlings Ford Road	25	Entire Length
Stuart Way	25	Entire Length

SECTION II. Repealer.

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

SECTION III. 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 IV. 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 V. 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 18 day of May, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
CHASE E. KNEELAND, Chairman
Board of Supervisors

Attest: John R. Harris
JOHN R. HARRIS, Secretary



**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2005-206

Bean Road and Beyer Lane Stop Sign Ordinance

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE TOWNSHIP OF WORCESTER, CHAPTER 145 (VEHICLES AND TRAFFIC), ARTICLE III (STOP INTERSECTIONS), BY ADDING BEAN ROAD AND BEYER LANE TO THE LIST OF INTERSECTIONS WHERE STOP SIGNS ARE REQUIRED FOR A THREE-WAY STOP AT THE INTERSECTION OF BEAN ROAD AND BEYER LANE.

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

SECTION I. Amendment to the Code.

The Codified Ordinances of Worcester Township, Chapter 145 (Vehicles and Traffic), Article III (Stop Intersections), Section 145-4 (Stop Intersections) is hereby amended by deleting the entire stop intersection described in the section as a stop sign on "Beyer Road" in a "southerly" direction at intersection of "Bean Road" and adding the following intersections to the existing list of intersections:

Stop Sign On	Direction of Travel	At Intersection of
Bean Road	Northerly	Beyer Lane
Bean Road	Southerly	Beyer Lane
Beyer Lane	Westerly	Bean Road

SECTION II. Repealer.

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

SECTION III. 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 IV. 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 V. 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 18 day of May, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
CHASE E. KNEELAND, Chairman
Board of Supervisors

Attest: John R. Harris
JOHN R. HARRIS, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2005-207

"TAX COLLECTOR FEES"

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF WORCESTER TOWNSHIP, CHAPTER 135 (TAXATION), ARTICLE III (REAL ESTATE TAX CERTIFICATION FEE), BY DELETING THE EXISTING SECTION 135-28 IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION ESTABLISHING TAX CERTIFICATION AND DUPLICATE TAX BILL FEES AND AMENDING CHAPTER 135 (TAXATION), BY ADDING A NEW ARTICLE V ENTITLED "GENERAL PROVISIONS" TO ADD A NEW SECTION 135-30 ENTITLED "FEES FOR CHECKS RETURNED FOR INSUFFICIENT FUNDS".

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

SECTION I. Amendment to the Code.

The Codified Ordinances of Worcester Township, Chapter 135 (Taxation), Article III (Real Estate Tax Certification), Section 135-28 (Tax Certification Fee) is hereby deleted in its entirety and replaced with a new Section as follows:

Section 135-28. Tax Certification and Duplicate Fees.

There shall be a fee of not less than Fifteen Dollars (\$15.00) for preparing and providing, by mail or otherwise, a real estate tax certification for any single tax parcel within the Township. Additionally, there shall be a fee of not less than Five Dollars (\$5.00) per tax year for any requested duplication of any tax bill. The fees set forth herein may be adjusted from time to time by resolution of the Board of Supervisors. The aforesaid fees shall be assessed and collected by the Township Tax Collector and retained by him or her as compensation for providing such services.

SECTION II. Amendment to the Code.

The Codified Ordinances of Worcester Township, Chapter 135 (Taxation), are hereby amended by adding a new Article V entitled "General Provisions" and adding a new Section 135-30 entitled "Fees for Checks Returned for Insufficient Funds" as follows:

**ARTICLE V
General Provisions**

Section 135-30. Fees for Checks Returned for Insufficient Funds.

Any bank charges assessed against the Township Tax Collector for deposit of an insufficient funds check received from the taxpayer shall be assessed against the taxpayer by adding the bank charges and a Five Dollar (\$5.00) administrative fee to the amount of the tax due. The administrative fee set forth herein may be adjusted from time to time by resolution of the Board of Supervisors and shall be assessed and collected by the Township Tax Collector and retained by him or her as compensation. . Nothing in this Section shall be construed as a substitute for penalty and interest provisions otherwise set forth in this Chapter and all such penalty and interest provisions shall remain in full force and effect

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 15th day of June , 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
CHASE E. KNEELAND, Chairman
Board of Supervisors

Attest: J. Harris
JOHN R. HARRIS, Secretary