

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE 2018 - 274**

**AN ORDINANCE OF THE TOWNSHIP OF WORCESTER,  
MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING  
THE WORCESTER TOWNSHIP ZONING MAP TO MAKE  
MAP CHANGES REZONING CERTAIN PARCELS FROM  
THE AGR - AGRICULTURAL DISTRICT TO THE R-AG-  
200 RESIDENTIAL-AGRICULTURAL DISTRICT**

**WHEREAS**, the Board of Supervisors of Worcester Township desires to amend the Township Code, by amending its Zoning Map to rezone certain parcels from the AGR - Agricultural District to the R-AG-200 - Residential-Agricultural District.

**NOW, THEREFORE**, the Board of Supervisors hereby ordains and enacts as follows:

**Section 1. Zoning Map Changes.**

The Worcester Township Zoning Map is hereby amended as follows:

The following properties are rezoned from the AGR - Agricultural District to the R-AG-200 Residential- Agricultural District: TMP Nos. 67 -00-00211-50-5; 67-00-03469-00-1; 67-00-03472-00-7; 67-00-03463-00-7; and 67-00-03466-00-4. Excepting there out and therefrom as to TMP No. 67-00-003469-00-1 those portions of that property as more particularly described upon Exhibits "A" and "B" attached hereto, which portions are not currently zoned AGR, but rather, are currently zoned R-175.

The Township Engineer is directed to revise the Zoning Map, as last revised, to incorporate the above rezoning.

**Section 2. Repealer.**

All provisions of the Worcester Township Zoning Ordinance and Zoning Map as amended, unaffected by this Ordinance are declared to be in full force and effect. The provisions of the Worcester Township Zoning Ordinance, as amended, inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

**Section 3. Severability.**

The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Worcester Township Zoning Ordinance and Zoning Map, as amended.

**Section 4. Effective Date.**

This Ordinance shall become effective immediately after its adoption.

**ENACTED AND ORDAINED** by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this 18<sup>th</sup> day of April, 2018.

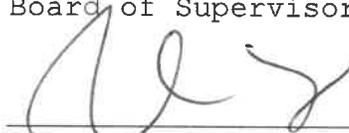
**WORCESTER TOWNSHIP**

By:



Rick DeLello, Chair  
Board of Supervisors

Attest:



Tommy Ryan, Secretary



January 16, 2018

**LEGAL DESCRIPTION  
0.8609 ACRE PARCEL  
CENTER SQUARE GOLF CLUB  
PROJECT #5506**

**ALL THAT CERTAIN** tract or strip of ground situate in Worcester Township, Montgomery County, Pennsylvania, being shown as a portion of a larger parcel known as TMP No. 67-00-03469-00-1 abutting Whitehall Road, S.R. 3006, and bounded by TMP Nos. 67-00-04135-00-1 and 67-00-04138-00-7, and being more fully described as follows:

**BEGINNING** at a point in the centerline of Whitehall Road, S.R. 3006 (33 feet wide), said point being in the northeast line of TMP No. 67-00-04135-00-1; thence, from said beginning point, along said parcel, North 51°07'20" West, 250.00 feet to a point; thence, on and through TMP No. 67-00-03469-00-1, North 38°52'40" East, 150.00 feet to a point in the southwest line of TMP No. 67-00-04138-00-7; thence, along said parcel, South 51°07'20" East, 250.00 feet to a point in the aforesaid centerline of Whitehall Road; thence, along said line, South 38°52'40" West, 150.00 feet to the point of beginning.

**CONTAINING** 0.8609 acres of land, be the same, more or less.

Exhibit "A"



January 16, 2018

**LEGAL DESCRIPTION  
0.2870 ACRE PARCEL  
CENTER SQUARE GOLF CLUB  
PROJECT #5506**

**ALL THAT CERTAIN** tract or strip of ground situate in Worcester Township, Montgomery County, Pennsylvania, being shown as a portion of a larger parcel known as TMP No. 67-00-03469-00-1 abutting Berks Road, S.R. 3004, and bounded by TMP Nos. 67-00-00220-00-1 and 67-00-00223-00-7, and being more fully described as follows:

**BEGINNING** at a point in the centerline of Berks Road, S.R. 3004 (33 feet wide), said point being in the northeast line of TMP No. 67-00-00223-00-7; thence, from said beginning point, along said centerline of Berks Road, North 38°05'30" East, 50.00 feet to a point in the southwest line of TMP No. 67-00-00220-00-1; thence, along said parcel, South 51°54'30" East, 250.00 feet to a point; thence, on and through TMP No. 67-00-03469-00-1, South 38°05'30" West, 50.00 feet to a point in the northeast line of TMP No. 67-00-00223-00-7; thence, along said line, North 51°54'30" West, 250.00 feet to the point of beginning.

**CONTAINING** 0.2870 acres of land, be the same, more or less.

Exhibit "B"

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE 2018 - 275**

**AN ORDINANCE AMENDING THE TOWNSHIP CODE OF WORCESTER TOWNSHIP,  
CHAPTER 150, ZONING, ARTICLE V,  
R-AG-200, RESIDENTIAL-AGRICULTURAL DISTRICT**

**WHEREAS**, the Board of Supervisors of Worcester Township desires to amend the Township Code, Chapter 150, Zoning, Article V, R-AG-200, Residential-Agricultural District, to provide for a Medium Density Residential Development option allowing for a mixture of single-family detached dwelling units and multifamily dwelling units and to provide for design criteria governing the development of same in such a manner as to protect and promote the health, safety and general welfare of the community.

**NOW, THEREFORE**, the Board of Supervisors hereby ordains and enacts as follows:

**Section 1.** The Code of the Township of Worcester, Chapter 150, Zoning, Article V, R-AG-200, Residential-Agricultural District, is hereby amended as follows:

**A.** Article V, §150-19. Use regulations is amended to add the following:

**§150-19. Use regulations.**

E. Medium Density Residential Option. A residential development which may contain both single-family detached dwelling units and multifamily dwelling units, provided that at least 50% of the total dwelling units shall be single-family detached dwelling units.

**B.** Article V, is amended to add new sections: §150-20A through §150-25A, which set forth development regulations and design criteria governing any development pursuant to the Medium Density Residential Option as follows:

**§150-20A. Lot area, width and yard regulations for Medium Density Residential Option.**

A. Tract size. The minimum contiguous tract size shall be 150 acres. For purposes of this article, the term "tract size"

shall be the area measurement of all contiguous ground, as measured from the property boundary lines, which is proposed to be subdivided and developed under the terms of this article.

B. Design criteria for single-family detached dwelling lots:

Minimum lot area:	15,000 S.F.
Minimum lot width at setback line:	90 FT.
Minimum Front yard :	35 FT.
Minimum Side yard:	10 FT./30 FT. aggregate
Abutting street:	35 FT.
Minimum Rear yard :	30 FT.

C. Design criteria for multifamily dwelling lots:

Minimum lot area:	3,120 S.F.
Minimum lot width at building setback line:	24 FT.
Minimum front yard:	30 FT.
Minimum side yard between buildings:	15 FT.
Minimum side yard between interior dwelling units:	0 FT.
Minimum side yard abutting open space:	10 FT.
Minimum rear yard:	20 FT.
Rear yard deck - maximum encroachment into rear yard:	10 FT.
Minimum building separation (side to side):	30 FT.
Minimum building separation (other than side to side):	40 FT.

**§150-21A. Perimeter setback regulations for Medium Density Residential Option.**

There shall be a minimum of a 50 foot wide perimeter buffer setback surrounding the entire development, separating any lots from either bordering public roadways or bordering properties.

**§150-22A. Coverage regulations for Medium Density Option.**

- A. Building coverage - Single-family detached dwelling lots. Thirty percent shall be the maximum building coverage on a single-family detached dwelling lot.
- B. Impervious coverage - Single-family detached dwelling lots. Forty percent shall be the maximum total impervious coverage on a single-family detached lot.
- C. Building coverage - Multifamily dwelling lots. Sixty-five percent shall be the maximum building coverage on a multifamily dwelling lot.
- D. Impervious coverage - Multifamily dwelling lots. Ninety percent shall be the maximum total impervious coverage on a multifamily dwelling lot.

**§150-23A. Height regulations for Medium Density Residential Option.**

- A. Building height. Thirty-five feet shall be the maximum height for any building or other structure erected or enlarged in this district.
- B. Fifteen feet, not exceeding 1 ½ stories, shall be the maximum height for any structure accessory to a dwelling.

**§150-24A. Parking regulations for Medium Density Residential Option.**

Residential. For each dwelling, no less than two all-weather off-street parking spaces, which may include attached garages, shall be provided in accordance with the applicable provisions of Article XXII of the Township Zoning Ordinance.

**§150-25A. Special requirements for Medium Density Residential Option.**

- A. Public water and public sewer service must be provided for any development pursuant to the Medium Density Residential Option.
- B. Non-dwelling structures. Swimming pools, tennis courts, sanitary sewer pump stations, and animal shelters may be

permitted in this district, on single-family detached dwelling lots, subject to the applicable regulations under Article XXIV, General Regulations, of the Township Zoning Ordinance.

- C. Detention basins in yard areas. Detention basins shall be allowed in yard areas only in accordance with the applicable regulations under Article XXIV, General Regulations, of the Township Zoning Ordinance.
- D. Open space. Fifty percent of the net tract within this zoning district, being the gross tract area minus the ultimate right of way, shall be provided and designated as open space. The open space shall meet the following requirements:
  - (1) Open space may be provided in one or more parcels, but in no event shall any individual parcel be less than two acres, unless otherwise approved by the Board of Supervisors.
  - (2) All open space shall have access from a road, street or walking trail. Where deemed appropriate by the Board of Supervisors, access to the open space may be provided from the ends of cul-de-sac.
- E. Residential density. The maximum number of single-family attached dwellings and multifamily dwellings, combined, in a Medium Density Residential Option development under this Article shall not exceed a ratio of 1.65 dwellings per acre multiplied by the tract size.
- F. All multifamily dwelling buildings shall be in accordance with an overall plan and shall be designed as a single architectural scheme.
- G. Raw materials, supplies, trash, rubbish and other refuse shall be stored in covered containers within an adequate enclosure and handled and disposed of in such a manner not to give rise to smoke, odor or litter.

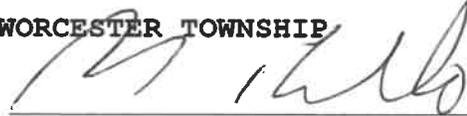
**Section 2. General Provisions.**

- A.** All other terms and provisions of Chapter 150, Zoning, of the Worcester Township Code shall remain in full force and effect.
- B.** The proper officers of the Township are hereby authorized and directed to do all matters and things required to be done by the Acts of Assembly and by this Ordinance for the purpose of carrying out the purposes hereof.
- C.** In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
- D.** To the extent this Ordinance is inconsistent with the Code of Worcester Township, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
- E.** 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.
- F.** This Ordinance shall immediately take effect and be in force from and after its approval.

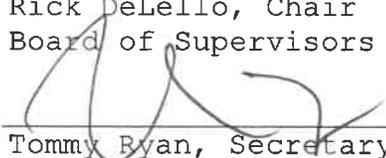
**ENACTED AND ORDAINED** by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this 18<sup>th</sup> day of April, 2018.

**WORCESTER TOWNSHIP**

By:

  
Rick DeLello, Chair  
Board of Supervisors

Attest:

  
Tommy Ryan, Secretary

TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2018-276

AN ORDINANCE AMENDING THE TOWNSHIP CODE OF WORCESTER  
TOWNSHIP, CHAPTER 150, ZONING, ARTICLE III,  
DEFINITIONS, ARTICLE XXI, SIGNS, AND ARTICLE XXIV,  
GENERAL REGULATIONS

WHEREAS, the Board of Supervisors of Worcester Township desires to amend the Township Code to permit and regulate certain signage in such a manner as to protect and promote the health, safety and general welfare of the community and to adhere to constitutional requirements for signage.

NOW, THEREFORE, the Board of Supervisors hereby ordains and enacts as follows:

SECTION I - The Code of the Township of Worcester, Chapter 150, Zoning, Article III, Terminology, Section 150-9, Definitions, Sign, subparagraph F. Temporary Sign, is hereby amended to read as follows,

- F. "Temporary Sign - A sign erected for a limited period of time. Such sign must be otherwise permitted in the district and must conform to all size, height, location, and time period restrictions in this Chapter."

SECTION II - The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-147.B., paragraph (5) is deleted in its entirety and replaced with the following amendment:

(5) Temporary signs as follows:

- (a) Temporary signs may be displayed up to a maximum of thirty (30) consecutive days. Such signs shall not be illuminated in any manner. Upon the conclusion of the thirty (30) day period, the temporary sign will be removed immediately.
- (b) All properties, residential and non-residential, shall be permitted to display temporary signage subject to the limits set forth below.

(c) Unless otherwise stated, the requirements listed below shall apply to commercial and non-commercial temporary signs.

(i) Non-Residential Properties:

((1)) Area:

a. Unless otherwise stated, each property shall be limited to a maximum of thirty-five (35) square feet of signage, the total of which can be comprised of more than one (1) sign.

((2)) Height:

a. Temporary signs that are freestanding shall have a maximum height of eight (8) feet.

(ii) Residential Properties:

((1)) Area:

a. Unless otherwise stated, each property shall be limited to a maximum of sixteen (16) square feet of signage, the total of which can be comprised of more than one (1) sign.

((2)) Height:

a. Temporary signs that are freestanding shall have a maximum height of eight (8) feet.

**SECTION III.** The following paragraphs shall be added to the Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-147.B.:

(7) Removal of Signs: Should any sign be determined to be in violation of this Chapter, written notice shall be given to the property owner to remove the sign. If after two days from such written notice the sign or

signs have not been removed, Worcester Township may remove signs installed in violation of this Chapter. No written notice shall be required if, in the sole discretion of the Township, a sign is deemed to constitute an immediate threat to the health, safety and/or welfare of the general public, in which instance the sign may be removed by the Township.

- (8) Municipal Notification: Temporary signs are exempt from the standard permit requirements but the date of erection of a temporary sign must be written in indelible ink on the lower right-hand corner of the sign.
- (9) Installation and Maintenance.
  - (a) All temporary signs must be installed such that in the opinion of Worcester Township's building official, they do not create a safety hazard.
  - (b) All temporary signs must be made of durable materials and shall be well-maintained.
  - (c) Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.
- (10) Illumination: Illumination of any temporary sign is prohibited.

**SECTION IV.** The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-148 is hereby deleted in its entirety and replaced with the following:

**§150-148. Signs permitted in residential and agricultural districts.**

In residential and agricultural districts, signs may be erected and maintained only in compliance with the following provisions:

- A. Signs incident to a lawful use of the property. Such signs shall not exceed 2.083 square feet, or three hundred (300) square inches, in area. Not more than one (1) such sign shall be placed upon any property in single and separate ownership.

B. Neighborhood identification signs. In a residential development having at least fifteen (15) dwelling units and more than one (1) internal street or road, the following is allowed:

- (1) One (1) sign shall be permitted at one (1) entrance to the neighborhood. The sign shall contain no wording, logo, or information other than the name of the neighborhood (as approved by the Board of Supervisors as part of the subdivision and land development plan or otherwise) and the words "Worcester Township", which shall be in a typeface no less than half (1/2) the size of the name of the neighborhood. The sign may be double-faced, either parallel or attached at one (1) edge and with an angle of no more than forty-five degrees (45°), in which case the two (2) faces shall be identical.
- (2) The total area of the sign, or of each face of a double-faced sign, shall not exceed fifteen (15) square feet. If the sign is mounted on a monument, the area of the monument shall not exceed one and one half (1.5) times the area of the sign, and in no case shall either the monument or the sign exceed four feet in height.
- (3) The sign shall be erected only on property owned in common by the homeowners' association or other entity designated to own commonly held property in the development. If there is no commonly owned property at the entrance to the development, no sign shall be permitted. Notwithstanding the foregoing, if the development has open space near the entrance which has been dedicated to the Township, a neighborhood sign may be permitted after the Board of Supervisors has approved an agreement providing for the maintenance of the sign and the area immediately surrounding the sign.
- (4) A neighborhood identification sign shall be constructed of stone, brick, wood, or other durable material and shall be maintained in good condition at all times. Placement and maintenance of the sign shall be the responsibility of the homeowners' association or other entity

designated to own commonly held property in the development.

- (5) The depiction of any neighborhood identification sign on the subdivision or land development plans approved by the Township shall not constitute permission to erect such sign. No neighborhood identification sign is permitted to be erected until a permit is obtained from the Township and the fee is paid.
- (6) Any fence, wall, gate, or other decorative structural element in conjunction with the neighborhood identification sign shall be in conformance with other sections of this Code.
- (7) A neighborhood identification sign shall not be illuminated in any manner, nor shall it use reflective materials of any kind.

C. No sign shall exceed eight (8) feet in height.

D. No billboards are permitted except as provided in Article XXIA of this Chapter.

**SECTION V.** The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-150, paragraph E is deleted in its entirety. Section F, Interior signs, will be renumbered Section E.

**SECTION VI.** The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-150.1. Paragraph A(1)(a) is hereby deleted in its entirety and replaced with the following amendment:

- (a) The area of the sign shall not exceed 2.083 square feet, or 300 square inches. The sign shall be no higher than four feet, measured from the ground at the base of the sign to the top of the highest element of the sign, including the mounting post and illumination, if any.

**SECTION VII.** The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, General Regulations, Section 150-194.1. Paragraph D is hereby deleted in its entirety and replaced with the following amendment:

- D. Any such display shall not create a hazard for passing motorists by obstructing required views or causing a distraction. Signs for such displays shall be in accordance with Chapter 150, Zoning, Article III, Terminology, and Article XXI, Signs.

**SECTION VIII. - General Provisions.**

1. All other terms and provisions of Chapter 150, Zoning, Article III, Definitions, and Article XXI, Signs, of the Worcester Township Code shall remain in full force and effect.

2. The proper officers of the Township are hereby authorized and directed to do all matters and things required to be done by the Acts of Assembly and by this Ordinance for the purpose of carrying out the purposes hereof.

3. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.

4. To the extent this Ordinance is inconsistent with the Code of Worcester Township, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

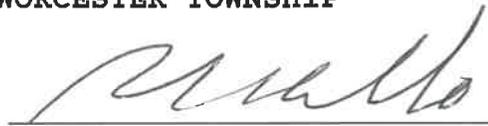
5. The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

6. This Ordinance shall immediately take effect and be in force from and after its approval.

**ENACTED AND ORDAINED** by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this 16th day of May, 2018.

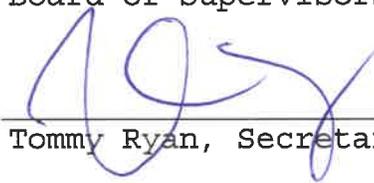
**WORCESTER TOWNSHIP**

By:

  
\_\_\_\_\_

Rick DeLello, Chairman  
Board of Supervisors

Attest:

  
\_\_\_\_\_

Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE 2018-277**

**AN ORDINANCE AMENDING VARIOUS  
PROVISIONS OF THE TOWNSHIP CODE**

**WHEREAS**, from time to time, corrections and other revisions are required to be made to Township Code of Worcester Township; and,

**WHEREAS**, the Commonwealth of Pennsylvania mandates that municipalities have published in a newspaper of general circulation all proposed ordinances that make such corrections and revisions, at a great expense to municipalities; and,

**WHEREAS**, Worcester Township consolidates such corrections and revisions into one proposed ordinance, in lieu of individual ordinances, so to minimize the expense incurred by the taxpayers in meeting this unfunded advertisement mandate;

**NOW, THEREFORE**, the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania hereby ordains and enacts as follows:

**SECTION I**

1. Chapter 113, Peddling and Solicitations, Section §113-3.A shall be revised to include new subsection (8), which shall read as follows:

The applicant shall provide a criminal history record report from the Pennsylvania State Police, or from another law enforcement agency approved by the Township, and such report shall be dated no later than seven (7) days from the date the application to obtain a license is submitted to the Township.

2. Chapter 130, Subdivision & Land Development, Attachment 5, shall be revised so to correct the spelling of "Germantown Pike".
3. Chapter 150, Zoning, Section §9, the definition of Residential Life-Care Facility shall be deleted in its entirety, and replaced as follows:

A residential development that is restricted to persons age 65 and greater, or in the case of a couple where at least one of the persons is age 65 and greater, and that provides a complete and uninterrupted continuum of accommodations and care, from independent living units to personal care units to nursing homes, and where every resident possesses the right to move from one housing type to another housing type in order to "age in place", and to receive the medical and other care needed to properly meet that resident's physical, psychological or other requirements. An "independent living unit" is a dwelling unit located within a residential life care facility. All units and facilities in the residential development shall give priority to those residents of the residential development as to levels of care. A residential life care facility includes a continuing care facility as defined and regulated by the Continuing Care Provider

Registration and Disclosure Act and regulations set forth in the Pennsylvania Code. A nursing home is defined and regulated by the Nursing Home Administrators License Act.

4. Chapter 150, Zoning, Section §150-11.D(7) shall be deleted in its entirety, and replaced as follows:

A residential life-care facility, provided that the use is located on a lot one hundred (100) acres or larger, building coverage does not exceed 15% of the net lot area and impervious coverage does not exceed 40% of the net lot area.

5. Chapter 150, Zoning, Section §150-13.A(2)(b) shall be deleted in its entirety.
6. Chapter 150, Zoning, Section §150-21.B(2) shall be deleted in its entirety.
7. Chapter 150, Zoning, Section §150-29.B(2) shall be deleted in its entirety.
8. Chapter 150, Zoning, Section §150-27.D shall be revised to require a minimum 100-acre lot size for a residential life-care facility.
9. Chapter 150, Zoning, Section §150-37.B(2) shall be deleted in its entirety.
10. Chapter 150, Zoning, Section §150-53.B(2) shall be deleted in its entirety.
11. Chapter 150, Zoning, Section §150-54.B(1) shall be deleted in its entirety, and replaced as follows:

Twenty-five percent shall be the maximum total impervious coverage on a lot.

12. Chapter 150, Zoning, Section §150-69.B(2) shall be deleted in its entirety.
13. Chapter 150, Zoning, Section §150-77.B(2) shall be deleted in its entirety.
14. Chapter 150, Zoning, Section §150-93.B(2) shall be deleted in its entirety.
15. Chapter 150, Zoning, Section §150-107.G shall be deleted in its entirety, and replaced as follows:

A residential life-care facility, provided that the use is located on a lot one hundred (100) acres or larger, building coverage does not exceed 15% of the net lot area and impervious coverage does not exceed 40% of the net lot area.

16. Chapter 150, Zoning, Section §150-112.I(11) shall be deleted in its entirety, and replaced as follows:

Nursing homes, personal care facilities and residential life-care facilities, provided that a residential life-care facility is located on a lot one hundred (100) acres or larger.

17. Chapter 150, Zoning, Section §150-113.A shall be deleted in its entirety, and replaced as follows:

Minimum lot area. Twenty-five thousand square feet shall be the minimum lot area that shall be provided for every building and use, except a residential life-care facility, which shall be located on a lot one hundred (100) acres or larger.

18. Chapter 150, Zoning, Section §150-135.C(5) shall be deleted in its entirety.
19. Chapter 150, Zoning, Section §150-177.A(1) shall be deleted in its entirety, and replaced as follows:

In the AGR, R-175, and R-AG-175 districts, structures accessory to single-family residential uses, except those regulated in Subsection A(2) through (9) below, shall be located in the rear yard or side yard only, and no closer than 15 feet to a property line. In all other districts, structures accessory to single-family residential uses, except those regulated in Subsection A(2) through (9) below, shall be located in the rear yard or side yard only and within the building envelope, except that where the required rear yard setback is greater than 10 feet, said accessory structures may be erected in the rear yard not closer than 10 feet to the rear property line. Unless otherwise permitted below accessory structures in any zoning district shall not be higher than 15 feet.

20. Chapter 150, Zoning, Section §150-181.C shall be deleted in its entirety, and replaced as follows:

Unroofed open terraces, decks and patios may project into a required side yard not more than ten (10) feet for single-family residential use only; and into a required rear yard not more than twenty (20) feet for single-family residential use only.

21. Chapter 150, Zoning, Section §150-182 shall be amended to include new subsection (K), which shall read as follows:

Driveway pillars. Each permitted driveway may possess two driveway pillars, one on each side of the driveway. Driveway pillars must be located outside the ultimate right-of-way, and shall provide a turning radius that allows access to emergency vehicles, as determined by the Township. Each driveway pillar shall not exceed five (5) feet in height and shall not exceed sixteen (16) square feet in area.

## **SECTION II**

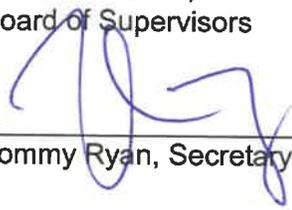
1. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
2. To the extent this Ordinance is inconsistent with the Code of Worcester Township, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

3. 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.
4. This Ordinance shall become effective immediately upon enactment.

**ENACTED AND ORDAINED** by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this 16<sup>th</sup> day of May, 2018.

**FOR WORCESTER TOWNSHIP**

By:   
Richard DeLello, Chair  
Board of Supervisors

Attest:   
Tommy Ryan, Secretary