

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE 2021-287

**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 130, Subdivision & Land Development, Attachment 5, shall be amended by correcting the name of the following roadway:

Landis Road

2. Chapter 150, Zoning, Article XIII, Section §150-87 shall be deleted in its entirety and replaced as follows:

A. Building height.

(1) Thirty feet, not exceeding two stories, shall be the maximum height for any building or other structure erected or enlarged in this district other than an apartment house/garden apartment.

(2) Forty-five feet, not exceeding four stories, shall be the maximum height for any apartment house/garden apartment erected or enlarged in this district.

(3) Fifteen feet, not exceeding 1.5 stories, shall be the maximum height for any structure accessory to a dwelling.

B. Building size.

The maximum height of any multifamily dwelling building shall be 200 feet.

3. Chapter 150, Zoning, Article XIII, Section §150-89.E(1) shall be deleted in its entirety and replaced as follows:

E. Special regulations for multifamily dwellings.

(1) Density. The base density for an apartment house/garden apartment use shall be twelve units per acre of developable area. The density for an apartment house/garden apartment use can be increased as provided in this section up to a maximum density of fifteen units per acre of developable area. The density for all other types of multifamily dwellings all be four units per acre of developable area.

4. Chapter 150, Zoning, Article XIII, Section §150-89.E(8) shall be deleted in its entirety and replaced as follows:

(8) Application of Transfer Development Rights (TDRs).

(a) The MR Multi-Residential District shall constitute a receiving district for the transfer of development rights as provided by Article XXIX for an apartment house/garden apartment use only.

(b) TDRs may be utilized on a parcel in the MR Multi-Residential District for an apartment house/garden apartment use as follows:

[1] Each TDR shall allow the developer to add up to three dwelling units per acre of developable area of the parcel in conformance with the requirements of this section, up to the maximum permitted density as permitted in this section.

[2] An application for the transfer of TDRs to a receiving parcel under this article shall comply with all of the requirements set forth in Article XXIX.

5. Chapter 150, Zoning, Article XVIA §150-110.7, the requirements for lot areas (1) 18,000 to 29,000 sq. ft. and (2) 30,000 to 39,999 sq. ft. shall be deleted, and replaced as follows:

Lot Area	Maximum Impervious Surface Coverage
18,000 to 39,999 sq. ft.	25%

6. Chapter 150, Zoning, Article XXIV §150-202, shall be deleted in its entirety.

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 as provided by law.

ENACTED AND ORDAINED by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this 15th day of September, 2021.

FOR WORCESTER TOWNSHIP

By: _____
Richard DeLello, Chair
Board of Supervisors

Attest: _____
Tommy Ryan, Secretary