

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JANUARY 26, 2017, 7:30 PM

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **REORGANIZATION**
4. **APPROVAL OF MEETING MINUTES**
 - A motion to approve the December 8, 2016 meeting minutes.
5. **COUGHLIN (LD 2016-07)**
 - Review of a proposed Preliminary/Final Plan of subdivision for a 3-lot residential development at Kriebel Mill Road.
6. **SPARANGO CONSTRUCTION, CO. (LD 2016-05)**
 - Review of a proposed Preliminary Plan of subdivision for an 8-lot residential development at Berks Road.
7. **CENTER POINT VILLAGE ZONING ORDINANCE**
 - Review of the proposed Center Point Village Zoning Ordinance
8. **BAMBOO ORDINANCE**
 - Review of sample ordinances regulating bamboo.
9. **PLANNING COMMISSION AGENDA**
 - Discussion on need for meeting before the February 15 Joint Meeting.
 - Discussion on the agenda for the February 15 Joint Meeting.
 - Discussion on the agenda for the February 23 Planning Commission meeting.
10. **PUBLIC COMMENT**
11. **ADJOURNMENT**

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, DECEMBER 8, 2016, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:32 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. November 10, 2016 Meeting Minutes – Mr. Rotondo motioned to approve the November 10, 2016 Meeting Minutes, amended to correct language regarding (1) proposed trees for native species, (2) a Member’s opposition to sidewalks at Whitehall Estates, and, (3) clarification of the reason for a Member’s abstention from a vote, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.
2. Meadowood Master Plan Update – Tim Woodrow, Engineer for Meadowood Senior Living, provided an overview of efforts underway to update the retirement community’s Master Plan, and provided an overview of Master Plan components.

Mr. Woodrow noted improvements currently under construction, including the development of an aquatic therapy center and the expansion of a dining area.

Mr. Woodrow commented on several potential improvements at the property, including the upgrade of courtyards and the development of independent-living hybrid units at the northeast portion of the property. Mr. Woodrow also noted the potential development of a marketing suite, parking area additions and expanded administrative offices.

Mr. Woodrow commented on the possible realignment of the main entrance at Skippack Pike, so that this is opposite of Hollow Road, and he noted the potential to install a traffic signal at this location. Mr. Woodrow commented on the development of the Valley Forge emergency access to allow right-in and right-out movements at this location.

Mr. Woodrow provided an overview of a proposed off-road trail to parallel the community’s loop road, and potential trail connections to neighboring properties.

Mr. Woodrow commented on the possible construction of an event auditorium and a theatre at the Schultz Center.

Mr. Woodrow commented on the installation of an additional emergency generator.

Mr. Woodrow commented on the possible construction of a memory care unit at a portion of the property to be determined.

Ms. Quigley commented on stormwater management facilities to be provided for the proposed improvements.

Mr. Todd commented on community walkability. Mr. Woodrow noted the development of trails at this property, and potential trail connections to neighboring properties.

Mr. DeLello commented on the master plan and development process. Mr. Woodrow stated Meadowood is updating its Master Plan and presenting this information to the Township in effort to improve communication open about possible improvements.

Ms. Quigley commented on traffic signal warrants at Skippack Pike. Joe Nolan, Township Engineer, stated warrants did not exist when this location was last studied in 2008, and he noted that a new study must be conducted.

Mr. Rotondo commented on the amount of existing and proposed impervious surface at the property. Mr. Woodrow noted the existing and proposed impervious surface totals are less than that allow by Township Code. Mr. Rotondo commented on stormwater issues at neighboring properties, and support service demands for the aging population.

3. Coughlin (LD 2016-07) – Kirk Clauss, Engineer for the Applicant, provided an overview of a proposed three-lot subdivision at 1631 Kriebel Mill Road. Mr. Clauss stated the Applicant will comply with all items noted in the Township Engineer’s November 23, 2016 review letter.

Mr. Clauss noted a change to provide a shared driveway for proposed Lot 2 and Lot 3. Mr. Clauss noted that Lot 1 would be served by the existing driveway until it is subdivided, at which time the shared driveway would be improved and extended to service these new lots.

Mr. Clauss noted a portion of the existing driveway would be shifted away from the property line so to provide an expanded area in which buffer materials may be planted.

Mr. Clauss provided an overview of requested waivers, which include the installation of perimeter landscaping and other lot landscaping, the construction of curbs and sidewalks, and road widening.

Mr. Todd commented on the easement at the existing driveway. Mr. Clauss stated that no additional driveway connections would be permitted, and only Lot 1 would be served by the existing driveway.

It was the consensus of the Planning Commission that the Applicant revise the plan to address the items included in the Township Engineer’s November 23, 2016 review letter,

and to incorporate the revisions noted at this evening's meeting. Mr. Claus confirmed the Applicant would provide the required extension to the 90-day review period.

4. 2017 Projects – The Members discussed potential planning projects for the coming year.

Mr. Ryan provided an overview of distributed antenna systems, and the growing challenge these systems present to municipalities.

It was the consensus of the Members to prepare ordinances that address distributed antenna systems and bamboo growth.

5. 3330 Water Street Road – Mr. Ryan provided an overview of a Planning Module submission for a proposed on-lot system to be installed at 3330 Water Street Road.

Mr. Sherr motioned to approve the Planning Module submission for a proposed on-lot system to be installed at 3330 Water Street Road, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

6. Sparango Construction Co. (LD 2016-05) – The Applicant was not present at this evening's meeting.

Mr. Ryan noted the 90-day review period expires on January 31, 2017. Mr. Ryan stated this does not allow the Planning Commission to review the plan again before the Board of Supervisors is required to consider the plan for approval.

Mr. Sherr motioned to deny the Preliminary Plan for Sparango Construction Co, due to the 42 comments and deficiencies noted in the Township Engineer's November 11, 2016 review letter, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.

If the Applicant provides an extension to the 90-day review period, this application will return to the Planning Commission at a future meeting.

7. January 26, 2017 Meeting Agenda – The Planning Commission will reorganize, and will review the Coughlin subdivision, and possibly the Sparango Construction Co. subdivision. The Planning Commission will also discuss the proposed Center Point Village Zoning Ordinance, and other matter that warrants attention.

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on the availability of draft meeting minutes, and Board of Supervisors consideration of the proposed Center Point Village Zoning Ordinance.

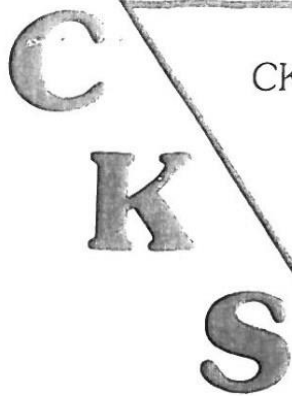
- Bill Goulding, Worcester, commented on the ownership of the Stony Creek Farms pump station, as-built plans for sanitary sewer facilities at this community, and ongoing efforts to resolve issues as to the proposed Whitehall Estates development.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:44 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901

215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

December 20, 2016

Ref: # 7506

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: Coughlin Subdivision - 1361 Kriebel Mill Road
Revised Subdivision Plan Review

Dear Mr. Ryan:

I am in receipt of revised subdivision plans for the Coughlin Property at 1361 Kriebel Mill Road. This subdivision plan has been prepared for John and Amy Coughlin of Worcester, Pennsylvania by Schlosser and Clauss Consulting Engineers, Inc., of Hatfield Pennsylvania. The plan set consists of seven (7) sheets, and is dated October 7, 2016, last revised December 12, 2016. The plan proposes the subdivision of 30.28 acres into three (3) lots. Lot number 1 will consist of 25.8 acres and will contain the existing house on the property. Lots 2 and 3 will be new building lots, consisting of 2.1 and 1.9 acres respectively. CKS Engineers, Inc., initially reviewed these plans and submitted review comments by letters dated November 15, 2016 and November 23, 2016. I have reviewed the latest set of revised plans to determine conformance with the requirements of Worcester Township. Based on my review, I offer the following comments:

1. Three (3) waiver requests are listed on sheet no. 1 as follows:
 - a. Section 130-28.G.5 - Regarding the requirement for a perimeter softening buffer. This is actually a partial waiver, since there is a proposed buffer shown on the south side of the property adjacent to the house on the adjoining property. This waiver is requested since it is suggested that the property does contain additional adequate existing vegetation sufficient to meet the requirements of this section of the code.
 - b. Section 130-16.C.6 - Regarding the requirement for the road widening along Kriebel Mill Road and the installation of curbing and sidewalk. Based on the nature of the area of Kriebel Mill Road and the fact that no curbing or sidewalk currently exists in this area of the Township, we are not opposed to the granting of this waiver.
 - c. Section 130-28.G.9 - In conjunction with the individual lot landscaping requirements. Again, it is suggested that the existing areas of the proposed lots (lots 2 and 3) do have existing vegetation to account for the requirements of the ordinance in conjunction with the individual lot landscaping.

December 20, 2016
Ref: # 7506
Page 2

2. According to the Townships Roadway Sufficiency Analysis, the proposed development is located in the Transportation Service Area - South, which has a corresponding impact fee of \$3,125 per "new" weekday afternoon peak hour trip, and the applicant will be required to pay a "Transportation Impact Fee" in accordance with the Township's Transportation Impact Fee Ordinance. Based on Land Use Code 210 (Single-Family Detached Housing), in the Institute of Transportation Engineers publication "Trip Generation", 9th Edition, the proposed two single family homes will generate approximately two total "new" weekday afternoon peak hour trips. The associated impact fee of \$3,125.00 per new weekday afternoon peak trip should be applied resulting in a Transportation Impact Fee of \$6,250.00. The applicant should be aware of the requirement to pay this fee.

Based on the above, these plans are ready for consideration for preliminary/final approval by Worcester Township. It is my understanding that the Applicant will appear before the Planning Commission at the January meeting, and subsequently anticipate appearing before the Board of Supervisors at the February 2017 meeting. Please contact this office if you have any questions or need any additional assistance on these plans.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq. Township Solicitor
John and Amy Coughlin, Applicants
Kurt Clauss, P.E., Schlosser and Clauss Consulting Engineers, Inc.,
File

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JOSEPH C. GALE



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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

November 30, 2016

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #16-0068-002
Plan Name: Coughlin Tract
(3 lots on 29.8 acres)
Situate: Kriebel Mill Road (west)/South of Wood Bridge Lane
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested on November 14, 2016. This letter is submitted as a report of our review and recommendations.

BACKGROUND

The applicant, John Coughlin, is proposing to subdivide an existing tract of approximately 29.83 acres fronting Kriebel Mill Road northeast of Stump Hall Road into three lots. The proposed lots would be approximately 25.8, 2.1, and 1.9 acres. The subject tract is located in the AGR-Agricultural District. Two new single-family detached dwellings are proposed on the smaller lots, and an existing single-family detached dwelling exists on the larger proposed lot. We previously reviewed a sketch plan for this property in March of 2016. This submittal is substantially similar to the sketch plan so some of our comments are reiterated here, along with additional comments specific to this set of plans.

COMPREHENSIVE PLAN CONSISTENCY

- A. Worcester Township Comprehensive Plan - The proposal is generally consistent with the Worcester Comprehensive Plan. The plan designates this area as "countryside" which should be "dominated by farms,

horse pastures, woods, riparian corridors, and country roads." The subdivision of this property into three lots does not conflict with that vision.

- B. Montco 2040: A Shared Vision - The proposal is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. This part of Worcester Township is located in the Rural Resource Area. This area should consist of "open land with a traditional rural appearance that includes farms, small woodlands, some low density residential homes, and rural villages." One of the primary uses for this area is "low-density residential development that is clustered or has a rural character."

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. We provide the following comments for your review.

REVIEW COMMENTS

ZONING

- A. Conservation Subdivision - We note that the proposal does not have to meet the requirements of the Conservation Subdivision ordinance because it involves subdivision of a tract of eight acres or larger into three lots or less. If the applicant decides to further subdivide the larger lot in the future then the Conservation Subdivision standards will apply.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- A. Waivers - We have no issue with either of the waiver requests. We feel that the buffering of the property is sufficient and we are not concerned with the sidewalk waiver since Kriebel Mill Road is rural and will most likely remain rural in character for the foreseeable future.

TRAILS

- A. Comprehensive Plan - The Worcester Township Comprehensive Plan shows a future trail connecting Kriebel Mill Road to Green Hill Road through what appears to be a PECO easement just south of this property. The Township may want to consider whether trail easements would be appropriate across this property to facilitate future connections.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal provided our review comments are taken into consideration.

Please note that the review comments and recommendations in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

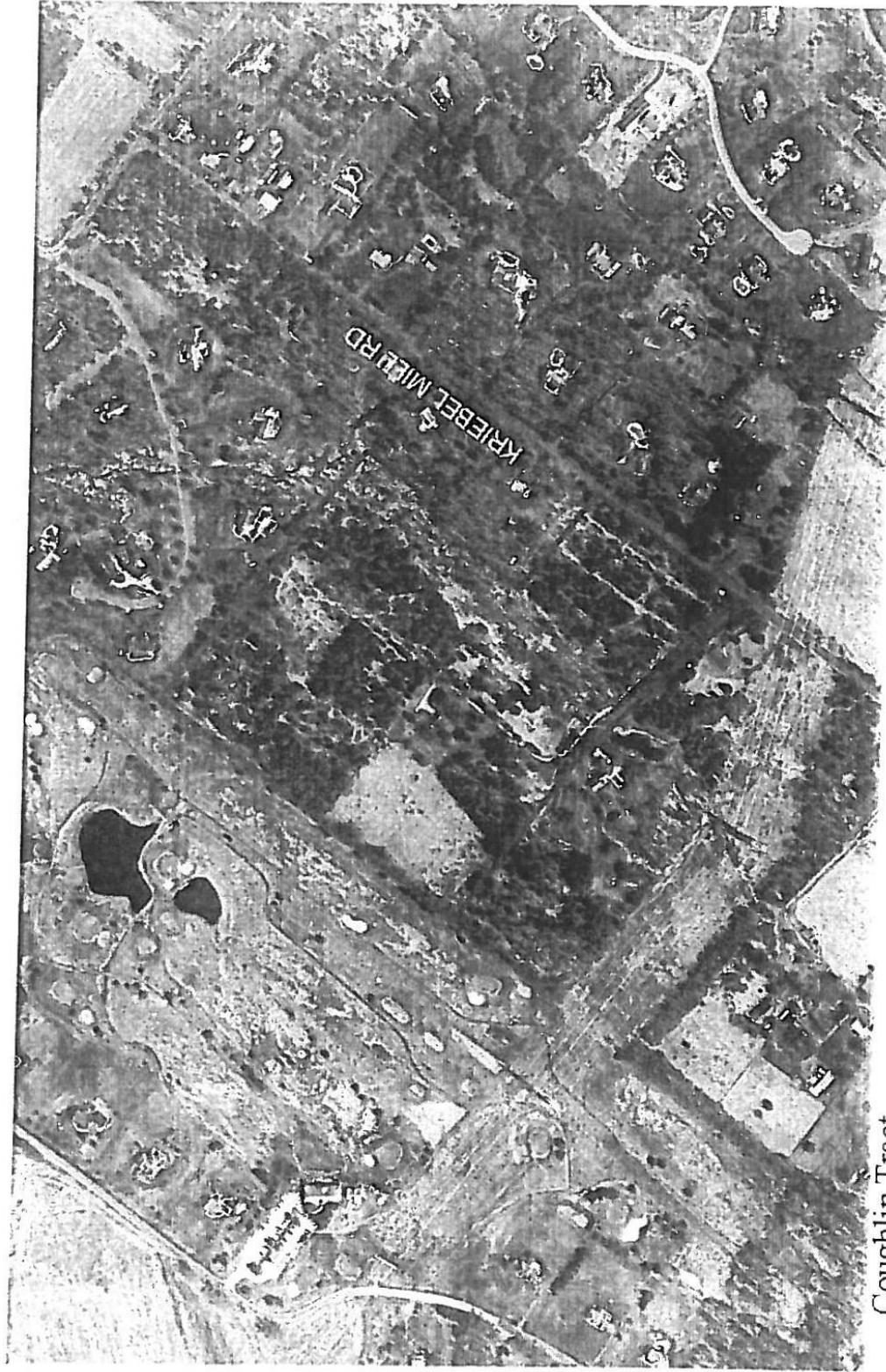
Sincerely,



Brandon Rudd, Senior Planner
610-278-3748 - brudd@montcopa.org

c: John Coughlin, Applicant
Kirk Clauss, PE, Applicant's Representative
Gordon Todd, Chairman, Township Planning Commission

Attachment: Aerial Map



Coughlin Tract
MCPC #160068001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
100 North Meridian Street, Harrisburg, PA 17101-0011
610.261.3322 or 610.276.3311
www.montcoplan.com
Year 2015. Aerial photography provided by the
Delaware Valley Regional Planning Commission

November 2016

CPV-1 District Draft

**MONTGOMERY COUNTY
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JODY L. HOLTON, AICP

EXECUTIVE DIRECTOR

DATE: November 2016

SUBJECT: Center Point Village Zoning District

TO: Worcester Township

FROM: Brandon Rudd, Senior Planner, Community Planning
John Cover, Section Chief, Community Planning

The following document is a draft for the Center Point Village Zoning District 1 to be considered for adoption by the Worcester Township Board of Supervisors. The new zoning district is proposed as a mapped district and would replace the existing zoning. The district is intended to facilitate the development of a walkable village setting at the historic crossroads of Skippack Pike and Valley Forge Road in the geographic center of Montgomery County. The proposed district would further the goals of the plan entitled *A Vision for Center Point Village*, adopted by Worcester Township in October of 2014. The district includes density and dimensional standards, as well as design standards and open space regulations to ensure that future development is both high quality and consistent with the existing rural and historic character of Worcester Township.

Center Point Village Zoning District 1 (CPV-1)**§150-249.1 Intent.**

The primary purpose of the Center Point Village (CPV-1) District is to permit a mix of various housing types, commercial businesses, and institutional buildings in a walkable village with a sense of community and place as outlined in the goals and concepts illustrated in the document entitled, *A Vision for Center Point Village*—adopted by Worcester Township to guide the development in the area around the historic crossroads of Skippack Pike and Valley Forge Road, which serves as the geographic heart of both Worcester Township and Montgomery County. To those ends, the Center Point Village District 1 is intended to:

- A. Create a mixed use, village character.
- B. Allow a range of small scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- C. Accommodate a variety of housing types.
- D. Ensure that commercial uses have a character that is compatible with the existing historic character of Worcester Township, as well as future residential within the development.
- E. Promote pedestrian orientation of streets and buildings to ensure a walkable village setting.
- F. Develop businesses, streets, parks, open spaces, and homes that promote social interaction as well as privacy.
- G. Give priority to pedestrian movement along sidewalks and trails and access to commercial areas, open spaces, and streets; and discourage design that gives priority to vehicular convenience only.
- H. Create a street circulation system with sidewalks and trails that provides safe and convenient access but discourages fast or heavy traffic that is incompatible with a residential neighborhood.
- I. Use scale, building orientation, and landscaping to establish community identity.
- J. Use open and recreational spaces as community focal points.
- K. Encourage the residential density necessary to support retail uses in Center Point Village so that residents of the village will have the option of walking or biking to nearby amenities.
- L. Preserve rural areas of the township by concentrating development in and around the existing Center Point Village.

- M. Provide an appropriate receiving zone for the transfer of development rights (TDR).
- N. Fulfill the purposes and objectives outlined in Article VII-A "Traditional Neighborhood Development" of the Pennsylvania Municipalities Planning Code (Act No. 247 of 1968, as reenacted and amended).

Section 150-249.2 Site Layout

The overall site plan for any new development within the CPV-1 District shall generally adhere to the final land use bubble plan on page 22 of the document entitled *A Vision for Center Point Village*, adopted on October 15, 2014 (included here as Appendix 1). An alternative site layout may be used in the event that the applicant and the Board of Supervisors agree that such a layout would be preferable in order to implement the overall vision of the aforementioned document.

Section 150-249.3 Permitted Uses.

The following uses are permitted in the CPV-1 District according to tract size:

- A. Tracts of Less Than 3 Acres at the time of the adoption of this ordinance.
 - (1) Anywhere in the district, the following residential uses, alone or in combination:
 - (a) Single-family detached dwellings.
 - (b) Village single dwellings.
 - (c) Twin homes
 - (d) Townhouse
 - (e) Carriage homes
 - (f) The conversion of existing structures, constructed prior to 1940, into multi-family buildings.
 - (2) Park and open space uses, including neighborhood open space, passive open space, and active recreation uses.
 - (3) Municipal uses, including township administration buildings, fire stations, and other similar uses.
 - (4) On lots with frontage along Skippack Pike or Valley Forge Road, the following non-residential uses, individually or combined within a building, provided that such uses do not extend more than 300' from the ultimate right-of-way of Skippack Pike or Valley Forge Road:

- (a) Retail commercial uses, personal service businesses, restaurants, and financial establishments, provided no drive-through facilities are provided for any of these uses.
 - (b) Bed and breakfast establishments.
 - (c) Small-scale Offices in converted residential structures.
 - (d) Mixed use buildings with non-residential on the first floor of the building and residential dwelling unit(s) on upper floor(s). These buildings shall comply with all standards for non-residential buildings.
- (5) Transferred development rights in accordance with Article XXIX – Transferable Development Rights of the Worcester Township Zoning Code.
- B. Tracts of 3 or more acres at the time of the adoption of this ordinance and parcels combined to create tracts of 3 or more acres shall choose one of the following options.
- (1) Mixed Residential Development, which shall include a mix of residential uses listed above in Section 150-249.3.A(1), provided the development meets the residential mixing requirements in Section 150-249.6.A.
 - (2) On tracts with frontage on Skippack Pike or Valley Forge Road, Mixed Use Development, which shall include a mix of uses listed above in Section 150-249.3.A, provided the development meets the mixed use requirements in Section 150-249.6.B.
 - (a) When utilizing the Mixed Use Development option, non-residential uses shall not extend more than 300 feet from the ultimate right-of-way of Valley Forge Road or Skippack Pike. All other lots shall have a residential use listed above in Section 150-249.3.A(1) or open space use listed above in Section 150-249.3.A(2).
 - (3) Transferred development rights in accordance with Article XXIX – Transferable Development Rights of the Worcester Township Zoning Code.

Section 150-249.4 Density.

A. Residential Density.

- (1) The base density for residential portions of all developments shall be one (1) dwelling unit per acre if no bonuses are utilized. Residential portions of developments shall have a maximum overall density of four (4) dwelling units per acre when utilizing all bonuses, as outlined in Section 150-249.6.

- (2) The residential portion of developments shall include the entire tract area minus the area of any non-residential lots and existing legal right-of-ways. The residential acreage may include residential lots, newly proposed streets, and open space areas. Mixed use buildings containing non-residential uses and apartment dwellings shall be considered residential for the purposes of calculating residential density.

Section 150-249.5 Transferable Development Rights.

The Center Point Village-1 District shall be established as a Transferable Development Rights (TDR) receiving zone, in accordance with the provisions of Article XXIX of the Worcester Township Zoning Code. Transferrable Development Rights may be used to increase the base density by up to 1.5 dwelling units per acre as outlined in Section 150-249.6, below.

Section 150-249.6 Bonuses.

Developments within the CPV-1 District shall qualify for an increase in density as follows. The applicant shall be required to provide additional information in order to demonstrate that the bonus feature standards will be met. Unless stated otherwise in the table below, each "bonus feature" category may only be utilized to earn a density bonus **only** one time.

- A. Bonus features, as required in the table below, shall entitle the applicant to an incremental increase in density, up to four (4) dwelling units (DUs) per acre. If the applicant transfers at least two (2) TDRs into the CPV-1 District, the applicant shall also be exempt from the residential mix requirement in Section 150-249.7A and Section 150-249.7.B(2) below.

Bonus Feature	Bonus Dwelling Units (DUs) per Acre	Bonus Feature Standard
Open Space	0.25	0.25 DUs per acre may be earned for each additional 5% open space provided above and beyond the base requirement. Up to 0.5 DUs per acre may be earned using this bonus.
Preserved woodland areas or mature trees	0.25	The preservation of at least 50% of mature trees or woodland areas on site shall qualify. Compliance with this provision shall be determined by the Township Engineer.
Off-site pedestrian improvements	0.5	Off-site pedestrian improvements to Skippack Pike or Valley Forge Road that further the goals of <i>A Vision for Center Point Village</i> . To qualify the applicant shall construct new sidewalks or upgrade existing sidewalks to the township's specifications by widening, adding street furniture, and/or adding decorative elements. The required sidewalk improvement and/or construction shall be equal

		in length to the greatest dimension of the development tract. The township shall decide if proposed improvements satisfy this bonus, and all improvements shall be in addition to the other requirements of this ordinance, and the Worcester Township Subdivision and Land Development Ordinance.
Existing historic buildings	0.5	Any applicant that proposes to retain and use any and all principal buildings on the property that were constructed before 1940 shall qualify, so long as the buildings are not altered in a manner that is incompatible with their historic character. Which structures constitute principal buildings, and compatibility with historic character shall be determined by the Board of Supervisors. Preservation of existing historic buildings shall not count toward the overall density of the development.
Trail improvements	0.25	Trail improvements that further the goals of <i>A Vision for Center Point Village</i> by providing linkages depicted within that plan. To qualify the applicant shall build a trail that is equal in length to the trail segment shown on the tract in the final land use bubble plan in <i>A Vision for Center Point Village</i> . If no segment is depicted across the tract, the applicant shall build a trail elsewhere in the village equal to or greater in length than the greatest dimension of the development tract.
Combining parcels	0.25	Combining existing parcels of less than 3 acres to create a new tract of land that is 3 acres or more in size in order to create a Mixed Residential Development or Mixed Use Development.
Transfer of Development Rights (TDR)	1.5	The applicant may utilize TDRs for an increase in density of up to 1.5 DUs per acre, in accordance with Article XXIX of the Worcester Township Zoning Code and Section 150-249.5, above.

Section 150-249.7 Mix Requirements.

A. Mixing Requirements for Mixed Residential Developments. All Mixed Residential Developments shall meet the following mixing requirements:

- (1) The development shall include at least two of the following housing types: single-family detached, village house, twin homes, townhouse, or multi-family in a converted existing structure built prior to 1940. To qualify as one of the two required housing types, a housing type must comprise at least twenty percent (20%) of the total housing units in the development. No housing type may exceed sixty percent (60%) of the total housing units in the development.

(2) At least thirty-five percent (35%) of the tract area shall consist of open space, in accordance with the requirements of Section 150-249.12. Applicants may earn a density bonus as outlined in 150-249.6 for providing additional open space.

B. Mixing Requirements for Mixed Use Developments. When the Mixed Use Development option is chosen, the mix of uses shall adhere to the following requirements:

(1) All Mixed Use Developments shall meet the following mix requirements:

<u>Type of Use</u>	<u>Min. % of Land Area</u>	<u>Max. % of Land Area</u>
Open Space	35%	N/A
Residential	20%	60%
Non-Residential	5%	45%

(2) The development shall include at least two of the following housing types: single-family detached, village house, twin homes, townhouse, carriage homes, or multi-family in a converted existing structure built prior to 1940. To qualify as one of the two required housing types, a housing type must comprise at least twenty percent (20%) of the total housing units in the development.

Section 150-249.8 Residential Dimensional Requirements.

Residential development shall meet the following dimensional criteria. In the case that a development is unlotted, compliance with equivalent lot standards shall be demonstrated.

	Single-Family Detached	Village Single	Twin Home	Townhouse	Carriage Home	Multi-Family**
Min. Net Lot Area	8,500 sq. ft. per du	5,000 sq. ft. per du	3,600 sq. ft. per du	2,400 sq. ft. per du	3,200 sq. ft. per du	8,500 sq. ft. per du
Max. Net Lot Area	10,000 sq. ft. per du	6,500 sq. ft. per du	5,000 sq. ft. per du	N/A	N/A	10,000 sq. ft. per du
Min. Lot Width	80 feet	60 feet	36 feet	24 feet	28 feet	80 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 10 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 5 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	N/A
Min. Side Yard	10 feet min, 25 aggregate	5 feet min, 15 aggregate	12 feet	12 feet per end unit	14 feet per end unit	10 feet min, 25 aggregate
Min. Rear Yard	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Max Building Coverage on a lot	25%	30%	35%	50%	60%	25%

Max. Impervious Coverage on a lot*	40%	50%	60%	70%	80%	40%
Max Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Max. Dwelling Units per Building	N/A	N/A	N/A	6	4	4

*The Maximum Impervious Coverage at the time of development shall be 5% less than the total listed in the table above. The additional allowable impervious coverage, up to the amount listed in the table above, shall be reserved for the use of the home owner.

**Multi-family refers to units in a converted existing structure, constructed prior to 1940. Existing non-conformities are exempt from these dimensional requirements, so long as non-conformities are reduced to the best extent possible.

Section 150-249.9 Non-Residential Dimensional Requirements.

Non-Residential Buildings	
Min. Net Lot Area	10,000 sq. ft.
Min. Lot Width	70 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 0 or more than 20 feet from the outer edge of the sidewalk. An additional 15 feet may be added if improved open space in accordance with §150-249.11.B(2)(c)[2] is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement
Min. Side Yard	15 feet
Min. Rear Yard	30 feet
Max Building Coverage on a lot	40%
Max. Impervious Coverage on a lot	85%
Max Building Height	35 feet
Max. Dwelling Units per Building (Mixed Use Buildings)	4
Min. Distance Between Buildings on Same Lot	20 feet
Max. Building Length	100 feet for facades facing a street

Section 150-249.10. General Requirements.

- A. All developments must provide open space in compliance with Section 150-249.12, herein.
- B. Utilities. All developments shall be served by public sewer and public water.
- C. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the CPV-1 District.

- D. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided in accordance with the regulations in Section 150-249.110.12 of the Worcester Township Code. All open space shall be permanently deed restricted from future subdivision and development.

Section 150-249.11. Design Standards.

All development in the CPV-1 District shall comply with the Worcester Township Subdivision and Land Development Ordinance (SALDO), except in the case that the requirements herein conflict with those requirements, whereby the standards in this ordinance shall apply. All development shall meet the following design standards:

A. General Layout of Mixed Use Developments and Mixed Residential Developments

- (1) Mixed Use Development shall be laid out so that all non-residential uses, including mixed-use buildings, shall have frontage along Skippack Pike or Valley Forge Road.
- (2) Non-residential buildings shall be placed to make walking to open space and residential areas easily accessible to pedestrians by providing an interconnected system of sidewalks and trails.
- (3) Streets
 - (a) Streets shall be interconnected with each other and with streets on abutting properties in an interconnected modified grid pattern.
 - (b) Cul-de-sacs shall be not be permitted in the CPV-1 District unless no other options are practical. The use of cul-de-sacs must be recommended by the Worcester Township Planning Commission.
 - [1] When allowed, cul-de-sacs shall not serve more than eight dwelling units and shall not exceed 320 feet in length.
 - (c) Street trees shall be required along all streets in accordance with Section 130-28.G(4) of the Worcester Township Subdivision and Land Development Ordinance (SALDO) with the exception of the following requirement, which shall supersede the requirements of the SALDO:
 - [1] Street trees shall be placed in a grass buffer strip between the curb and sidewalk that is eight (8) feet wide.

- (d) Between any two intersections on a residential street, the setbacks of all buildings shall be the same along the entire segment of street and on both sides of the street. This is in addition to the front façade location requirements of Section 150-249.7.

(4) Alleys

- (a) Alleys should be one way when feasible. One-way alleys shall be 14 feet wide, and two-way alleys shall be 18 feet wide. Traffic calming devices such as speed humps shall be incorporated into the alleys when feasible.

B. Building Design Standards

(1) Non-Residential and Mixed-Use Buildings shall meet the following requirements:

- (a) Building Footprint and Total Commercial Area. The maximum building footprint of non-residential and mixed-use buildings shall not exceed five thousand (5,000) square feet and the total square footage devoted to commercial use in a building shall not exceed 5,000 square feet.

(2) Residential Building Design Standards

- (a) All dwelling units must have at least one primary entrance in the front facade. For twin homes, this requirement may be met if at least one of the units has its primary entrance in the front facade.
- (b) Townhouse buildings may contain no more than six (6) attached dwelling units.
- (c) Carriage homes buildings may contain no more than four (4) attached dwelling units.
- (d) Village houses must meet all of the following criteria:
 - [1] A sidewalk through the front yard, leading from the street sidewalk or curblineline to the front door or front porch of the Village House.
 - [2] The garage must be located at least ten (10) feet behind the building's front façade and the garage door shall include architectural features that are similar to the ones used on the main house. The garage door shall also have windows.
 - [3] All village houses shall contain at least two of the following features. Whichever two options are chosen shall apply to all village houses within a development to create a sense of architectural unity:

- [a] An unenclosed porch, extending across at least one-third of the front of the house, excluding the garage, being at least six (6) feet in depth.
- [b] A front yard enclosed by a picket fence at least 30 inches but no more than 36 inches in height.
- [c] A rear-facing garage that is accessed by a rear alley, with no access taken from the primary street in front of the Village House.

C. Parking Standards

- (1) Residential garages, parking lots, and/or driveways should not be the dominant aspect of the building design, if visible from the street, parking lots shall be buffered and garage doors shall have decorative elements such as windows, decorative hardware and shall not be white.
- (2) Non-Residential Parking Design Standards. Off-street parking for non-residential buildings shall comply with the following requirements.
 - (a) Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements. Such screens shall be between two (2) feet and four (4) feet high.
 - (b) Parking areas on abutting non-residential lots shall be interconnected by access driveways when deemed feasible by the Board of Supervisors.
 - (c) Each non-residential lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other non-residential lots within the tract.
 - (d) Non-residential parking lots shall be set back at least ten (10) feet from residential lots.
- (3) Single-Family Detached Parking Design Standards. Garages for single-family detached units shall meet one of the following design options:
 - (a) The garage is side entry, so garage doors are perpendicular or radial to the street which the front facade faces.
 - (b) The garage is located behind the rear facade of the house. This garage may be detached from or attached to the house, and the garage doors may face any direction.
 - (c) The garage is located at least ten (10) feet behind the front façade, or covered front porch, of the house. The garage may face the street subject to §150-249.10.D.(1).

- (d) The garage is rear entry, so garage doors are on the opposite side of the house from the front façade and are accessed by a system of alleys.
- (4) Townhouse and Carriage Home Parking Design Standards. Garages for townhouse and carriage house units shall meet one of the following design options.
 - (a) On end units the garage is side entry, so garage doors are perpendicular or radial to the street which the front facade faces.
 - (b) The garage may face the street subject to §150-249.10.D.(1).
 - (c) The garage is rear entry, so garage doors are on the opposite side of the house from the front façade and are accessed by a system of alleys. When rear entry garages are used, the end units may have side entry or rear entry garages.
- E. Driveway Design Standards
 - (1) Each lot shall have not more than one driveway access point per existing street on which the lot fronts. When feasible, abutting non-residential lots must share a common driveway.
 - (2) Residential driveways shall not be asphalt. Decorative paving using another material such as brick or concrete shall be used instead. Driveways shall be either one continuous surface or a ribbon driveway, which has two strips of concrete or brick with grass or pea gravel in between.
- F. Non-Residential Off-Street Loading Areas, Outdoor Storage, and Trash Disposal Areas.
 - (1) All loading areas and loading docks shall be located to the sides and rears of buildings. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least twenty-five (25) feet from residential property lines.
 - (2) Outdoor storage or display of merchandise shall not be permitted overnight.
 - (3) Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least twenty-five (25) feet from residential property lines.
- G. Landscaping. Except where otherwise indicated in this ordinance, buffers, parking lot landscaping, detention basin landscaping, and landscaping around non-residential buildings shall be provided, in accordance with the Worcester Township Subdivision and Land Development Ordinance.
- H. Signs. All signs shall comply with the requirements of Article XXI of the Worcester Township zoning ordinance.

Section 150-249.12. Open Space Standards.

A. Total Open Space

- (1) Minimum required open space for Mixed Residential Developments, and Mixed Use Developments shall be 35%, with bonuses awarded for additional open space as outlined in Section 150-249.6 Bonuses.
 - (a) In addition to the applicable minimum required open space, 10% of the required open space shall meet the requirements of Section 150-249.12.B Neighborhood Open Space Requirements, below.
- (2) Open space may consist of neighborhood open space, a primary park, active recreation facilities, passive open space, and other similar types of open space.
- (3) The required open space shall have a layout that is generally consistent with the final land use bubble plan on page 22 of A Vision for Center Point Village (included as Appendix 1 herein) unless a more preferable layout is identified by the Board of Supervisors.
- (4) Sensitive natural areas, as identified by the Board of Supervisors, shall be protected as a part of the required open space.
- (5) No portion of any building lot may be used for meeting the minimum required amount of total open space. If a development is unlotted, no area within 25 feet of any building shall count towards the minimum required amount of total open space.

B. Neighborhood Open Space Requirements.

- (1) Neighborhood Open Space Design Alternatives. As noted in §150-249.12.A(1)(a) above, 10% of the required open space shall be set aside as Neighborhood Open Space. All neighborhood open space shall meet one of the following design alternatives and shall include at least one village green meeting the primary park requirements.
 - (a) Village Green. Each village green shall:
 - [1] Be at least ten thousand (10,000) square feet in size
 - [2] Be configured so that a circle with a radius of thirty (30) feet can fit within the confines of the green; and,

[3] Be surrounded along at least twenty-five percent (25%) of its perimeter by roads. All sides of village greens shall be surrounded by either roads or the front facades of buildings.

(b) Landscaped Median. Each landscaped median shall have a minimum average width of ten (10) feet and a length of at least one-hundred fifty (150) feet, and shall be surrounded by streets on all sides.

(c) Eyebrow. Each eyebrow shall contain an island, generally configured as a semi-circle, and configured so that a circle with a radius of fifteen (15) feet can fit within the confines of the green space.

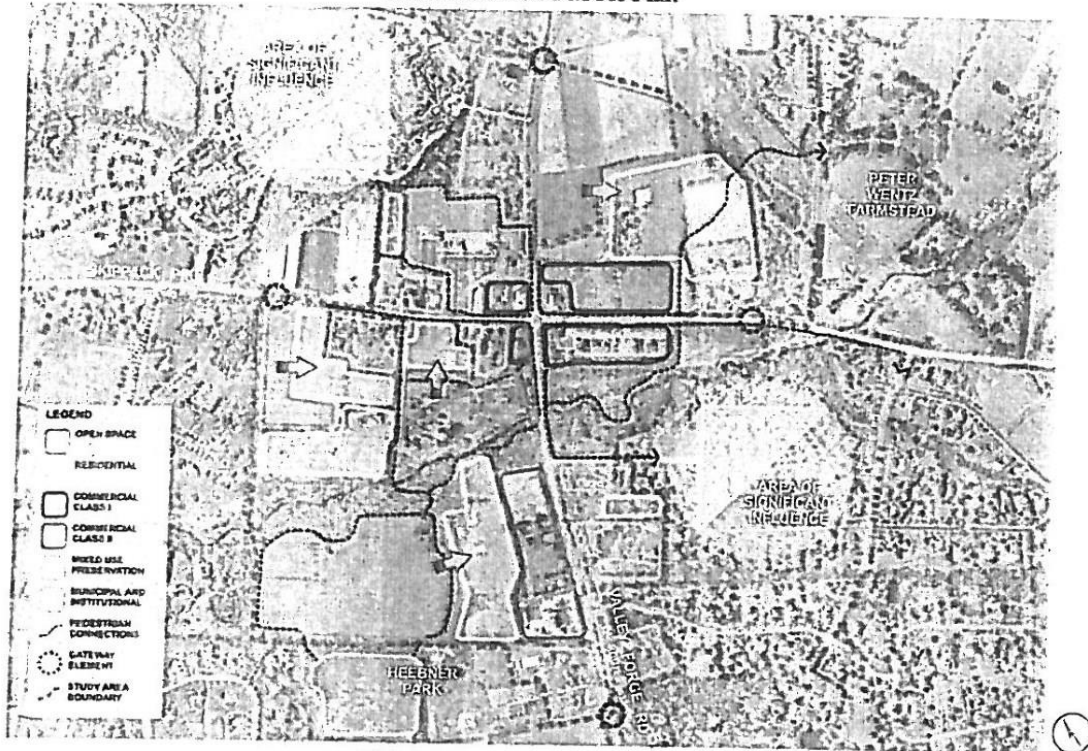
(2) Additional Neighborhood Open Space Standards

(a) All dwelling units within a CPV-1 District development shall be located within 800 feet of some type of open space.

(b) Detention basins and other stormwater impounding areas, except for landscaped permanent wet ponds, may not be located in neighborhood open space areas used to meet the minimum amount of required neighborhood open space.

Appendix 1

Final Land Use Bubble Plan



CENTER POINT VILLAGE
LAND USE BUBBLE PLAN
WORLDVIEW TOWNSHIP, PA



SALDO Article XI—Design Standards for the Center Point Village 1 and Center Point Village 2 Districts**Section 130-66**

The following standards apply to the Center Point Village 1 and Center Point Village 2 zoning districts and shall supersede any other SALDO standards that may conflict with the standards of this article. These standards are in addition to those required by Section 150-249.11 and Section 150-250.8 of the Worcester Township Zoning Code. All development shall meet the following design standards:

D. Pedestrian Design Standards

- (1) Sidewalks are required along all interior streets of residential developments and along existing streets where indicated on the final land use bubble plan on page 22 of *A Vision for Center Point Village* (Appendix 1 of this ordinance), or other locations recommended by the Worcester Township Planning Commission.
- (2) Sidewalks are required to connect the road frontage sidewalks to all front building entrances, parking areas, neighborhood open space, and any other destination that generates pedestrian traffic.
- (3) Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points.
- (4) Sidewalks shall be no less than five (5) feet wide on residential streets, and no less than eight (8) feet wide on non-residential and mixed-use streets.
- (5) Multi-use trails shall run throughout the open space system and connect to sidewalks and nearby pedestrian destination points. The trails shall be generally laid out in the manner represented by the final land use bubble map on page 22 of *A Vision for Center Point Village*.

E. Building Design Standards

- (1) Non-Residential and Mixed-Use Buildings shall meet the following requirements:
 - (a) Building Orientation and Entrance. Front facades of non-residential and mixed-use buildings shall be oriented towards commercial/main streets within the mixed use tract, with a public entrance in this front façade. When abutting Skippack Pike or Valley Forge Road front facades shall face one of those streets. When buildings are located on corners, the entrance may be located on the corner with an appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar architectural feature.

- (b) Walls and Windows. Blank walls shall not be permitted along any exterior wall facing a street. Exterior walls in these locations shall meet the following criteria:
- [1] Such walls shall have architectural treatments that are the same as the front façade, including consistent, style, materials, colors, and details.
 - [2] Windows. The ground floor of any wall facing a street shall contain windows in accordance with the following requirements:
 - [a] The ground floor front facades of retail commercial uses, personal service businesses, and restaurants shall consist of at least 35% window area, but not more than 75% window area.
 - [b] All other ground floor walls facing a street shall contain at least 25% window area but not more than 75% window area.
 - [3] Dark tinted glass or reflective glass in windows is prohibited
 - [4] Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall, including at least three of the following treatments: masonry, masonry water table, belt courses of contrasting color or texture, metal roof accents, decorative tile work, medallions, quoins, decorative glass, trellis with plants, artwork, vertical or horizontal visual articulation, lighting fixtures, or similar architectural elements not listed above, as approved by the Board of Supervisors. Concrete block shall not be acceptable as masonry unless decorative split face block is utilized.
- (c) Roofs.
- [1] All non-residential and mixed-use buildings shall have pitched roofs covering at least 80 percent of the building with a pitch of at least 6 vertical inches to every 12 horizontal.
 - [2] Pitched roofs shall provide overhanging eaves that extend a minimum of one foot beyond the building wall.
- (d) Non-residential and mixed-use buildings must have at least a 3-foot off-set in all facades for every 40 feet of continuous facade. Such off-sets may be met through the use of bay windows, porches, porticos, building extensions, towers, bays, gables, and other architectural treatments.

- (e) Non-residential and mixed-use buildings shall contain materials, windows, doors, architectural details, massing, floor heights, and roofs that are compatible with proposed residential buildings within the development and with the existing historical character of Worcester Township.

(2) Residential Building Design Standards

- (a) All residential buildings shall have pitched roofs covering at least eighty percent (80%) of the building with a pitch of at least six (6) vertical inches to every twelve (12) horizontal inches.

Center Point Village Zoning District 2 (CPV-2)

§150-250.1 Intent.

The primary purpose of the Center Point Village 2 (CPV-2) District is to create a commercial core within a walkable village as outlined in the goals and concepts illustrated in the document entitled, *A Vision for Center Point Village*—adopted by Worcester Township to guide the development in the area around the historic crossroads of Skippack Pike and Valley Forge Road, which serves as the geographic heart of both Worcester Township and Montgomery County. The CPV-2 District is designed to serve as the heart of the village and to compliment the standards set forth in the nearby CPV-1 District. To those ends, the Center Point Village District 2 is intended to:

- A. Allow a range of small scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- B. Ensure that commercial uses have a character that is compatible with the existing historic character of Worcester Township, as well as future residences within the development.
- C. Promote pedestrian orientation of streets and buildings to ensure a walkable village setting.
- D. Give priority to pedestrian movement along sidewalks and trails and access to commercial areas, open spaces, and streets; and discourage design that gives priority to vehicular convenience only.
- E. Create a street circulation system with sidewalks and trails that provides safe and convenient access.
- F. Use scale, building orientation, and landscaping to establish community identity.
- G. Use open and recreational spaces as community focal points.
- H. Preserve rural areas of the township by concentrating development in and around the existing Center Point Village.
- I. Provide retail uses in Center Point Village so that residents of the village will have the option of walking or biking to nearby amenities.

Section 150-250.2 Site Layout

The overall site plan for any new development within the CPV-2 District shall adhere to the final land use bubble plan on page 22 of the document entitled *A Vision for Center Point Village*, adopted on October 15, 2014 (included here as Appendix 1). An alternative site layout may be used in the event that the applicant and the Board of Supervisors agree that such a layout would be preferable in order to implement the overall vision of the aforementioned document.

Section 150-250.3 Permitted Uses.

The following uses are permitted in the CPV-2 District:

- A. Retail commercial uses, personal service businesses, restaurants, and financial establishments, excluding drive-through facilities.
- B. Convenience stores, without fuel pumps.
- C. Park and open space uses, including central open space, passive open space, and active recreation uses.
- D. Municipal uses, including township administration buildings, fire stations, and other similar uses.
- E. Bed and breakfast establishments.
- F. Small-scale business or professional offices in converted residential structures.
- G. Offices of doctor, dentist, and other healthcare providers.
- H. Studio for dance, art, music, photography, or exercise.
- I. Day care center

Section 150-250.4 Conditional Uses.

The following uses may be permitted by the Board of Supervisors as conditional uses in accordance with the conditional use criteria of Section 151-250.5 of this district, the standards listed below, and all other regulations of this district.

- A. Class One Conditional Uses. On lots with a minimum area of 40,000 square feet and a minimum width at the building line of 100 feet, the following uses are permitted as class one conditional uses:
 - (1) Uses with drive through facilities, including restaurants, drug stores, banks and financial institutions, provided:
 - (a) The use provides sufficient on-site stacking lanes to accommodate a minimum of six (6) automobiles leading to the first drive-through window, bank teller window, remote teller window, or drive through automatic teller machine on the site, and two (2) automobiles for each additional drive-through facility on the site.

- (b) These stacking lanes shall not interfere with parking spaces or the external circulation of the site.
 - (c) Drive through windows shall face the rear or side yard of the site. Drive through windows shall not face a public street.
- (2) Gas stations, mini-marts, convenience stores with fuel pumps and other use with fuel pumps, provided:
- (a) All activities except those to be performed at the fuel or air pumps are performed within a completely enclosed building. Outdoor storage is not permitted.
 - (b) Minimum setback of pump islands is fifty (50) feet from street ultimate rights-of-way, eighty (80) feet from residential property lines, and thirty (30) feet from all other property lines.
 - (c) Minimum setback of parking (any portion) from fuel pumps is thirty (30) feet.
 - (d) The fuel pump area does not interfere with parking spaces or internal circulation. In developments with multiple uses, the fuel pump area shall be separated from the parking and internal circulation of other uses.
 - (e) Body repairs and/ or painting shall not be permitted.
 - (f) Canopies meet the following requirements:
 - [1] Canopies shall be set back at least fifteen (15) feet from property lines and ultimate rights-of-way lines and fifty (50) feet from abutting residentially zoned properties.
 - [2] Canopies shall have a maximum height of 16 feet measured to the underside of the canopy. For slanted canopies, this 16-foot maximum can be measured at the portion of the canopy closest to the street.
 - [3] Individual canopies shall have a maximum area of 3,600 square feet; multiple canopies shall be separated by a minimum distance of 15 feet. Total aggregate area of all canopies shall be a maximum of 7,000 square feet.
 - [4] Lighting for canopies shall be recessed so that the bottom of the lighting fixture is flush with the underside of the canopy, using a full cutoff flat lens luminaire.
 - [5] Canopies shall be designed to be architecturally compatible with structures in the surrounding area with regard to color and building materials. Colors shall be compatible

with buildings in the neighborhood, and pitched roofs shall be used unless deemed impossible by the Board of Supervisors.

- B. Class Two Conditional Uses. On lots with a minimum area of 150,000 square feet and a minimum width at the building line of five hundred (500) feet, in addition to class one conditional uses, the following uses are permitted as class two conditional uses:

- (1) Shopping center, in accordance with additional standards in Section 150-250.5, Section 150-250.6, and all other regulations of this district.

Section 150-250.5 Conditional Use Criteria.

General Commercial uses that are permitted as a conditional use shall meet the following conditional use standards:

- A. Buildings, driveways, parking areas, loading areas, outdoor activity areas, light sources, trash areas, and other potential nuisances shall be located and designed to minimize adverse impacts on abutting residential properties. In order to limit the adverse impact of a proposed general commercial use, the Board of Supervisors may require alternative site layouts, including increased setbacks from residential property lines, different locations of buildings, parking areas, and driveways, the incorporation of loading and trash collection areas as part of the principal building design, and increased screening for light sources and outdoor activity areas.
- B. Driveway intersections with streets and traffic circulation patterns within lots shall be located and designed to minimize congestion and safety problems on adjacent streets and nearby intersections. The Board of Supervisors may require alternative driveway locations and site design in order to alleviate potential congestion or safety problems.
- C. Buildings, driveways, and parking areas shall be located and designed in such a manner to maximize pedestrian safety and accessibility. Developments shall provide safe pedestrian connections to existing roadways and adjacent residential developments. Sidewalks and multi-use trails shall be utilized to make such connections. All developments should adhere to the pedestrian connectivity goals of the township’s adopted plan, *A Vision for Center Point Village*.

Section 150-250.6 Dimensional Requirements.

	Permitted Uses	Class One Conditional Uses	Class Two Conditional Uses
Min. Net Lot Area	10,000 sq. ft.	40,000 sq. ft.	150,000
Min. Lot Width	70 feet	100 feet	500 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 0 or more than 20 feet from the outer edge of the sidewalk. An additional 50 feet may	Not less than 10 or more than 30 feet from the outer edge of the sidewalk. An additional 100 feet may be added	Not less than 20 or more than 60 feet from the outer edge of the sidewalk. An additional 100 feet may be added

	be added if improved open space in accordance with §150-250.8.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement	if improved open space in accordance with §150-250.8.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement	if improved open space in accordance with §150-250.8.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement
Min. Side Yard	15 feet	15 feet	40 feet
Min. Rear Yard	30 feet	30 feet	40 feet
Min. Building Setback from abutting residential properties	40 feet	50 feet	65 feet
Max Building Coverage on a lot	40%	30%	25%
Max. Impervious Coverage on a lot	85%	75%	65%
Max Building Height	35 feet	35 feet	35 feet
Min. Distance Between Buildings on Same Lot	20 feet	20 feet	50 feet
Max. Building Length	100 feet for facades facing a street	100 feet for facades facing a street	250 feet for facades facing a street
Max. Building Footprint	5,000 square feet	15,000 square feet	20,000 square feet

Section 150-250.7. General Requirements.

- A. Utilities. All developments shall be served by public sewer and public water.
- B. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the CPV-2 District.
- C. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided in accordance with the regulations in Section 150-110.12 of the Worcester Township Code. All open space shall be permanently deed restricted from future subdivision and development.

Section 150-250.8. Design Standards.

All development in the CPV-2 District shall comply with the Worcester Township Subdivision and Land Development Ordinance (SALDO), except in the case that the requirements herein conflict with those

requirements, whereby the standards in this ordinance shall apply. All development shall meet the following design standards:

A. General Layout

- (1) Buildings shall be placed to make walking to open space and residential areas easily accessible to pedestrians by providing an interconnected system of sidewalks and trails.
- (2) Streets
 - (a) Streets shall be interconnected with each other and with streets on abutting properties in an interconnected modified grid pattern.
 - (b) Street trees shall be required along all streets in accordance with Section 130-28.G(4) of the Worcester Township Subdivision and Land Development Ordinance (SALDO) with the exception of the following requirement, which shall supersede the requirements of the SALDO:
 - [1] Street trees shall be placed in a grass buffer strip between the curb and sidewalk that is at least eight (8) feet wide.
- (3) Public Open Space. The front façade location may be moved back by up to 50 feet for permitted uses, and 100 feet for conditional uses, if the space in front of the building is utilized for a public open space. The public open space area shall be landscaped, and include features such as benches, bike racks, gazebos, pavilions, ponds, fountains and/or paved patio areas. These improvements shall occupy at least 500 square feet and the total public open space shall be at least 5,000 square feet in size. The public open space may include areas for outdoor dining.

B. Parking Standards

- (1) Parking lots and/or driveways should not be the dominant aspect of the building design, as seen from the street. Parking lots shall be located to the side and/or rear of buildings, unless there is an additional and larger building on the lot between the proposed parking and the street. The following exceptions apply:
 - (a) Uses with drive through facilities, including restaurants, drug stores, banks and financial institutions, when permitted, shall be allowed to have a drive lane between the building and the street but no parking shall be located in this space.
 - (b) Gas stations, mini-marts, convenience stores with fuel pumps and other use with fuel pumps, when permitted, shall be allowed to have a drive lane and one row of parking

spaces between the building and the street. Canopies, fuel pumps, and additional parking shall be located to the rear of buildings.

- (2) Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements. Such screens shall be between two (2) feet and four (4) feet high.
- (3) Parking areas on abutting lots shall be interconnected by access driveways.
- (4) Each lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other lots within the tract.
- (5) Parking lots shall be set back at least ten (10) feet from any adjacent residential lots.
- (6) Amount of Required Parking. All uses shall comply with the parking requirements required by Article XXII of the Worcester Township Zoning Code, except as adjusted below:
 - (a) For any use, the amount of parking that is provided shall not exceed 120% of the minimum parking that is required by Section 150-153 of Article XXII.
 - (b) Required parking may be located on an abutting lot, provided such spaces are located within 200 feet of the use.

C. Off-Street Loading Areas, Outdoor Storage, and Trash Disposal Areas.

- (1) All loading areas and loading docks shall be located to the sides and rears of buildings. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least twenty-five (25) feet from residential property lines.
- (2) Outdoor storage or display of materials shall not be permitted overnight.
- (3) Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least twenty-five (25) feet from residential property lines.

D. Landscaping. Street trees, buffers, parking lot landscaping, detention basin landscaping, and landscaping around non-residential buildings shall be provided, in accordance with the Worcester Township Subdivision and Land Development Ordinance.

E. Signs. All signs shall comply with the requirements of Article XXI of the Worcester Township zoning ordinance.

C. S. David
1704 Berks Road
Eagleville, PA 19403

December 1, 2016

Tommy Ryan, Township Manager
Worcester Township
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490

Re; Center Point Village Zoning Ordinance

Dear Mr. Ryan.

Per your memo of November 4, 2016, I am forwarding comments for the Board of Supervisors consideration re the Center Point Village Zoning Ordinance.

- At the October 27, 2016 Planning Commission Meeting , I expressed concern that the Planning Commission had not had adequate public meeting time to fully consider the CPV-2 portion of the ordinance.
- The motion to forward the ordinance to the supervisors was conditioned upon (1) the Members forwarding additional comments to you and (2) the ordinance being amended to incorporate the revisions discussed at that evening's meeting.
- The presentation at the Board of Supervisors Work Session Meeting on November 16, 2016 did not reflect the planning commission's discussion of limiting the total square footage of gas canopies, permitted by conditional use, to a maximum of 3,600 sq. ft. As written, the ordinance imposes no limit on the number of 3,600 sq. ft. canopies permitted.
- The inclusion of conditional uses, (1) uses with drive thru facilities and (2) gas stations, mini marts and convenience stores with fuel pumps, in the CPV-2 district does not further the Vision for Center Point goal of creating a sense of place or The CPV District 2 stated intent of creating a commercial core within a walkable village. These establishments are ubiquitous and necessarily designed to accommodate motor vehicles. If the Board of Supervisors determine that allowing these uses is in the best interest of the community, I hope they will give careful attention to their permitted footprint, perhaps reducing the 15,000 sq. ft. If the scale of these stores, and any gas facilities, is not limited, they will dominate the district and negate the effort to maintain the village character

- I do not think there has been adequate public consideration of what regulations will govern the signage and hours of operation for these establishments. Among the issues on which I would like more information:
 - Will the hours of operation, and illumination, in Section 150-112 I. (5) apply to a convenience store with a gas facility?
 - Will a convenience store with a gas facility be permitted a larger, taller sign than other businesses in the village under Article XXI Section 150-150 D. ?
 - What section governs the hours of operation of a pharmacy with a drive thru?
 - Will all exterior lighting be subject to Article XVII Section 150-118 H. ?
- The draft Center Point Village Zoning Ordinance on the Worcester Township website is dated October 14, 2015 and does not include the CPV-2. Many residents may not be aware of what is being proposed.

I appreciate that many aspects of the proposed ordinance have both proponents and opponents with strong views and that the affected owners have a legitimate interest in the impact of the final ordinance not just on the community but on the value of their property.

The Class 1 conditional uses were introduced relatively late in the long process of developing and reviewing the Center Point Village Ordinance. If implemented, these uses will have a large influence on the character of the village. I think it is important to do what is necessary to insure that the CPV-2 District DRAFT is adequately reviewed and understood before any final action is taken.

Respectfully,



Chris David

Planning Commission Member

Chapter 109. Bamboo

[HISTORY: Adopted by the Board of Supervisors of the Township of East Brandywine 6-15-2011 by Ord. No. 06-2011. Amendments noted where applicable.]

GENERAL REFERENCES

Streets and sidewalks — See Ch. 224.

§ 109-1. Title.

This chapter shall be known as an "Ordinance Prohibiting Bamboo Along a Public Thoroughfare" (i.e., public highway, street, roadway, trail, path or sidewalk).

§ 109-2. Applicability.

This chapter shall regulate the growing of bamboo, including the species *Bambusa*; *Phyllostachys*; and *Pseudosasa*, including common bamboo, golden bamboo, and arrow bamboo.

§ 109-3. Prohibited location.

Bamboo shall not be planted, maintained or otherwise permitted to exist within 30 feet of the edge of the pavement or traveled portion of any public thoroughfare in East Brandywine Township.

§ 109-4. Required removal and abatement.

Property owner(s) whose property contains bamboo shall remove and abate the growth of the bamboo within 30 feet of the edge of the pavement or traveled portion of a public thoroughfare in East Brandywine Township.

§ 109-5. Enforcement; violations and penalties.

The Township may enforce this chapter by any or all of the following measures:

- A. Providing written notice and warning to a property owner advising the property owner to remove the bamboo within 30 days from the date of receipt of the notice, or the Township will initiate enforcement proceedings.
- B. Moving or causing the removal of any bamboo that is interfering with the public thoroughfare and is growing within the right-of-way of a public road within 30 feet of the edge of the pavement or traveled portion of a public thoroughfare. Any such action taken by the Township shall be charged against the real estate upon which the bamboo is located and shall be a lien upon such real estate.
- C. Any person, firm or corporation who violates or permits a violation of any provision of this chapter shall, upon conviction in a summary proceeding brought before a Magisterial District Judge under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense and shall be punishable by a fine of no less than \$50 and no more than \$1,000, plus costs of prosecution, including counsel fees. In default of payment thereof, the defendant may be sentenced to imprisonment for a term not exceeding five days. Each day or portion thereof

that such violation continues or is permitted to continue shall constitute a separate offense, and each provision of this chapter that is violated shall also constitute a separate offense.

Chapter 380. Streets and Sidewalks

Article III. Bamboo Near Roadways

[Adopted 5-10-2011 by Ord. No. 2011-01]

§ 380-33. Title.

This article shall be known as an "Ordinance to Prohibit Bamboo Along a Public Highway."

§ 380-34. Purpose.

This article shall regulate the growing of bamboo, specifically species Bambusa, Phyllostachys and Pseudosasa, including Common bamboo, Golden bamboo, and Arrow bamboo.

§ 380-35. Planting restricted.

Bamboo shall not be planted, maintained or otherwise be permitted to exist within 40 feet of the edge of the pavement or traveled portion of any public roadway in West Bradford Township.

§ 380-36. Removal and abatement.

Property owner(s) whose property contains bamboo shall remove and abate the growth of the bamboo within 40 feet of edge of the pavement or traveled portion of a public road in West Bradford Township.

§ 380-37. Enforcement and administration.

The Township may enforce this article by any or all of the following measures;

- A. Provide written notice to a property owner to remove the bamboo within a certain period of time.
- B. Move or cause the removal of any bamboo that is interfering with the public highway and is growing within the right-of-way of a public road within 40 feet of edge of the pavement or traveled portion of a public road and charge the property owner with the cost of that work.
- C. Issue a nontraffic citation to the property owner(s) for violation of this article.

§ 380-38. Notice of violation; violations and penalties.

A notice of violation may be issued followed by a citation, or a citation may be issued without being preceded by a notice of violation.

- A. Any action by any person, firm, corporation or other entity which violates or does not comply with any provision of this article or any regulation thereof shall be punishable by fine(s) as established in this section. Each day that a violation occurs shall be considered a separate violation.
- B. Any person who violates or permits a violation of this article shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a Magisterial District Judge, pay a fine of not more than \$600, plus all court costs, including reasonable attorney's fees, incurred by the Township in the enforcement of this chapter. No judgment shall be imposed until the date of the determination of the violation by the Magisterial District Judge. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable Rules of Civil Procedure. Each day a violation exists shall constitute a separate offense. Further, the appropriate officers or agents of the Township are hereby authorized to seek equitable relief, including injunction, to enforce compliance herewith.^[1]

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. 1).*

Chapter 130. Vegetation, Noxious

[HISTORY: Adopted by the Board of Supervisors of the Township of Thornbury 4-22-2014 by Ord. No. 2014-1. Amendments noted where applicable.]

GENERAL REFERENCES

Property maintenance — See Ch. 93.

§ 130-1. Purpose.

The provisions of this chapter are enacted to control the planting, growing or cultivation of noxious vegetation in Thornbury Township so as to prevent the trespass of noxious vegetation onto public rights-of-way or adjacent private property, to preserve native flora and to ensure that noxious vegetative growth does not become a threat to the public health, safety or welfare of the community.

§ 130-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

NOXIOUS VEGETATION

A plant that has been determined to be injurious to public health, crops, livestock, agricultural land or other property and includes the noxious vegetation plants listed in Chapter 110 of Title 7 of the Pennsylvania Code, Noxious Weeds, as amended, running bamboo, and additional plants as may be hereafter determined by the Board of Supervisors of Thornbury Township.

§ 130-3. Certain vegetation restricted.

- A. No person, firm, corporation or other entity owning or occupying any property within Thornbury Township, Chester County, Pennsylvania, shall hereafter plant, cause to grow or cultivate the following noxious vegetation:
- (1) Vegetation listed in Chapter 110 of Title 7 of the Pennsylvania Code, Noxious Weeds, as amended;
 - (2) The Thornbury Township noxious vegetation list, as amended from time to time by the Board of Supervisors;
 - (3) All species of running bamboo, including *Acidosasa*, *Arundinaria*, *Bashania*, *Brachystachyum*, *Chimonobambusa*, *Gelidocalamus*, *Indocalamus*, *Indosasa*, *Ochlandra*, *Phyllostachys*, *Pleiblastus*, *Pseudosasa*, *Sasa*, *Sasaella*, *Semiarundinaria*, *Shibataea*, and *Sinobambusa*.

§ 130-4. Removal, cutting or trimming required.

- A. The owner of any premises shall remove, trim or cut all noxious vegetation located on said property which violates the provisions of this chapter, such that no part of the noxious vegetation is closer than 20 feet from any public right-of-way or property line.

§ 130-5. Regulations governing the planting, growing or cultivation of running bamboo.

- A. No person, property owner, or tenant shall plant, cause to grow or cultivate any running bamboo on any lot or parcel of ground, except in conformity with the following:
- (1) The root system of the bamboo plants is entirely contained within an aboveground planter, barrel or other container of such design, material and location as to prevent the spread of the bamboo root system beyond the confines of the container in which it is contained; or
 - (2) The root system is planted in the ground but is entirely contained within a barrier, constructed in accordance with the following specifications. Compliance with these specifications is subject to inspection by the Code Enforcement Officer.
 - (a) The barrier itself shall be composed of a high-density polypropylene or polyethylene, with a thickness of at least 40 mils or stronger material;
 - (b) The barrier shall be secured and joined together by stainless steel clamps or stainless steel closure strips designed to be used with such barriers;
 - (c) The barrier shall be installed at least 30 inches deep;
 - (d) At least three inches of the barrier must protrude above ground level around the entire perimeter of the bamboo;
 - (e) The barrier shall slant outward from bottom to top.
 - (3) Whether planted or growing in a container, as described herein, all bamboo plants shall be located, trimmed and maintained so that no part of such plant is closer than 20 feet from any public right-of-way or the property boundary.

§ 130-6. Complaint, notice, order for removal and compliance.

- A. Whenever a complaint is received by the Township regarding the encroachment of any noxious vegetation plant or root, or whenever the Township determines that there is an encroachment of noxious vegetation plants or roots onto the public right-of-way, the Township shall give notice to the landowner or tenant in possession of the property to remove the offending noxious vegetation plant or root system.
- (1) The notice shall be mailed by certified mail, return receipt requested. Notice by certified mail shall be deemed complete on the date of personal delivery. If the certified mail is marked "refused," "unclaimed" or otherwise undeliverable by the United States Postal Service, notice will be sent by regular mail and by posting the notice on the property.
 - (2) The notice shall specify the nature of the violation.
 - (3) The notice shall state that the violation must be corrected within 30 days from the date of mailing or posting the property, whichever is later.
 - (4) The notice shall state specifically what must be done by the responsible party to correct the violation and come into compliance with this chapter.
 - (5) The notice shall state that failure to comply within 30 days will result in the removal of the offending noxious vegetation or root system by the Township and that the responsible party will be billed for all costs incurred by the Township. The Township may, in its discretion, elect to issue a citation daily until such time as offending noxious vegetation or root system is removed, rather than undertake the removal itself.

§ 130-7. Penalties.

- A. Any property owner or possessor of a property determined by any court of competent jurisdiction to have violated this chapter shall be subject to pay a fine of \$100 per day for each day that the violation persists after the thirty-day remediation period expires, as well as court costs, legal fees and any other fees incurred by the Township to enforce this chapter against the responsible party. Each day of a continuing violation shall constitute a separate offense, for which a separate fine shall be levied.

Chapter 155. Bamboo

[HISTORY: Adopted by the Board of Supervisors of the Township of Middletown 4-13-2015 by Ord. No. 15-02. Amendments noted where applicable.]

§ 155-1. Short title.

This chapter shall be known and may be cited as the "Middletown Township Bamboo Ordinance."

§ 155-2. Intent and purpose.

The Township has determined that the planting, cultivating and growing of certain running noxious plants and grasses, particularly those plants and/or grasses commonly referred to as "bamboo," within the Township of Middletown has a negative impact on the health, safety and welfare of the citizens of Middletown Township and the public at large, as the uncontrolled planting, cultivating and growth of said bamboo plants and grasses results in the destruction of private and public property and constitutes a nuisance within the Township. The Township has therefore determined that is in the best interests of the citizens of Middletown Township and the public at large to control the planting, cultivating and/or growing of said bamboo plants and grasses within the Township of Middletown, primarily by prohibiting the future planting, cultivating and/or growing of said bamboo plants and grasses within the Township, and by requiring the use of barriers to prevent the invasive spread of existing bamboo plants and grasses within the Township.

§ 155-3. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

BAMBOO

Any monopodial (running) tropical or semitropical grasses from the genera Bambusa, including, but not limited to, Bambusa, Phyllostachys, Fallopia and Pseudosasa, as well as common bamboo, golden bamboo, arrow bamboo, and Japanese bamboo.

BAMBOO OWNER

Any property owner and/or resident who has planted and/or grows bamboo, or who maintains and/or cultivates bamboo on his/her property, or who permits bamboo to grow or remain on the property even if the bamboo has spread from an adjoining property. Any property owner and/or resident of property on which bamboo is found shall be considered to be a bamboo owner. A property owner and/or resident will not be considered to be a bamboo owner if:

- A. He has provided satisfactory proof to the Township that, within a reasonable period of time after discovering the encroachment of bamboo onto the subject property from an adjoining or neighboring property, he advised the owner of such property of his/her objection to the encroachment of the bamboo; and
- B. He has initiated steps for the removal of the bamboo from the property, including remedies at law.

TOWNSHIP

The Township of Middletown, Bucks County, Pennsylvania.

§ 155-4. Planting, cultivating or growing of bamboo prohibited; exceptions; removal.

- A. For purposes of this chapter, bamboo found growing upon a property shall constitute presumptive evidence that the bamboo was planted, cultivated and/or grown by and/or with the consent of the subject property owner, tenant, and/or any other individual, entity or corporation then having control of and/or over the subject property.
- B. Prohibition. Upon the effective date of this chapter, the planting, cultivating and/or growing of bamboo shall be prohibited within the Township. No persons, property owners, tenants, and/or other individuals, entities, and/or corporations having control of and/or over any property located within the Township shall plant, cultivate, and/or cause to grow any bamboo on any real property within the Township. Any person who plants, cultivates, and/or grows, and/or causes or allows to be planted, cultivated and/or grown, bamboo within the Township shall be deemed to be in violation of this chapter and shall be subject to such penalties as are set forth herein.
- C. This chapter shall not be deemed to alter or abrogate any rights at common law, or otherwise, that any persons, property owners, tenants, and/or other individuals, entities, and/or corporations may have to recover the cost of removal of any bamboo found on their own property that has encroached from a neighboring property.
- D. Exceptions. Notwithstanding the prohibitions set forth in § 155-4B above, upon the effective date of this chapter, persons, property owners, tenants, and/or other individuals, entities, and/or corporations having control of and/or over any property located within the Township shall be permitted to plant, cultivate, and/or cause to grow bamboo on any real property within the Township only if:
 - (1) Containment of root system.
 - (a) The root system of such bamboo is entirely contained within an aboveground-level planter, barrel or other vessel of such design, material, and location as to entirely prevent the spread of growth of the bamboo root system beyond the container in which it is planted; or
 - (b) The root system of such bamboo is contained within and/or restricted by a barrier, constructed in accordance with the following specifications, and only after a compliance inspection is performed and a permit issued by the Township:
 - [1] The barrier itself shall be composed of a high-density polypropylene or polyethylene, with a thickness of 40 ml or more;
 - [2] Each portion or sheet of the barrier shall be secured or joined together by the use of stainless steel clamps or stainless steel closure strips designed to be used with such barriers;
 - [3] The barrier shall be installed not less than 30 inches deep;
 - [4] The barrier shall be circular or oblong shaped;
 - [5] Not less than three inches of the barrier shall protrude above ground level around the entire perimeter of the bamboo; and
 - [6] When installed, the barrier shall slant outward from the bottom to top.
 - (2) Any and all bamboo existing pursuant to this § 155-4D shall, at all times, be located, trimmed and maintained so that no bamboo, or any part thereof, shall be within 10 feet of any property line, curb, and/or sidewalk, nor within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township.
- E. Any bamboo that has been planted or otherwise permitted to grow on any property within the Township prior to the effective date of this chapter may remain on such property subject to compliance with the following:
 - (1) The bamboo shall not be within 10 feet of any property line, curb, and/or sidewalk or within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township.

- (2) Any bamboo owner whose property contains bamboo that is located within 10 feet of any property line, curb, and/or sidewalk or within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township shall remove such bamboo and shall abate the growth of such bamboo so that it is not within 10 feet of any property line, curb, and/or sidewalk or within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township.
 - (3) A bamboo owner shall further be responsible to ensure that any bamboo planted and/or growing on the property of the bamboo owner prior to the effective date of this chapter is maintained such that it does not encroach or grow upon any adjoining or neighboring property or properties, including all public property and public rights-of-way. If the Township determines that any such bamboo, or part thereof, has been allowed to encroach, grow upon, extend roots across, and/or extend branches, stalks and/or leaves over any public right-of-way and/or any private property not owned by and/or in the possession of the bamboo owner, the bamboo owner shall be required to comply with the provisions of § 155-4D(1)(b) above.
- F. Removal. In the event that a bamboo owner does not remove or contract for the removal of any bamboo that is found to be in violation of any of the provisions of this chapter within 30 days of the date of notice of violation issued by the Township, the Township may, at its discretion, and in addition to any and all other enforcement actions available to it, take any and all actions necessary to effectuate the removal of such bamboo. The bamboo owner shall be liable and responsible to the Township for any and all costs incurred by the Township in effectuating the removal of such bamboo, including reasonable attorney's fees. Such costs may be assessed against the property of the bamboo owner and entered as a lien on the property. Nothing herein shall be construed to create any affirmative obligation on the part of the Township to abate or remove any bamboo within the Township.
- G. Replanting prohibited. Any bamboo either planted or caused to be planted or existing on a property prior to the effective date of this chapter may not be replanted or replaced in kind once such running bamboo is or has become, for any reason, dead, destroyed, uprooted or otherwise removed, unless such replanting is consistent with the provisions of § 155-4D above.

§ 155-5. Violations and penalties.

Any person, property owner, tenant, and/or other individual, entity, and/or corporation who violates any of the provisions of this chapter shall, upon conviction before any Magisterial District Justice, be guilty of a summary offense and shall be required to pay a fine not exceeding \$1,000 and costs of prosecution, in addition to all other costs hereinbefore provided. Each and every day on which any person, property owner, tenant, and/or other individual, entity, and/or corporation shall be in violation of the provisions of this chapter shall constitute a separate offense.



Chapter 5. Code Enforcement

Part 4. BAMBOO

§ 5-401. Purpose and Intent.

[Ord. 2014-06-03, 6/16/2014, Art. I]

The purpose of this Part is to preserve and protect private and public property from the damaging spread of certain bamboo grasses, protect indigenous plant materials from the invasive spread of bamboo, and maintain the general welfare of residents of New Britain Township.

§ 5-402. General Provisions.

[Ord. 2014-06-03, 6/16/2014, Art. I]

1. Definitions.

BAMBOO

Any monopodial (running) tropical or semi-tropical grasses from the genera Phyllostachys or Pseudosasa, including, but not limited to, Phyllostachys aureosulcata — yellow groove bamboo. In addition, this definition includes common bamboo, golden bamboo and arrow bamboo.

BAMBOO OWNER

Any person who has planted and/or grows bamboo on their property; who maintains bamboo on their property; or who permits bamboo to grow or remain on their property, even if the bamboo has spread from an adjoining property.

PERSON

Any individual, corporation, partnership, joint venture, unincorporated association, municipal corporation or agency, other group acting as a unit, or combination thereof.

TOWNSHIP

The Township of New Britain, County of Bucks, Commonwealth of Pennsylvania.

2. Applicability. For purposes of this Part, bamboo found growing upon a property shall constitute presumptive evidence that the bamboo was planted and/or grown by and/or with the consent of the bamboo owner.
3. Prohibition. Upon the effective date of this Part, the planting or growing of bamboo shall be prohibited within the Township, unless:
- A. The root system of such bamboo plant is entirely contained within a planter, barrier, or other vessel, located entirely above ground level, and of such design, material, and location as to entirely prevent the spread/growth of the bamboo's root system beyond the container in which it is planted.
 - B. The root system is contained within a barrier, constructed in accordance with the following specifications, and only after a permit is issued by the Township:
 - (i) The barrier shall be composed of high density polypropylene or polyethylene, 40 mil or heavier.

- (2) Portions or sheets of the barrier shall be secured or joined together by the use of stainless steel clamps or stainless steel closure strips designed for such barriers.
- (3) The entire perimeter of the barrier shall be more than 30 inches below ground level and more than three inches above ground level.
- (4) When installed, the barrier shall slant outward from the bottom to the top.
Any person who hereafter plants or grows, or causes to be planted or grown, bamboo within the Township, except as under the conditions set forth in paragraph (A) and (B) above, shall be deemed to be in violation of this Part, and shall be subject to such penalties as are set forth herein.

4. Regulation.

- A. Bamboo shall not be planted, maintained, or otherwise be permitted to exist within 40 feet of the edge of the pavement or traveled portion of any public roadway in the Township. Any bamboo owner whose property contains bamboo shall remove and abate the growth of the bamboo within 40 feet of edge of the pavement or traveled portion of a public road in the Township.
- B. Whether planted or growing in a container or contained within a barrier, all bamboo plants shall be located, trimmed, and maintained so that no part of the plant (including stalks, branches, leaves, and/or roots) shall extend nearer than 10 feet to any property line.
- C. When removing and destroying bamboo, all rhizome disposal must be by incineration only. No composting or trash disposal of rhizomes shall be allowed.

5. Pre-Existing Bamboo.

- A. Any bamboo that has been planted or otherwise permitted to grow on any property within the Township prior to the effective date of this Part may remain on such property, subject to compliance with this Part.
- B. Each bamboo owner shall be responsible to ensure that the bamboo planted or growing on the property prior to the effective date of this section does not encroach or grow upon any adjoining or neighboring property, including all public property and right-of-ways. Such bamboo owners shall be required to take such measures as are reasonably expected to prevent such invasion or encroachment, including, but not be limited to, the installation of sheathing comprised of metal or other material impenetrable by bamboo at a sufficient depth within the property line or lines where the bamboo is planted or is growing to prevent the growth or encroachment upon adjoining or neighboring property by the bamboo.
- C. Replanting Prohibited. Any bamboo existing on a property prior to the effective date of this Part may not be replanted or replaced in kind once such bamboo is or has become, for any reason, dead, destroyed, uprooted, or otherwise removed, except in compliance with the provisions of this Part.

6. Removal from Township Property.

- A. Encroachment. In the event that bamboo growing on a bamboo owner's property invades or grows onto Township property, including, but not limited to right-of-ways, the Township shall notify the bamboo owner in writing that bamboo has invaded the Township property and that the bamboo owner is responsible for the removal of such bamboo from the Township property. This encroachment notice shall be sent by certified mail, return receipt requested, and by regular mail to the last known address of the bamboo owner, and a copy of the notice shall also be posted in a conspicuous location on the bamboo owner's property.
- B. In the event that the bamboo owner does not remove the bamboo from the Township property, or does not make an arrangement with the Township for removal of such bamboo within 30 days from the date the encroachment notice, the Township, at its discretion, may remove such bamboo from the Township property. The bamboo owner shall be liable and responsible to the Township for all costs incurred in removing the bamboo from the Township property. Such costs may be assessed against the property of the bamboo owner, and in the event that the costs remain unpaid more than 30 days after the demand of payment has been made by the Township on the bamboo owner, the Township may lien the property of the bamboo owner for these costs, plus interest, fees, and expenses, as allowed by law.

- C. In the event that the Township is compelled to undertake the removal of bamboo, as provided for above, neither the Township nor its employees, contractors, or agents shall have any liability to the bamboo owner for any damages or other claims arising out of the removal of such bamboo. In the event such removal entails or causes damages to the property of any other person or entity other than the bamboo owner, the bamboo owner shall be responsible for such damages.

§ 5-403. Violations and Remedies.

[Ord. 2014-06-03, 6/16/2014, Art. I.]

- 1. Notice of Violation.
 - A. Each bamboo owner shall be responsible to ensure that any bamboo on their property does not violate the provisions of this Part. In the event that there is any bamboo growing in violation of the provisions of this Part, the Township shall notify the bamboo owner in writing of the existence of such violation. Said notice of violation shall be served by handing it directly to the bamboo owner; by mailing it to the last known address of the bamboo owner; or by posting the property at a conspicuous location.
 - B. Any bamboo owner receiving a notice of violation shall bring their property into compliance with this Part within 30 days of the owner's receipt of said notice. If the bamboo owner fails to bring their property into compliance with the notice and this Part, then the Township may issue a non-traffic citation against the bamboo owner.
 - C. In addition, where a bamboo owner does not remedy and correct the violations set forth in any notice of violation issued to them, the Township may remove any bamboo that is in violation of this Part located upon the bamboo owner's property; take all reasonable action to eradicate its re-growth; and/or restore any real property to its natural condition prior to such removal and eradication. Any costs incurred by the Township in removing any bamboo and/or remedying any violation of this Part shall be at the expense of the bamboo owner, and in the event that the costs remain unpaid more than 30 days after the demand of payment has been made by the Township on the bamboo owner, the Township may lien the property of the bamboo owner for these costs, plus interest, fees, and expenses, as allowed by law.
- 2. Violations, Penalties, and Remedies.
 - A. Upon summary conviction before any magisterial district judge, any person violating any of the provisions of this Part shall, in addition to the other charges hereinbefore provided for each offense, pay a fine not exceeding \$1,000, plus all court costs, including reasonable attorney's fees, incurred as a result of the prosecution. Each and every day in which a person shall be in violation of this Part shall constitute a separate offense.
 - B. In addition, the Township Board of Supervisors may institute suits, in equity or at law, to restrain, prevent, or abate a violation of this Part. Such proceedings may be initiated before any court of competent jurisdiction. The expense of such proceedings shall be recoverable from the violator in any manner as may now or hereafter be provided by law.

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, FEBRUARY 9, 2017, 7:30 PM

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
 - A motion to approve the January 26, 2017 meeting minutes.
4. **CENTER POINT VILLAGE ZONING ORDINANCE**
 - Review of the proposed Center Point Village Zoning Ordinance
5. **PUBLIC COMMENT**
6. **ADJOURNMENT**

active land development applications before the Planning Commission (review period expiration)

- LD 2016-05 – Sparango Construction, Co., 2044 Berks Road (May 17, 2017)

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JANUARY 26, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:30 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. Reorganization – Mr. Sherr motioned to appoint Gordon Todd as Chair, Pat Quigley as Vice Chair and Doug Rotondo as Secretary for 2017, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
2. Coughlin (LD 2016-07) – Kirk Clauss, Engineer for the Applicant, provided an overview of a proposed three-lot subdivision at 1631 Kriebel Mill Road. Mr. Clauss stated the Applicant will comply with all items noted in the Township Engineer’s December 20, 2016 review letter.

Mr. DeLello commented on the proposed driveway configuration, and Mr. Clauss noted the plan had been revised to denote a shared driveway for proposed Lot 2 and Lot 3, as was discussed at the previous Planning Commission meeting.

Mr. Nolan confirmed there were no outstanding issues to be addressed by the Planning Commission at this time.

Mr. Sherr motioned to recommend the Board of Supervisors grant Preliminary/Final Plan Approval to the Coughlin subdivision, conditioned on compliance with the December 20, 2016 CKS review letter, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.

3. Sparango Construction Co. (LD 2016-05) – The Applicant has extended the 90-day review period to May 17, 2017. This application will be considered at a future Planning Commission meeting.
4. Center Point Village Zoning Ordinance – Mr. Todd commented on the number of sub-districts. Brandon Rudd, Montgomery County Planning Commission, noted the ordinance

had initially included four sub-districts, which the Members later decided to consolidate to two sub-districts – CPV-1 and CPV-2.

Mr. Todd commented on land development standards for each sub-district.

Mr. Sherr noted several citation corrections. Mr. Rudd will provide the needed corrections.

Mr. Todd commented on opportunities to convert existing structures.

Mr. Sheer commented on the intent of the site layout requirement.

Mr. Todd commented on setbacks. Mr. Rudd noted there were no district-wide setbacks, but rather the setbacks are based on proposed uses and existing ordinance buffer requirements. Mr. Rudd stated he would add or amend the setbacks if the Members wanted to make this revision.

Mr. Todd commented on incorporating the Growing Greener Ordinance provisions into the proposed ordinance. Mr. Rudd stated he would add these provisions if the Members wanted to make this revision, and he asked the Members to let him know of the specific provisions to include.

Mr. DeLello commented on the Growing Greener Ordinance provisions, and whether these should be required or incentivized.

Ms. David commented on the utilization of Transfer Development Rights.

Ms. Quigley commented on the Growing Greener Ordinance provisions, and whether these allow the density desired in the Village. Mr. Rudd commented on density, and utilization of existing infrastructure in the Village.

Mr. Rudd commented on proposed building and impervious coverage limits. Mr. Rudd noted lower the coverage limits tend to increase the distances between structures and developments.

Ms. David commented on stormwater management. Mr. Rudd noted applicants would be required provide stormwater management in accordance with the Township Code.

There was general discussion regarding the allowance of parking areas between structures and Skippack Pike and Valley Forge Road. Mr. Rudd noted the ordinance had initially prohibited the location of parking areas at these locations, and stated the Members decided to amend the language to provide for design flexibility and to improve internal circulation.

Mr. Rudd commented on per building commercial square foot limits.

Mr. Todd commented on the proposed density bonus. Mr. Rudd provided an overview of how the proposed density bonus was developed, and commented on the densities permitted in neighboring zoning districts.

Ms. David commented on the permitted size of canopies over gas pump areas. There was general discussion on canopy size at existing gas stations, the use of smaller canopies that shelter the area immediately around individual gas pumps, and the possibility of new gas stations not requiring a canopy. There was general discussion on the number of gas pumps at new gas stations.

Ms. David commented on sign regulations, light regulations and the permitted hours of operation for certain commercial uses. There was discussion on these issues, and the requirements presently included the Township Code.

Mr. Todd commented on the minimum sidewalk length calculation for the density bonus.

Wini Hayes, Worcester, commented on the utilization of transfer development rights, the location of parking areas between the buildings and Skippack Pike and Valley Forge Road, light and noise concerns, the conditional use process and approval permissions, and the size of gas station canopies.

Joseph Grenko, Worcester, commented on the proposed gas station use.

Ken David, Worcester, commented on the permitted size of commercial buildings.

Stuart Land, Worcester, commented on the scope of the ordinance, the economic viability of development in the Village, and future traffic volumes.

Michelle Jackson-Greenawalt, Worcester, commented on development density and impacts to quality of life.

E. Van Rieker, Consultant for the owners of the Palmer property, commented on components of the previously-presented concept plan for this property, including proposed open spaces, and building and impervious coverages. Mr. Rieker commented on parking area buffers, streetscapes and the number of gas pumps at new gas stations.

Ms. Hayes, Worcester, commented on the interpretation of ordinance language. Tommy Ryan, Township Manager, noted that he, as Zoning Officer, interprets provisions of the Zoning Ordinance as needed.

5. Upcoming Meeting Agenda – The Planning Commission will meet on February 9 to discuss the proposed Center Point Village Zoning Ordinance. The Planning Commission and Board of Supervisors will hold a Joint Meeting on February 15 to discuss the proposed Center Point Village Zoning Ordinance. The Planning Commission will meet on February 23 to discuss the Sparango subdivision, if this is submitted to review, the proposed Center

Point Village Zoning Ordinance and bamboo ordinance, and other matters that warrant attention.

6. December 8, 2016 Meeting Minutes – Ms. Quigley motioned to approve the December 8, 2016 Meeting Minutes, amended to correct (1) page 2, “allowed by Township Code”, and (2) page 3, “matters that warrant attention”, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.

PUBLIC COMMENT

- There was no additional public comment at this evening’s meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:40 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

DATE: February 2017
SUBJECT: Center Point Village Zoning District
TO: Worcester Township
FROM: Brandon Rudd, Senior Planner, Community Planning
John Cover, Section Chief, Community Planning

The following is a list of changes from the discussion at the January 2017 Township Planning Commission meeting:

1. Fixed some typos pointed out by Chris David, including numbering references.
2. Changed maximum impervious in CPV-2 and non-residential uses in CPV-1 from 85% to 60%
3. Took out the provision allowing a drive lane between the buildings and street in CPV-2. Parking lots must be located to the rear or side of the building.
4. Took out all conditional uses. All uses are now strictly by-right.
5. Added a provision to limit the number of pumps that a gas station can have to six.
6. Added a reference to the sign standards for commercial businesses.
7. Added a provision to clarify that a shopping center includes multiple (three or more) retail uses.
8. Added a clarification at the end of the CPV-2 District that the SALDO standards apply to that district as well.

Center Point Village Zoning District 1 (CPV-1)**§150-249.1 Intent.**

The primary purpose of the Center Point Village (CPV-1) District is to permit a mix of various housing types, commercial businesses, and institutional buildings in a walkable village with a sense of community and place as outlined in the goals and concepts illustrated in the document entitled, *A Vision for Center Point Village*—adopted by Worcester Township to guide the development in the area around the historic crossroads of Skippack Pike and Valley Forge Road, which serves as the geographic heart of both Worcester Township and Montgomery County. To those ends, the Center Point Village District 1 is intended to:

- A. Create a mixed use, village character.
- B. Allow a range of small scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- C. Accommodate a variety of housing types.
- D. Ensure that commercial uses have a character that is compatible with the existing historic character of Worcester Township, as well as future residential uses within the district.
- E. Promote pedestrian orientation of streets and buildings to ensure a walkable village setting.
- F. Develop businesses, streets, parks, open spaces, and homes that promote social interaction as well as privacy.
- G. Give priority to pedestrian movement along sidewalks and trails and access to commercial areas, open spaces, and streets; and discourage design that gives priority to vehicular convenience only.
- H. Create a street circulation system with sidewalks and trails that provides safe and convenient access but discourages fast or heavy traffic that is incompatible with a residential neighborhood.
- I. Use scale, building orientation, and landscaping to establish community identity.
- J. Use open and recreational spaces as community focal points.
- K. Encourage the residential density necessary to support retail uses in Center Point Village so that residents of the village will have the option of walking or biking to nearby amenities.
- L. Preserve rural areas of the township by concentrating development in and around the existing Center Point Village.

- M. Provide an appropriate receiving zone for the transfer of development rights (TDR).
- N. Fulfill the purposes and objectives outlined in Article VII-A "Traditional Neighborhood Development" of the Pennsylvania Municipalities Planning Code (Act No. 247 of 1968, as reenacted and amended).

Section 150-249.2 Site Layout

The overall site plan for any new development within the CPV-1 District shall generally adhere to the final land use bubble plan on page 22 of the document entitled *A Vision for Center Point Village*, adopted on October 15, 2014 (included here as Appendix 1). An alternative site layout may be used in the event that the applicant and the Board of Supervisors agree that such a layout would be preferable in order to implement the overall vision of the aforementioned document.

Section 150-249.3 Permitted Uses.

The following uses are permitted in the CPV-1 District according to tract size:

- A. Tracts of less than 3 Acres at the time of the adoption of this ordinance.
 - (1) Anywhere in the district, the following residential uses, alone or in combination:
 - (a) Single-family detached dwellings.
 - (b) Village single dwellings.
 - (c) Twin homes
 - (d) Townhouses
 - (e) Carriage homes
 - (f) The conversion of existing structures, constructed prior to 1940, into multi-family buildings.
 - (2) Park and open space uses, including neighborhood open space, passive open space, and active recreation uses.
 - (3) Municipal uses, including township administration buildings, fire stations, and other similar uses.
 - (4) On lots with frontage along Skippack Pike or Valley Forge Road, the following non-residential uses, individually or combined within a building, provided that such uses do not extend more than 300' from the ultimate right-of-way of Skippack Pike or Valley Forge Road:

- (a) Retail commercial uses, personal service businesses, restaurants, and financial establishments, provided no drive-through facilities are provided for any of these uses.
 - (b) Bed and breakfast establishments.
 - (c) Small-scale offices in converted residential structures.
 - (d) Mixed use buildings with non-residential uses on the first floor and residential use on subsequent floors or a mixture of non-residential and residential uses on subsequent floors. These buildings shall comply with all standards for non-residential buildings.
- (5) Transferred development rights in accordance with Article XXIX – Transferable Development Rights of the Worcester Township Zoning Code.
- B. Tracts of 3 or more acres at the time of the adoption of this ordinance and parcels combined to create tracts of 3 or more acres shall choose one of the following options.
- (1) Mixed Residential Development, which shall include a mix of residential uses listed above in Section 150-249.3.A(1), provided the development meets the residential mixing requirements in Section 150-249.7.A.
 - (2) On tracts with frontage on Skippack Pike or Valley Forge Road, Mixed Use Development, which shall include a mix of uses listed above in Section 150-249.3.A, provided the development meets the mixed use requirements in Section 150-249.7.B.
 - (a) When utilizing the Mixed Use Development option, non-residential uses shall not extend more than 300 feet from the ultimate right-of-way of Valley Forge Road or Skippack Pike. All other lots shall have a residential use listed above in Section 150-249.3.A(1) or open space use listed above in Section 150-249.3.A(2).
 - (3) Transferred development rights in accordance with Article XXIX – Transferable Development Rights of the Worcester Township Zoning Code.

Section 150-249.4 Density.

A. Residential Density.

- (1) The base density for residential portions of all developments shall be one (1) dwelling unit per acre if no bonuses are utilized. Residential portions of developments shall have a maximum overall density of four (4) dwelling units per acre when utilizing all bonuses, as outlined in Section 150-249.6.

- (2) The residential portion of developments shall include the entire tract area minus the area of any non-residential lots and existing legal right-of-ways. The residential acreage may include residential lots, newly proposed streets, and open space areas. Mixed use buildings containing non-residential uses and apartment dwellings shall be considered residential for the purposes of calculating residential density.

Section 150-249.5 Transferable Development Rights.

The Center Point Village-1 District shall be established as a Transferable Development Rights (TDR) receiving zone, in accordance with the provisions of Article XXIX of the Worcester Township Zoning Code. Transferrable Development Rights may be used to increase the base density by up to 1.5 dwelling units per acre as outlined in Section 150-249.6, below.

Section 150-249.6 Bonuses.

Developments within the CPV-1 District shall qualify for an increase in density as follows. The applicant shall be required to provide additional information in order to demonstrate that the bonus feature standards will be met. Unless stated otherwise in the table below, each “bonus feature” category may be utilized to earn a density bonus only one time.

- A. Bonus features, as required in the table below, shall entitle the applicant to an incremental increase in density, up to four (4) dwelling units (DUs) per acre. If the applicant transfers at least two (2) TDRs into the CPV-1 District, the applicant shall also be exempt from the residential mix requirement in Section 150-249.7A and Section 150-249.7.B(2) below.

Bonus Feature	Bonus Dwelling Units (DUs) per Acre	Bonus Feature Standard
Open Space	0.25	0.25 DUs per acre may be earned for each additional 5% open space provided above and beyond the base requirement. Up to 0.5 DUs per acre may be earned using this bonus.
Preserved woodland areas or mature trees	0.25	The preservation of at least 50% of mature trees or woodland areas on site shall qualify. Compliance with this provision shall be determined by the Township Engineer.
Off-site pedestrian improvements	0.5	Off-site pedestrian improvements to Skippack Pike or Valley Forge Road that further the goals of <i>A Vision for Center Point Village</i> . To qualify the applicant shall construct new sidewalks or upgrade existing sidewalks to the township’s specifications by widening, adding street furniture, and/or adding decorative elements. The required sidewalk improvement and/or construction shall be equal

		in length to the greatest dimension of the development tract. The township shall decide if proposed improvements satisfy this bonus, and all improvements shall be in addition to the other requirements of this ordinance, and the Worcester Township Subdivision and Land Development Ordinance.
Existing historic buildings	0.5	Any applicant that proposes to retain and use any and all principal buildings on the property that were constructed before 1940 shall qualify, so long as the buildings are not altered in a manner that is incompatible with their historic character. Which structures constitute principal buildings, and compatibility with historic character shall be determined by the Board of Supervisors. Preservation of existing historic buildings shall not count toward the overall density of the development.
Trail improvements	0.25	Trail improvements that further the goals of <i>A Vision for Center Point Village</i> by providing linkages depicted within that plan. To qualify the applicant shall build a trail that is equal in length to the trail segment shown on the tract in the final land use bubble plan in <i>A Vision for Center Point Village</i> . If no segment is depicted across the tract, the applicant shall build a trail elsewhere in the village equal to or greater in length than the greatest dimension of the development tract.
Combining parcels	0.25	Combining existing parcels of less than 3 acres to create a new tract of land that is 3 acres or more in size in order to create a Mixed Residential Development or Mixed Use Development.
Transfer of Development Rights (TDR)	1.5	The applicant may utilize TDRs for an increase in density of up to 1.5 DUs per acre, in accordance with Article XXIX of the Worcester Township Zoning Code and Section 150-249.5, above.

Section 150-249.7 Mix Requirements.

A. Mixing Requirements for Mixed Residential Developments. All Mixed Residential Developments shall meet the following mixing requirements:

- (1) The development shall include at least two of the following housing types: single-family detached, village house, twin homes, townhouse, carriage home, or multi-family in a converted existing structure built prior to 1940. To qualify as one of the two required housing types, a housing type must comprise at least twenty percent (20%) of the total housing units in the development. No housing type may exceed sixty percent (60%) of the total housing units in the development.

- (2) At least thirty-five percent (35%) of the tract area shall consist of open space, in accordance with the requirements of Section 150-249.12. Applicants may earn a density bonus as outlined in 150-249.6 for providing additional open space.

B. Mixing Requirements for Mixed Use Developments. When the Mixed Use Development option is chosen, the mix of uses shall adhere to the following requirements:

- (1) All Mixed Use Developments shall meet the following mix requirements:

<u>Type of Use</u>	<u>Min. % of Land Area</u>	<u>Max. % of Land Area</u>
Open Space	35%	N/A
Residential	20%	60%
Non-Residential	5%	45%

- (2) The development shall include at least two of the following housing types: single-family detached, village house, twin homes, townhouse, carriage homes, or multi-family in a converted existing structure built prior to 1940. To qualify as one of the two required housing types, a housing type must comprise at least twenty percent (20%) of the total housing units in the development.

Section 150-249.8 Residential Dimensional Requirements.

Residential development shall meet the following dimensional criteria. In the case that a development is unlotted, compliance with equivalent lot standards shall be demonstrated.

	Single-Family Detached	Village Single	Twin Home	Townhouse	Carriage Home	Multi-Family**
Min. Net Lot Area	8,500 sq. ft. per du	5,000 sq. ft. per du	3,600 sq. ft. per du	2,400 sq. ft. per du	3,200 sq. ft. per du	8,500 sq. ft. per du
Max. Net Lot Area	10,000 sq. ft. per du	6,500 sq. ft. per du	5,000 sq. ft. per du	N/A	N/A	10,000 sq. ft. per du
Min. Lot Width	80 feet	60 feet	36 feet	24 feet	28 feet	80 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 10 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 5 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	N/A
Min. Side Yard	10 feet min, 25 aggregate	5 feet min, 15 aggregate	12 feet	12 feet per end unit	14 feet per end unit	10 feet min, 25 aggregate
Min. Rear Yard	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet

Max Building Coverage on a lot	25%	30%	35%	50%	60%	25%
Max. Impervious Coverage on a lot*	40%	50%	60%	70%	80%	40%
Max Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Max. Dwelling Units per Building	N/A	N/A	N/A	6	4	4

*The Maximum Impervious Coverage at the time of development shall be 5% less than the total listed in the table above. The additional allowable impervious coverage, up to the amount listed in the table above, shall be reserved for the use of the home owner.

**Multi-family refers to units in a converted existing structure, constructed prior to 1940. Existing non-conformities are exempt from these dimensional requirements, so long as non-conformities are reduced to the best extent possible.

Section 150-249.9 Non-Residential Dimensional Requirements.

	Non-Residential Buildings
Min. Net Lot Area	10,000 sq. ft.
Min. Lot Width	70 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 0 or more than 20 feet from the outer edge of the sidewalk. An additional 15 feet may be added if improved open space in accordance with §150-249.12.B(1)(a) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement
Min. Side Yard	15 feet
Min. Rear Yard	30 feet
Max Building Coverage on a lot	40%
Max. Impervious Coverage on a lot	60%
Max Building Height	35 feet
Max. Dwelling Units per Building (Mixed Use Buildings)	4
Min. Distance Between Buildings on Same Lot	20 feet
Max. Building Length	100 feet for facades facing a street

Section 150-249.10. General Requirements.

- A. All developments must provide open space in compliance with Section 150-249.12, herein.
- B. Utilities. All developments shall be served by public sewer and public water.

- C. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the CPV-1 District.
- D. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided in accordance with the regulations in Section 150-249.110.12 of the Worcester Township Code. All open space shall be permanently deed restricted from future subdivision and development.

Section 150-249.11. Design Standards.

All development in the CPV-1 District shall comply with the Worcester Township Subdivision and Land Development Ordinance (SALDO), except in the case that the requirements herein conflict with those requirements, whereby the standards in this ordinance shall apply. All development shall meet the following design standards:

- A. General Layout of Mixed Use Developments and Mixed Residential Developments
 - (1) Mixed Use Development shall be laid out so that all non-residential uses, including mixed-use buildings, shall have frontage along Skippack Pike or Valley Forge Road.
 - (2) Non-residential buildings shall be placed to make walking to open space and residential areas easily accessible to pedestrians by providing an interconnected system of sidewalks and trails.
 - (3) Streets
 - (a) Streets shall be interconnected with each other and with streets on abutting properties in an interconnected modified grid pattern.
 - (b) Cul-de-sacs shall be not be permitted in the CPV-1 District unless no other options are practical. The use of cul-de-sacs must be recommended by the Worcester Township Planning Commission.
 - [1] When allowed, cul-de-sacs shall not serve more than eight dwelling units and shall not exceed three hundred twenty (320) feet in length.
 - (c) Street trees shall be required along all streets in accordance with Section 130-28.G(4) of the Worcester Township Subdivision and Land Development Ordinance (SALDO) with the exception of the following requirement, which shall supersede the requirements of the SALDO:
 - [1] Street trees shall be placed in a grass buffer strip between the curb and sidewalk that is a minimum of eight (8) feet wide.

- (d) Between any two intersections on a residential street, the setbacks of all buildings shall be the same along the entire segment of street and on both sides of the street. This is in addition to the front façade location requirements of Section 150-249.8.

(4) Alleys

- (a) Alleys should be one way when feasible. One-way alleys shall be fourteen (14) feet wide, and two-way alleys shall be eighteen (18) feet wide. Traffic calming devices such as speed humps shall be incorporated into the alleys when feasible.

B. Building Design Standards

(1) Non-Residential and Mixed-Use Buildings shall meet the following requirements:

- (a) Building Footprint and Total Commercial Area. The maximum building footprint of non-residential and mixed-use buildings shall not exceed five thousand (5,000) square feet and the total square footage devoted to commercial use in a building shall not exceed 5,000 square feet.

(2) Residential Building Design Standards

- (a) All dwelling units must have at least one primary entrance in the front facade. For twin homes, this requirement may be met if at least one of the units has its primary entrance in the front facade.
- (b) Townhouse buildings may contain no more than six (6) attached dwelling units.
- (c) Carriage homes buildings may contain no more than four (4) attached dwelling units.
- (d) Village single dwellings must meet all of the following criteria:

- [1] A sidewalk through the front yard, leading from the street sidewalk or curblineline to the front door or front porch of the Village House.
- [2] If the village single dwelling has a front-facing garage then the garage must be located at least ten (10) feet behind the building's front façade and the garage door shall include architectural features that are similar to the ones used on the main house. The garage door shall also have windows.

[3] All village single dwellings shall contain at least two of the following features. Whichever two options are chosen shall apply to all village houses within a development to create a sense of architectural unity:

[a] An unenclosed porch, extending across at least one-third of the front of the house, excluding the garage, being at least six (6) feet in depth.

[b] A front yard enclosed by a picket fence at least thirty (30) inches but no more than thirty-six (36) inches in height.

[c] A rear-facing garage that is accessed by a rear alley, with no access taken from the primary street in front of the village single dwelling.

C. Parking Standards

(1) Residential garages, parking lots, and/or driveways should not be the dominant aspect of the building design, if visible from the street, parking lots shall be buffered and garage doors shall have decorative elements such as windows, decorative hardware and shall not be white.

(2) Non-Residential Parking Design Standards. Off-street parking for non-residential buildings shall comply with the following requirements.

(a) Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements. Such screens shall be between two (2) feet and four (4) feet high.

(b) Parking areas on abutting non-residential lots shall be interconnected by access driveways when deemed feasible by the Board of Supervisors.

(c) Each non-residential lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other non-residential lots within the tract.

(d) Non-residential parking lots shall be set back at least ten (10) feet from residential lots.

(3) Single-Family Detached Parking Design Standards. Garages for single-family detached units shall meet one of the following design options:

(a) The garage is side entry, so garage doors are perpendicular or radial to the street which the front facade faces.

(b) The garage is located behind the rear facade of the house. This garage may be detached from or attached to the house, and the garage doors may face any direction.

- (c) The garage is located at least ten (10) feet behind the front façade, or covered front porch, of the house. The garage may face the street subject to §150-249.11.C.(1).
 - (d) The garage is rear entry, so garage doors are on the opposite side of the house from the front façade and are accessed by a system of alleys.
- (4) Townhouse and Carriage Home Parking Design Standards. Garages for townhouse and carriage house units shall meet one of the following design options.
- (a) On end units the garage is side entry, so garage doors are perpendicular or radial to the street which the front facade faces.
 - (b) The garage may face the street subject to §150-249.11.C.(1).
 - (c) The garage is rear entry, so garage doors are on the opposite side of the house from the front façade and are accessed by a system of alleys. When rear entry garages are used, the end units may have side entry or rear entry garages.
- E. Driveway Design Standards
- (1) Each lot shall have not more than one driveway access point per existing street on which the lot fronts. When feasible, abutting non-residential lots must share a common driveway.
 - (2) When visible from the street, residential driveways shall not be asphalt. Decorative paving using another material such as brick or concrete shall be used instead. Driveways shall be either one continuous surface or a ribbon driveway, which has two strips of concrete or brick with grass or pea gravel in between.
- F. Non-Residential Off-Street Loading Areas, Outdoor Storage, and Trash Disposal Areas.
- (1) All loading areas and loading docks shall be located to the sides and rears of buildings. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least twenty-five (25) feet from residential property lines.
 - (2) Outdoor storage or display of merchandise shall not be permitted overnight.
 - (3) Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least twenty-five (25) feet from residential property lines.

- G. Landscaping. Except where otherwise indicated in this ordinance, buffers, parking lot landscaping, detention basin landscaping, and landscaping around non-residential buildings shall be provided, in accordance with the Worcester Township Subdivision and Land Development Ordinance.
- H. Signs. All signs shall comply with the requirements of Article XXI of the Worcester Township zoning ordinance.

Section 150-249.12. Open Space Standards.

A. Total Open Space

- (1) Minimum required open space for Mixed Residential Developments, and Mixed Use Developments shall be thirty-five percent (35%), with bonuses awarded for additional open space as outlined in Section 150-249.6 Bonuses.
 - (a) In addition to the applicable minimum required open space, ten percent (10%) of the required open space shall meet the requirements of Section 150-249.12.B Neighborhood Open Space Requirements, below.
- (2) Open space may consist of neighborhood open space, a primary park, active recreation facilities, passive open space, and other similar types of open space.
- (3) The required open space shall have a layout that is generally consistent with the final land use bubble plan on page 22 of A Vision for Center Point Village (included as Appendix 1 herein) unless a more preferable layout is identified by the Board of Supervisors.
- (4) Sensitive natural areas, as identified by the Board of Supervisors, shall be protected as a part of the required open space.
- (5) No portion of any building lot may be used for meeting the minimum required amount of total open space. If a development is unlotted, no area within twenty-five (25) feet of any building shall count towards the minimum required amount of total open space.

B. Neighborhood Open Space Requirements.

- (1) Neighborhood Open Space Design Alternatives. As noted in §150-249.12.A(1)(a) above, ten percent (10%) of the required open space shall be set aside as Neighborhood Open Space. All neighborhood open space shall meet one of the following design alternatives and shall include at least one village green meeting the primary park requirements.
 - (a) Village Green. Each village green shall:

- [1] Be at least ten thousand (10,000) square feet in size
 - [2] Be configured so that a circle with a radius of thirty (30) feet can fit within the confines of the green; and,
 - [3] Be surrounded along at least twenty-five percent (25%) of its perimeter by roads. All sides of village greens shall be surrounded by either roads or the front facades of buildings.
- (b) Landscaped Median. Each landscaped median shall have a minimum average width of ten (10) feet and a length of at least one-hundred fifty (150) feet, and shall be surrounded by streets on all sides.
 - (c) Eyebrow. Each eyebrow shall contain an island, generally configured as a semi-circle, and configured so that a circle with a radius of fifteen (15) feet can fit within the confines of the green space.
- (2) Additional Neighborhood Open Space Standards
- (a) All dwelling units within a CPV-1 District development shall be located within 800 feet of some type of open space.
 - (b) Detention basins and other stormwater impounding areas, except for landscaped permanent wet ponds, may not be located in neighborhood open space areas used to meet the minimum amount of required neighborhood open space.

Appendix 1

Final Land Use Bubble Plan



CENTER POINT VILLAGE
LAND USE BUBBLE PLAN
WORCESTER TOWNSHIP, PA



DRAFT

SALDO Article XI—Design Standards for the Center Point Village 1 and Center Point Village 2 Districts**Section 130-66**

The following standards apply to the Center Point Village 1 and Center Point Village 2 zoning districts and shall supersede any other SALDO standards that may conflict with the standards of this article. These standards are in addition to those required by the Worcester Township Zoning Code. All development shall meet the following design standards:

D. Pedestrian Design Standards

- (1) Sidewalks are required along all interior streets of residential developments and along existing streets where indicated on the final land use bubble plan on page 22 of *A Vision for Center Point Village* (Appendix 1 of this ordinance), or other locations recommended by the Worcester Township Planning Commission.
- (2) Sidewalks are required to connect the road frontage sidewalks to all front building entrances, parking areas, neighborhood open space, and any other destination that generates pedestrian traffic.
- (3) Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points.
- (4) Sidewalks shall be no less than five (5) feet wide on residential streets, and no less than eight (8) feet wide on non-residential and mixed-use streets.
- (5) Multi-use trails shall run throughout the open space system and connect to sidewalks and nearby pedestrian destination points. The trails shall be generally laid out in the manner represented by the final land use bubble map on page 22 of *A Vision for Center Point Village*.

E. Building Design Standards

- (1) Non-Residential and Mixed-Use Buildings shall meet the following requirements:
 - (a) Building Orientation and Entrance. Front facades of non-residential and mixed-use buildings shall be oriented towards commercial/main streets within the mixed use tract, with a public entrance in this front façade. When abutting Skippack Pike or Valley Forge Road front facades shall face one of those streets. When buildings are located on corners, the entrance may be located on the corner with an appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar architectural feature.
 - (b) Walls and Windows. Blank walls shall not be permitted along any exterior wall facing a street. Exterior walls in these locations shall meet the following criteria:

- [1] Such walls shall have architectural treatments that are the same as the front façade, including consistent, style, materials, colors, and details.
 - [2] Windows. The ground floor of any wall facing a street shall contain windows in accordance with the following requirements:
 - [a] The ground floor front facades of retail commercial uses, personal service businesses, and restaurants shall consist of at least 35% window area, but not more than 75% window area.
 - [b] All other ground floor walls facing a street shall contain at least twenty-five percent (25%) window area but not more than seventy-five percent (75%) window area.
 - [3] Dark tinted glass or reflective glass in windows is prohibited
 - [4] Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall, including at least three of the following treatments: masonry, masonry water table, belt courses of contrasting color or texture, metal roof accents, decorative tile work, medallions, quoins, decorative glass, trellis with plants, artwork, vertical or horizontal visual articulation, lighting fixtures, or similar architectural elements not listed above, as approved by the Board of Supervisors. Concrete block shall not be acceptable as masonry unless decorative split face block is utilized.
- (c) Roofs.
- [1] All non-residential and mixed-use buildings shall have pitched roofs covering at least eighty percent (80%) of the building with a pitch of at least six (6) vertical inches to every twelve (12) horizontal inches.
 - [2] Pitched roofs shall provide overhanging eaves that extend a minimum of one (1) foot beyond the building wall.
- (d) Non-residential and mixed-use buildings must have at least a three (3) foot off-set in all facades for every forty (40) feet of continuous facade. Such off-sets may be met through the use of bay windows, porches, porticos, building extensions, towers, bays, gables, and other architectural treatments.
- (e) Non-residential and mixed-use buildings shall contain materials, windows, doors, architectural details, massing, floor heights, and roofs that are compatible with proposed

residential buildings within the development and with the existing historical character of Worcester Township.

(2) Residential Building Design Standards

- (a) All residential buildings shall have pitched roofs covering at least eighty percent (80%) of the building with a pitch of at least six (6) vertical inches to every twelve (12) horizontal inches.

DRAFT

Center Point Village Zoning District 2 (CPV-2)**§150-250.1 Intent.**

The primary purpose of the Center Point Village 2 (CPV-2) District is to create a commercial core within a walkable village as outlined in the goals and concepts illustrated in the document entitled, *A Vision for Center Point Village*—adopted by Worcester Township to guide the development in the area around the historic crossroads of Skippack Pike and Valley Forge Road, which serves as the geographic heart of both Worcester Township and Montgomery County. The CPV-2 District is designed to serve as the heart of the village and to compliment the standards set forth in the nearby CPV-1 District. To those ends, the Center Point Village District 2 is intended to:

- A. Allow a range of small scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- B. Ensure that commercial uses have a character that is compatible with the existing historic character of Worcester Township, as well as future residences within the development.
- C. Promote pedestrian orientation of streets and buildings to ensure a walkable village setting.
- D. Give priority to pedestrian movement along sidewalks and trails and access to commercial areas, open spaces, and streets; and discourage design that gives priority to vehicular convenience only.
- E. Create a street circulation system with sidewalks and trails that provides safe and convenient access.
- F. Use scale, building orientation, and landscaping to establish community identity.
- G. Use open and recreational spaces as community focal points.
- H. Preserve rural areas of the township by concentrating development in and around the existing Center Point Village.
- I. Provide retail uses in Center Point Village so that residents of the village will have the option of walking or biking to nearby amenities.

Section 150-250.2 Site Layout

The overall site plan for any new development within the CPV-2 District shall adhere to the final land use bubble plan on page 22 of the document entitled *A Vision for Center Point Village*, adopted on October 15, 2014 (included here as Appendix 1). An alternative site layout may be used in the event that the applicant and the Board of Supervisors agree that such a layout would be preferable in order to implement the overall vision of the aforementioned document.

Section 150-250.3 Permitted Uses.

The following uses are permitted in the CPV-2 District:

A. Class One Uses. On any lot, the following uses are permitted:

- (1) Retail commercial uses, personal service businesses, restaurants, and financial establishments, excluding drive-through facilities.
- (2) Convenience stores, without fuel pumps.
- (3) Park and open space uses, including central open space, passive open space, and active recreation uses.
- (4) Municipal uses, including township administration buildings, fire stations, and other similar uses.
- (5) Bed and breakfast establishments.
- (6) Small-scale business or professional offices in converted residential structures.
- (7) Offices of doctor, dentist, and other healthcare providers.
- (8) Studio for dance, art, music, photography, or exercise.
- (9) Day care center

B. Class Two Uses. On lots with a minimum area of forty thousand (40,000) square feet and a minimum width at the building line of one hundred (100) feet, in addition to Class One Uses, the following uses are permitted:

- (1) Uses with drive-through facilities, including restaurants, drug stores, banks and financial institutions, provided:
 - (a) The use provides sufficient on-site stacking lanes to accommodate a minimum of six (6) automobiles leading to the first drive-through window, bank teller window, remote teller window, or drive through automatic teller machine on the site, and two (2) automobiles for each additional drive-through facility on the site.
 - (b) These stacking lanes shall not interfere with parking spaces or the external circulation of the site.

- (c) Drive through windows shall face the rear or side yard of the site. Drive through windows shall not face a public street.
- (2) Gas stations, mini-marts, convenience stores with fuel pumps and other use with fuel pumps, provided that:
- (a) All activities except those to be performed at the fuel or air pumps are performed within a completely enclosed building. Outdoor storage is not permitted.
 - (b) Minimum setback of pump islands is fifty (50) feet from street ultimate rights-of-way, eighty (80) feet from residential property lines, and thirty (30) feet from all other property lines.
 - (c) Minimum setback of parking (any portion) from fuel pumps is thirty (30) feet.
 - (d) The fuel pump area does not interfere with parking spaces or internal circulation. In developments with multiple uses, the fuel pump area shall be separated from the parking and internal circulation of other uses.
 - (e) There shall be a maximum of six (6) fuel pumps.
 - (f) Body repairs and/ or painting shall not be permitted.
 - (g) Canopies meet the following requirements:
 - [1] Canopies shall be set back at least fifteen (15) feet from property lines and ultimate rights-of-way lines and fifty (50) feet from abutting residentially zoned properties.
 - [2] Canopies shall have a maximum height of sixteen (16) feet measured to the underside of the canopy. For slanted canopies, this sixteen (16) foot maximum can be measured at the portion of the canopy closest to the street.
 - [3] Individual canopies shall have a maximum area of 3,600 square feet; multiple canopies shall be separated by a minimum distance of 15 feet. Total aggregate area of all canopies shall be a maximum of 7,000 square feet.
 - [4] Lighting for canopies shall be recessed so that the bottom of the lighting fixture is flush with the underside of the canopy, using a full cutoff flat lens luminaire.
 - [5] Canopies shall be designed to be architecturally compatible with structures in the surrounding area with regard to color and building materials. Colors shall be compatible with buildings in the neighborhood, and pitched roofs shall be used unless deemed impossible by the Board of Supervisors.

C. Class Three Uses. On lots with a minimum area of one hundred fifty thousand (150,000) square feet and a minimum width at the building line of five hundred (500) feet, in addition to Class One Uses and Class Two Uses, the following uses are permitted:

- (1) Shopping center, in accordance with additional standards in Section 150-250.4, Section 150-250.6, and all other regulations of this district. A shopping center shall include three or more separate retail uses and shall not include drive-through facilities.

Section 150-250.4 Dimensional Requirements.

	Class One Uses	Class Two Uses	Class Three Uses
Min. Net Lot Area	10,000 sq. ft.	40,000 sq. ft.	150,000
Min. Lot Width	70 feet	100 feet	500 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 0 or more than 20 feet from the outer edge of the sidewalk. An additional 50 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement	Not less than 10 or more than 30 feet from the outer edge of the sidewalk. An additional 100 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement	Not less than 20 or more than 60 feet from the outer edge of the sidewalk. An additional 100 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement
Min. Side Yard	15 feet	15 feet	40 feet
Min. Rear Yard	30 feet	30 feet	40 feet
Min. Building Setback from abutting residential properties	40 feet	50 feet	65 feet
Max Building Coverage on a lot	40%	30%	25%
Max. Impervious Coverage on a lot	60%	60%	60%
Max Building Height	35 feet	35 feet	35 feet
Min. Distance Between Buildings on Same Lot	20 feet	20 feet	50 feet
Max. Building Length	100 feet for facades facing a street	100 feet for facades facing a street	250 feet for facades facing a street
Max. Building Footprint	5,000 square feet	15,000 square feet	20,000 square feet

Section 150-250.5. General Requirements.

- A. Utilities. All developments shall be served by public sewer and public water.
- B. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the CPV-2 District.
- C. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided in accordance with the regulations in Section 150-110.12 of the Worcester Township Code. All open space shall be permanently deed restricted from future subdivision and development.

Section 150-250.6 Additional Standards for Class Two Uses and Class Three Uses.

Commercial uses that are permitted as a Class Two Use or a Class Three Use shall meet the following standards:

- A. Buildings, driveways, parking areas, loading areas, outdoor activity areas, light sources, trash areas, and other potential nuisances shall be located and designed to minimize adverse impacts on abutting residential properties. In order to limit the adverse impact of a proposed general commercial use, the Board of Supervisors may require alternative site layouts, including increased setbacks from residential property lines, different locations of buildings, parking areas, and driveways, the incorporation of loading and trash collection areas as part of the principal building design, and increased screening for light sources and outdoor activity areas.
- B. Driveway intersections with streets and traffic circulation patterns within lots shall be located and designed to minimize congestion and safety problems on adjacent streets and nearby intersections. The Board of Supervisors may require alternative driveway locations and site design in order to alleviate potential congestion or safety problems.
- C. Buildings, driveways, and parking areas shall be located and designed in such a manner to maximize pedestrian safety and accessibility. Developments shall provide safe pedestrian connections to existing roadways and adjacent residential developments. Sidewalks and multi-use trails shall be utilized to make such connections. All developments should adhere to the pedestrian connectivity goals of the township's adopted plan, *A Vision for Center Point Village*.

Section 150-250.7. Design Standards.

All development in the CPV-2 District shall comply with the Worcester Township Subdivision and Land Development Ordinance (SALDO), except in the case that the requirements herein conflict with those requirements, whereby the standards in this ordinance shall apply. All development shall meet the following design standards:

A. General Layout

(1) Buildings shall be placed to make walking to open space and residential areas easily accessible to pedestrians by providing an interconnected system of sidewalks and trails.

(2) Streets

(a) Streets shall be interconnected with each other and with streets on abutting properties in an interconnected modified grid pattern.

(b) Street trees shall be required along all streets in accordance with Section 130-28.G(4) of the Worcester Township Subdivision and Land Development Ordinance (SALDO) with the exception of the following requirement, which shall supersede the requirements of the SALDO:

[1] Street trees shall be placed in a grass buffer strip between the curb and sidewalk that is a minimum of eight (8) feet wide.

(3) Public Open Space. The front façade location may be moved back by up to 50 feet for permitted uses, and 100 feet for conditional uses, if the space in front of the building is utilized for a public open space. The public open space area shall be landscaped, and include features such as benches, bike racks, gazebos, pavilions, ponds, fountains and/or paved patio areas. These improvements shall occupy at least 500 square feet and the total public open space shall be at least 5,000 square feet in size. The public open space may include areas for outdoor dining.

B. Parking Standards

(1) Parking lots and/or driveways should not be the dominant aspect of the building design, as seen from the street. Parking lots shall be located to the side and/or rear of buildings, unless there is an additional and larger building on the lot between the proposed parking and the street.

(2) Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements. Such screens shall be between two (2) feet and four (4) feet high.

(3) Parking areas on abutting lots shall be interconnected by access driveways.

(4) Each lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other lots within the tract.

(5) Parking lots shall be set back at least ten (10) feet from any adjacent residential lots.

(6) Amount of Required Parking. All uses shall comply with the parking requirements required by Article XXII of the Worcester Township Zoning Code, except as adjusted below:

(a) For any use, the amount of parking that is provided shall not exceed 120% of the minimum parking that is required by Section 150-153 of Article XXII.

(b) Required parking may be located on an abutting lot, provided such spaces are located within 200 feet of the use.

C. Off-Street Loading Areas, Outdoor Storage, and Trash Disposal Areas.

(1) All loading areas and loading docks shall be located to the sides and rears of buildings. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least twenty-five (25) feet from residential property lines.

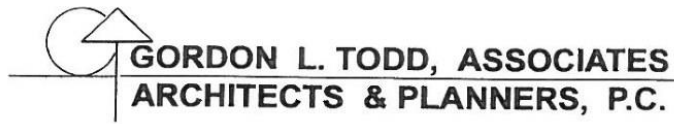
(2) Outdoor storage or display of materials shall not be permitted overnight.

(3) Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least twenty-five (25) feet from residential property lines.

D. Landscaping. Street trees, buffers, parking lot landscaping, detention basin landscaping, and landscaping around non-residential buildings shall be provided, in accordance with the Worcester Township Subdivision and Land Development Ordinance.

E. Signs. All signs shall comply with the requirements of Article XXI of the Worcester Township zoning ordinance. Commercial uses shall meet the standards of both Section 150-147 General Sign Regulations and Section 150-150 Signs Permitted in C and SC Districts.

F. Additional Subdivision and Land Development Standards. All development within this district shall adhere to the additional standards in Article XI of the Worcester Township Subdivision and Land Development Ordinance, Design Standards for the Center Point Village 1 and Center Point Village 2 Districts.



February 01, 2017

CENTER POINT VILLAGE

I have been looking at the CPV map handed to us at the last Planning Commission meeting.

It is hard for me to imagine giving this to the Supervisors after working on this project for close to two years.

I do not think that referencing the bubble map is an adequate description of the standards for the mixed use areas. I personally think these areas are a very significant part of the future development of the Village and need study.

Considering the CPV-2 area of the CPC map, it occurs to me that the only thing we have accomplished is a preliminary land development plan for the Palmer property.

With the exception of a small portion on the opposite corner of the Palmer property, the Palmer property is the only property affected, since the other properties are already developed. At this point, it seems to me, that we haven't changed much except created huge additional residential density.

A WAWA and a Walgreens (or their equivalent) on this corner was not my expectation when we got the Vision for Center Point, and based on feedback we have gotten, not the expectation of a lot of other people.

In terms of the residential density, I see no real benefit to density in the ranges we are talking.

At this point, if we keep the existing zoning, tweak the commercial zoning if necessary, add the receiving district for TDR's to the residential district, study the mixed use areas and determine if the huge increase in density is of any value, we aren't that far from the intent of the Vision for Center Point.

At this point, it is my opinion that a recommendation of leaving the zoning "as is" for now, gives a better result than what we have now.

A handwritten signature in cursive script that reads 'Gordon L. Todd'.

Gordon L. Todd, AIA

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, FEBRUARY 23, 2017, 7:30 PM

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
 - A motion to approve the February 9, 2017 meeting minutes.
4. **WHITEHALL ESTATES**
 - Consideration of approval of Planning Module Component 4A.
5. **CENTER POINT VILLAGE ZONING ORDINANCE**
 - Review of the proposed Center Point Village Zoning Ordinance.
6. **BAMBOO ORDINANCE**
 - Review of sample ordinances regulating bamboo.
7. **PLANNING COMMISSION AGENDA**
 - Discussion on the agenda for the March 23 Planning Commission meeting.
8. **PUBLIC COMMENT**
9. **ADJOURNMENT**

active land development applications before the Planning Commission (review period expiration)

- LD 2016-05 – Sparango Construction, Co., 2044 Berks Road (*May 17, 2017*)
- LD 2017-01 – Meadowood, 3205 Skippack Pike (*review period waived*)

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, FEBRUARY 9, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:32 PM

ATTENDANCE

PRESENT: GORDON TODD [X]
 PAT QUIGLEY [X]
 CHRIS DAVID [X]
 DOUG ROTONDO [X]
 RICK DELELLO [X]

1. January 26, 2017 Meeting Minutes – Mr. Rotondo motioned to approve the January 26, 2017 Meeting Minutes, amended to correct (1) page 2, “the lower coverage limit”, and (2) page 3, “Kim David”, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Center Point Village Zoning Ordinance – Mr. Todd noted the ordinance review comments included in his February 1 correspondence.

Mr. Todd noted possible revisions to the bubble plan, and the potential inclusion of additional mixed-use preservation areas. Mr. Todd commented on the proposed density for residential uses, and this being higher than that he had envisioned. Mr. Todd commented on the commercial development at the Palmer property.

Mr. DeLello commented on the Center Point Village Vision Plan, and the assignment tasked to the Planning Commission.

Ms. David commented on ordinances that yield development that is not complementary to the original intent of the ordinance. Ms. David commented on dwelling and building sizes relative to the development of a village atmosphere.

Ms. Quigley commented on striking a balance between enacting controls on development and providing for the economic viability of future projects.

Mr. DeLello commented on proposed density for residential uses, and the potential to index density to housing type. Ms. Quigley noted a professional planner might recommend the appropriate density for each housing type.

Ms. Quigley commented on building size, gas station canopies size and design, and the provision of drive-through facilities.

Mr. DeLello inquired as to uses that may be prohibited in the proposed CPV-1 district.

Ms. David commented on potential revisions to the sign ordinance, and the extent to which development in the Village would be subject to existing sign regulations.

Ms. Quigley noted the Members appeared to agree that smaller-scale development is appropriate for the Village, and she commented on additional consideration for density limits.

E. Van Rieker, Consultant for the owners of the Palmer property, commented on the size of the proposed commercial buildings, and on the proposed residential density, at this property. Mr. Rieker noted proposed open space areas, and he commented on the vehicular circulation around the buildings, and the option to screen these areas through the use of knee-walls and landscaping. Mr. Rieker commented on the number of fuel filling stations presently sought by convenience stores.

Bob Andorn, Worcester, commented on the proposed ordinance and Montgomery County Planning Commission ordinance preferences, revisions required before the ordinance moves to the Board of Supervisors, the flexibility of development standards, the number of fuel filling stations at convenience stores, and the location of a convenience store use at the Palmer property.

Mr. DeLello commented on desired scale, density and uses. He recommended the Planning Commission receive direction from the Board of Supervisors on these key concepts before developing more detailed regulations.

PUBLIC COMMENT

- There was no additional public comment at this evening's meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:56 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215.339.1100 • FAX 215.339.1101

Joseph J. Nolan, P.E.
Thomas T. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Tourant, P.E.

February 16, 2017
Ref: # 7460

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: Whitehall Estates Subdivision
Revised Sewage Facilities Planning Module -Component 3 Review

Dear Mr. Ryan:

I have completed my review of the revised Sewage Facilities Planning Module (Component 3) as prepared for the Whitehall Development Partners, LP- Whitehall Estates, by Ebert Engineering, Inc. This planning module package is dated August 9, 2016 with the latest revision date of February 8, 2017. Also included with the revision package is a letter from Ebert Engineering Inc., dated February 8, 2017. This letter responds point by point to the review comments set forth in my third review letter of the planning module package which was dated January 17, 2017. This planning module package has been submitted in conjunction with the Whitehall Estates subdivision, which proposes utilizing the wastewater treatment plant currently owned and operated by Aqua Pennsylvania Wastewater Inc. This wastewater facility currently serves the Stony Creek Farms Development, and this project proposed to utilize one of the sewage pumping stations contained within that system, as well as capacity at the wastewater treatment plant which was constructed in conjunction with the Stony Creek Farms Development. This planning module submission is being submitted to Worcester Township for review, since Worcester must pass a resolution to revise its current Act 537 Plan to allow the Whitehall Estates project to utilize the sewer capacity and sewer system owned by Aqua. Prior to passing the resolution, the Township has requested I review and confirm the information contained in this latest planning module submission.

Base on my review of the revised submittal package, I offer the following comments.

1. All technical comments set forth in my review letter of January 17, 2017 have been addressed as requested.
2. A copy of the Sewage Facilities Planning Module - Component 4A - Municipal Planning Agency Review has been included in this submission. This document will need to be completed by the Worcester Township Planning Commission for inclusion in the final submission to DEP. A copy of this Component 4A should be submitted to the Township Planning Commission for consideration and approval at an upcoming Planning Commission Meeting. It is my understanding this will be considered at the February 23, 2017 Planning Commission Meeting.

February 16, 2017

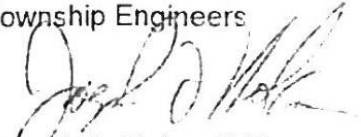
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Page 2

3. After completion of module component 4A by the Planning Commission, the 30-day Public Notice can be advertised, as required.
4. A copy of the easement required for the force main connection in Brindle Court should be included in the Module Package in Appendix A, once it is executed. This should be added prior to submission of the module to DEP.
5. After the 30-day Public Notice period, and any responses to received comments, the Worcester Board of Supervisors can consider adopting the resolution for revising the existing Township Act 537 Plan.
6. There are numerous places throughout the module that will require signatures by appropriate Township officials. These locations will be identified for proper signatures prior to the completed module submission to DEP.

The above represents all comments on this latest planning module submission. Please contact me if you have any additional questions or comments regarding this submission.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers


Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Rolph Graf, Graf Engineers
Tara Bernard, Ebert Engineering, Inc.
Brennan Marion, Whitehall Development Partnership, LP.
File

February 2017

CPV-1 District Draft

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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NORRISTOWN, PA 19404-0311
610-278-3722

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WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

DATE: February 2017
SUBJECT: Center Point Village Zoning District
TO: Worcester Township
FROM: Brandon Rudd, Senior Planner, Community Planning
John Cover, Section Chief, Community Planning

The following is a list of changes from the discussion at the January 2017 Township Planning Commission meeting:

1. Fixed some typos pointed out by Chris David, including numbering references.
2. Changed maximum impervious in CPV-2 and non-residential uses in CPV-1 from 85% to 60%
3. Took out the provision allowing a drive lane between the buildings and street in CPV-2. Parking lots must be located to the rear or side of the building.
4. Took out all conditional uses. All uses are now strictly by-right.
5. Added a provision to limit the number of pumps that a gas station can have to six.
6. Added a reference to the sign standards for commercial businesses.
7. Added a provision to clarify that a shopping center includes multiple (three or more) retail uses.
8. Added a clarification at the end of the CPV-2 District that the SALDO standards apply to that district as well.

Center Point Village Zoning District 1 (CPV-1)**§150-249.1 Intent.**

The primary purpose of the Center Point Village (CPV-1) District is to permit a mix of various housing types, commercial businesses, and institutional buildings in a walkable village with a sense of community and place as outlined in the goals and concepts illustrated in the document entitled, *A Vision for Center Point Village*—adopted by Worcester Township to guide the development in the area around the historic crossroads of Skippack Pike and Valley Forge Road, which serves as the geographic heart of both Worcester Township and Montgomery County. To those ends, the Center Point Village District 1 is intended to:

- A. Create a mixed use, village character.
- B. Allow a range of small scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- C. Accommodate a variety of housing types.
- D. Ensure that commercial uses have a character that is compatible with the existing historic character of Worcester Township, as well as future residential uses within the district.
- E. Promote pedestrian orientation of streets and buildings to ensure a walkable village setting.
- F. Develop businesses, streets, parks, open spaces, and homes that promote social interaction as well as privacy.
- G. Give priority to pedestrian movement along sidewalks and trails and access to commercial areas, open spaces, and streets; and discourage design that gives priority to vehicular convenience only.
- H. Create a street circulation system with sidewalks and trails that provides safe and convenient access but discourages fast or heavy traffic that is incompatible with a residential neighborhood.
- I. Use scale, building orientation, and landscaping to establish community identity.
- J. Use open and recreational spaces as community focal points.
- K. Encourage the residential density necessary to support retail uses in Center Point Village so that residents of the village will have the option of walking or biking to nearby amenities.
- L. Preserve rural areas of the township by concentrating development in and around the existing Center Point Village.

- M. Provide an appropriate receiving zone for the transfer of development rights (TDR).
- N. Fulfill the purposes and objectives outlined in Article VII-A "Traditional Neighborhood Development" of the Pennsylvania Municipalities Planning Code (Act No. 247 of 1968, as reenacted and amended).

Section 150-249.2 Site Layout

The overall site plan for any new development within the CPV-1 District shall generally adhere to the final land use bubble plan on page 22 of the document entitled *A Vision for Center Point Village*, adopted on October 15, 2014 (included here as Appendix 1). An alternative site layout may be used in the event that the applicant and the Board of Supervisors agree that such a layout would be preferable in order to implement the overall vision of the aforementioned document.

Section 150-249.3 Permitted Uses.

The following uses are permitted in the CPV-1 District according to tract size:

- A. Tracts of less than 3 Acres at the time of the adoption of this ordinance.
 - (1) Anywhere in the district, the following residential uses, alone or in combination:
 - (a) Single-family detached dwellings.
 - (b) Village single dwellings.
 - (c) Twin homes
 - (d) Townhouses
 - (e) Carriage homes
 - (f) The conversion of existing structures, constructed prior to 1940, into multi-family buildings.
 - (2) Park and open space uses, including neighborhood open space, passive open space, and active recreation uses.
 - (3) Municipal uses, including township administration buildings, fire stations, and other similar uses.
 - (4) On lots with frontage along Skippack Pike or Valley Forge Road, the following non-residential uses, individually or combined within a building, provided that such uses do not extend more than 300' from the ultimate right-of-way of Skippack Pike or Valley Forge Road:

- (a) Retail commercial uses, personal service businesses, restaurants, and financial establishments, provided no drive-through facilities are provided for any of these uses.
 - (b) Bed and breakfast establishments.
 - (c) Small-scale offices in converted residential structures.
 - (d) Mixed use buildings with non-residential uses on the first floor and residential use on subsequent floors or a mixture of non-residential and residential uses on subsequent floors. These buildings shall comply with all standards for non-residential buildings.
- (5) Transferred development rights in accordance with Article XXIX – Transferable Development Rights of the Worcester Township Zoning Code.
- B. Tracts of 3 or more acres at the time of the adoption of this ordinance and parcels combined to create tracts of 3 or more acres shall choose one of the following options.
- (1) Mixed Residential Development, which shall include a mix of residential uses listed above in Section 150-249.3.A(1), provided the development meets the residential mixing requirements in Section 150-249.7.A.
 - (2) On tracts with frontage on Skippack Pike or Valley Forge Road, Mixed Use Development, which shall include a mix of uses listed above in Section 150-249.3.A, provided the development meets the mixed use requirements in Section 150-249.7.B.
 - (a) When utilizing the Mixed Use Development option, non-residential uses shall not extend more than 300 feet from the ultimate right-of-way of Valley Forge Road or Skippack Pike. All other lots shall have a residential use listed above in Section 150-249.3.A(1) or open space use listed above in Section 150-249.3.A(2).
 - (3) Transferred development rights in accordance with Article XXIX – Transferable Development Rights of the Worcester Township Zoning Code.

Section 150-249.4 Density.

A. Residential Density.

- (1) The base density for residential portions of all developments shall be one (1) dwelling unit per acre if no bonuses are utilized. Residential portions of developments shall have a maximum overall density of four (4) dwelling units per acre when utilizing all bonuses, as outlined in Section 150-249.6.

- (2) The residential portion of developments shall include the entire tract area minus the area of any non-residential lots and existing legal right-of-ways. The residential acreage may include residential lots, newly proposed streets, and open space areas. Mixed use buildings containing non-residential uses and apartment dwellings shall be considered residential for the purposes of calculating residential density.

Section 150-249.5 Transferable Development Rights.

The Center Point Village-1 District shall be established as a Transferable Development Rights (TDR) receiving zone, in accordance with the provisions of Article XXIX of the Worcester Township Zoning Code. Transferrable Development Rights may be used to increase the base density by up to 1.5 dwelling units per acre as outlined in Section 150-249.6, below.

Section 150-249.6 Bonuses.

Developments within the CPV-1 District shall qualify for an increase in density as follows. The applicant shall be required to provide additional information in order to demonstrate that the bonus feature standards will be met. Unless stated otherwise in the table below, each "bonus feature" category may be utilized to earn a density bonus only one time.

- A. Bonus features, as required in the table below, shall entitle the applicant to an incremental increase in density, up to four (4) dwelling units (DUs) per acre. If the applicant transfers at least two (2) TDRs into the CPV-1 District, the applicant shall also be exempt from the residential mix requirement in Section 150-249.7A and Section 150-249.7.B(2) below.

Bonus Feature	Bonus Dwelling Units (DUs) per Acre	Bonus Feature Standard
Open Space	0.25	0.25 DUs per acre may be earned for each additional 5% open space provided above and beyond the base requirement. Up to 0.5 DUs per acre may be earned using this bonus.
Preserved woodland areas or mature trees	0.25	The preservation of at least 50% of mature trees or woodland areas on site shall qualify. Compliance with this provision shall be determined by the Township Engineer.
Off-site pedestrian improvements	0.5	Off-site pedestrian improvements to Skippack Pike or Valley Forge Road that further the goals of <i>A Vision for Center Point Village</i> . To qualify the applicant shall construct new sidewalks or upgrade existing sidewalks to the township's specifications by widening, adding street furniture, and/or adding decorative elements. The required sidewalk improvement and/or construction shall be equal

		in length to the greatest dimension of the development tract. The township shall decide if proposed improvements satisfy this bonus, and all improvements shall be in addition to the other requirements of this ordinance, and the Worcester Township Subdivision and Land Development Ordinance.
Existing historic buildings	0.5	Any applicant that proposes to retain and use any and all principal buildings on the property that were constructed before 1940 shall qualify, so long as the buildings are not altered in a manner that is incompatible with their historic character. Which structures constitute principal buildings, and compatibility with historic character shall be determined by the Board of Supervisors. Preservation of existing historic buildings shall not count toward the overall density of the development.
Trail improvements	0.25	Trail improvements that further the goals of <i>A Vision for Center Point Village</i> by providing linkages depicted within that plan. To qualify the applicant shall build a trail that is equal in length to the trail segment shown on the tract in the final land use bubble plan in <i>A Vision for Center Point Village</i> . If no segment is depicted across the tract, the applicant shall build a trail elsewhere in the village equal to or greater in length than the greatest dimension of the development tract.
Combining parcels	0.25	Combining existing parcels of less than 3 acres to create a new tract of land that is 3 acres or more in size in order to create a Mixed Residential Development or Mixed Use Development.
Transfer of Development Rights (TDR)	1.5	The applicant may utilize TDRs for an increase in density of up to 1.5 DUs per acre, in accordance with Article XXIX of the Worcester Township Zoning Code and Section 150-249.5, above.

Section 150-249.7 Mix Requirements.

A. Mixing Requirements for Mixed Residential Developments. All Mixed Residential Developments shall meet the following mixing requirements:

- (1) The development shall include at least two of the following housing types: single-family detached, village house, twin homes, townhouse, carriage home, or multi-family in a converted existing structure built prior to 1940. To qualify as one of the two required housing types, a housing type must comprise at least twenty percent (20%) of the total housing units in the development. No housing type may exceed sixty percent (60%) of the total housing units in the development.

- (2) At least thirty-five percent (35%) of the tract area shall consist of open space, in accordance with the requirements of Section 150-249.12. Applicants may earn a density bonus as outlined in 150-249.6 for providing additional open space.

B. Mixing Requirements for Mixed Use Developments. When the Mixed Use Development option is chosen, the mix of uses shall adhere to the following requirements:

- (1) All Mixed Use Developments shall meet the following mix requirements:

<u>Type of Use</u>	<u>Min. % of Land Area</u>	<u>Max. % of Land Area</u>
Open Space	35%	N/A
Residential	20%	60%
Non-Residential	5%	45%

- (2) The development shall include at least two of the following housing types: single-family detached, village house, twin homes, townhouse, carriage homes, or multi-family in a converted existing structure built prior to 1940. To qualify as one of the two required housing types, a housing type must comprise at least twenty percent (20%) of the total housing units in the development.

Section 150-249.8 Residential Dimensional Requirements.

Residential development shall meet the following dimensional criteria. In the case that a development is unlotted, compliance with equivalent lot standards shall be demonstrated.

	Single-Family Detached	Village Single	Twin Home	Townhouse	Carriage Home	Multi-Family**
Min. Net Lot Area	8,500 sq. ft. per du	5,000 sq. ft. per du	3,600 sq. ft. per du	2,400 sq. ft. per du	3,200 sq. ft. per du	8,500 sq. ft. per du
Max. Net Lot Area	10,000 sq. ft. per du	6,500 sq. ft. per du	5,000 sq. ft. per du	N/A	N/A	10,000 sq. ft. per du
Min. Lot Width	80 feet	60 feet	36 feet	24 feet	28 feet	80 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 10 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 5 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	N/A
Min. Side Yard	10 feet min, 25 aggregate	5 feet min, 15 aggregate	12 feet	12 feet per end unit	14 feet per end unit	10 feet min, 25 aggregate
Min. Rear Yard	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet

Max Building Coverage on a lot	25%	30%	35%	50%	60%	25%
Max. Impervious Coverage on a lot*	40%	50%	60%	70%	80%	40%
Max Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Max. Dwelling Units per Building	N/A	N/A	N/A	6	4	4

*The Maximum Impervious Coverage at the time of development shall be 5% less than the total listed in the table above. The additional allowable impervious coverage, up to the amount listed in the table above, shall be reserved for the use of the home owner.

**Multi-family refers to units in a converted existing structure, constructed prior to 1940. Existing non-conformities are exempt from these dimensional requirements, so long as non-conformities are reduced to the best extent possible.

Section 150-249.9 Non-Residential Dimensional Requirements.

	Non-Residential Buildings
Min. Net Lot Area	10,000 sq. ft.
Min. Lot Width	70 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 0 or more than 20 feet from the outer edge of the sidewalk. An additional 15 feet may be added if improved open space in accordance with §150-249.12.B(1)(a) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement
Min. Side Yard	15 feet
Min. Rear Yard	30 feet
Max Building Coverage on a lot	40%
Max. Impervious Coverage on a lot	60%
Max Building Height	35 feet
Max. Dwelling Units per Building (Mixed Use Buildings)	4
Min. Distance Between Buildings on Same Lot	20 feet
Max. Building Length	100 feet for facades facing a street

Section 150-249.10. General Requirements.

- A. All developments must provide open space in compliance with Section 150-249.12, herein.
- B. Utilities. All developments shall be served by public sewer and public water.

- C. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the CPV-1 District.
- D. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided in accordance with the regulations in Section 150-249.110.12 of the Worcester Township Code. All open space shall be permanently deed restricted from future subdivision and development.

Section 150-249.11. Design Standards.

All development in the CPV-1 District shall comply with the Worcester Township Subdivision and Land Development Ordinance (SALDO), except in the case that the requirements herein conflict with those requirements, whereby the standards in this ordinance shall apply. All development shall meet the following design standards:

A. General Layout of Mixed Use Developments and Mixed Residential Developments

- (1) Mixed Use Development shall be laid out so that all non-residential uses, including mixed-use buildings, shall have frontage along Skippack Pike or Valley Forge Road.
- (2) Non-residential buildings shall be placed to make walking to open space and residential areas easily accessible to pedestrians by providing an interconnected system of sidewalks and trails.
- (3) Streets
 - (a) Streets shall be interconnected with each other and with streets on abutting properties in an interconnected modified grid pattern.
 - (b) Cul-de-sacs shall be not be permitted in the CPV-1 District unless no other options are practical. The use of cul-de-sacs must be recommended by the Worcester Township Planning Commission.

[1] When allowed, cul-de-sacs shall not serve more than eight dwelling units and shall not exceed three hundred twenty (320) feet in length.

- (c) Street trees shall be required along all streets in accordance with Section 130-28.G(4) of the Worcester Township Subdivision and Land Development Ordinance (SALDO) with the exception of the following requirement, which shall supersede the requirements of the SALDO:

[1] Street trees shall be placed in a grass buffer strip between the curb and sidewalk that is a minimum of eight (8) feet wide.

- (d) Between any two intersections on a residential street, the setbacks of all buildings shall be the same along the entire segment of street and on both sides of the street. This is in addition to the front façade location requirements of Section 150-249.8.

(4) Alleys

- (a) Alleys should be one way when feasible. One-way alleys shall be fourteen (14) feet wide, and two-way alleys shall be eighteen (18) feet wide. Traffic calming devices such as speed humps shall be incorporated into the alleys when feasible.

B. Building Design Standards

(1) Non-Residential and Mixed-Use Buildings shall meet the following requirements:

- (a) Building Footprint and Total Commercial Area. The maximum building footprint of non-residential and mixed-use buildings shall not exceed five thousand (5,000) square feet and the total square footage devoted to commercial use in a building shall not exceed 5,000 square feet.

(2) Residential Building Design Standards

- (a) All dwelling units must have at least one primary entrance in the front facade. For twin homes, this requirement may be met if at least one of the units has its primary entrance in the front facade.
- (b) Townhouse buildings may contain no more than six (6) attached dwelling units.
- (c) Carriage homes buildings may contain no more than four (4) attached dwelling units.
- (d) Village single dwellings must meet all of the following criteria:
 - [1] A sidewalk through the front yard, leading from the street sidewalk or curblin to the front door or front porch of the Village House.
 - [2] If the village single dwelling has a front-facing garage then the garage must be located at least ten (10) feet behind the building's front façade and the garage door shall include architectural features that are similar to the ones used on the main house. The garage door shall also have windows.

[3] All village single dwellings shall contain at least two of the following features. Whichever two options are chosen shall apply to all village houses within a development to create a sense of architectural unity:

[a] An unenclosed porch, extending across at least one-third of the front of the house, excluding the garage, being at least six (6) feet in depth.

[b] A front yard enclosed by a picket fence at least thirty (30) inches but no more than thirty-six (36) inches in height.

[c] A rear-facing garage that is accessed by a rear alley, with no access taken from the primary street in front of the village single dwelling.

C. Parking Standards

(1) Residential garages, parking lots, and/or driveways should not be the dominant aspect of the building design, if visible from the street, parking lots shall be buffered and garage doors shall have decorative elements such as windows, decorative hardware and shall not be white.

(2) Non-Residential Parking Design Standards. Off-street parking for non-residential buildings shall comply with the following requirements.

(a) Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements. Such screens shall be between two (2) feet and four (4) feet high.

(b) Parking areas on abutting non-residential lots shall be interconnected by access driveways when deemed feasible by the Board of Supervisors.

(c) Each non-residential lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other non-residential lots within the tract.

(d) Non-residential parking lots shall be set back at least ten (10) feet from residential lots.

(3) Single-Family Detached Parking Design Standards. Garages for single-family detached units shall meet one of the following design options:

(a) The garage is side entry, so garage doors are perpendicular or radial to the street which the front facade faces.

(b) The garage is located behind the rear facade of the house. This garage may be detached from or attached to the house, and the garage doors may face any direction.

- (c) The garage is located at least ten (10) feet behind the front façade, or covered front porch, of the house. The garage may face the street subject to §150-249.11.C.(1).
 - (d) The garage is rear entry, so garage doors are on the opposite side of the house from the front façade and are accessed by a system of alleys.
- (4) Townhouse and Carriage Home Parking Design Standards. Garages for townhouse and carriage house units shall meet one of the following design options.
- (a) On end units the garage is side entry, so garage doors are perpendicular or radial to the street which the front facade faces.
 - (b) The garage may face the street subject to §150-249.11.C.(1).
 - (c) The garage is rear entry, so garage doors are on the opposite side of the house from the front façade and are accessed by a system of alleys. When rear entry garages are used, the end units may have side entry or rear entry garages.
- E. Driveway Design Standards
- (1) Each lot shall have not more than one driveway access point per existing street on which the lot fronts. When feasible, abutting non-residential lots must share a common driveway.
 - (2) When visible from the street, residential driveways shall not be asphalt. Decorative paving using another material such as brick or concrete shall be used instead. Driveways shall be either one continuous surface or a ribbon driveway, which has two strips of concrete or brick with grass or pea gravel in between.
- F. Non-Residential Off-Street Loading Areas, Outdoor Storage, and Trash Disposal Areas.
- (1) All loading areas and loading docks shall be located to the sides and rears of buildings. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least twenty-five (25) feet from residential property lines.
 - (2) Outdoor storage or display of merchandise shall not be permitted overnight.
 - (3) Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least twenty-five (25) feet from residential property lines.

- G. Landscaping. Except where otherwise indicated in this ordinance, buffers, parking lot landscaping, detention basin landscaping, and landscaping around non-residential buildings shall be provided, in accordance with the Worcester Township Subdivision and Land Development Ordinance.
- H. Signs. All signs shall comply with the requirements of Article XXI of the Worcester Township zoning ordinance.

Section 150-249.12. Open Space Standards.

A. Total Open Space

- (1) Minimum required open space for Mixed Residential Developments, and Mixed Use Developments shall be thirty-five percent (35%), with bonuses awarded for additional open space as outlined in Section 150-249.6 Bonuses.
 - (a) In addition to the applicable minimum required open space, ten percent (10%) of the required open space shall meet the requirements of Section 150-249.12.B Neighborhood Open Space Requirements, below.
- (2) Open space may consist of neighborhood open space, a primary park, active recreation facilities, passive open space, and other similar types of open space.
- (3) The required open space shall have a layout that is generally consistent with the final land use bubble plan on page 22 of A Vision for Center Point Village (included as Appendix 1 herein) unless a more preferable layout is identified by the Board of Supervisors.
- (4) Sensitive natural areas, as identified by the Board of Supervisors, shall be protected as a part of the required open space.
- (5) No portion of any building lot may be used for meeting the minimum required amount of total open space. If a development is unlotted, no area within twenty-five (25) feet of any building shall count towards the minimum required amount of total open space.

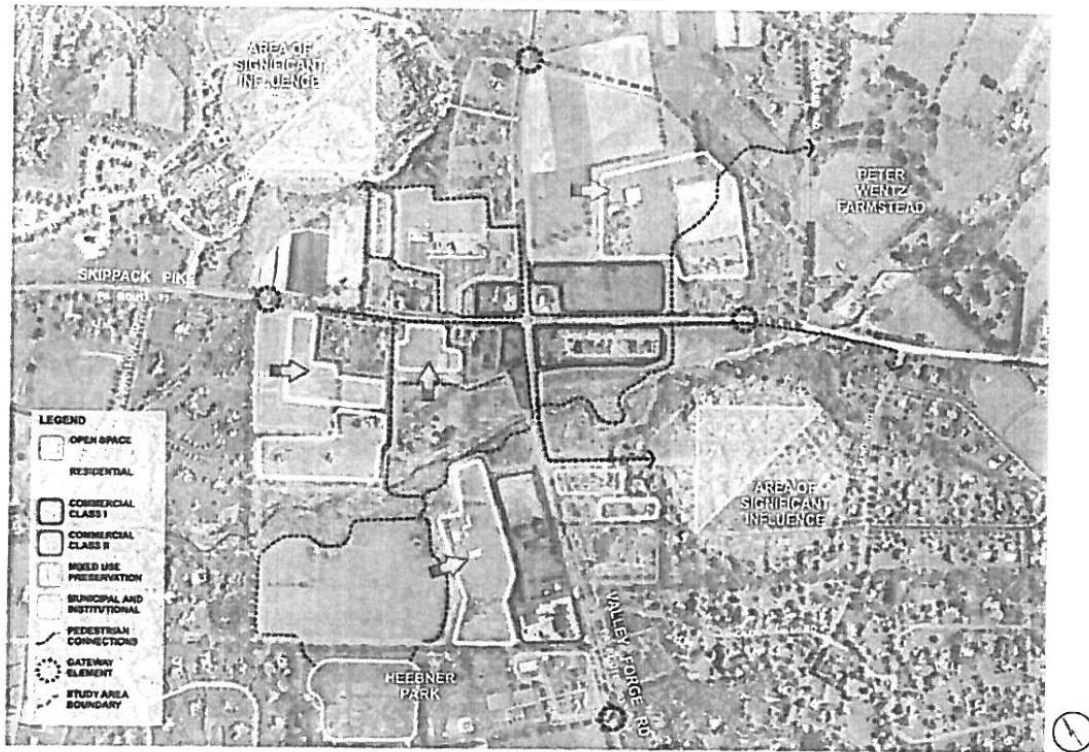
B. Neighborhood Open Space Requirements.

- (1) Neighborhood Open Space Design Alternatives. As noted in §150-249.12.A(1)(a) above, ten percent (10%) of the required open space shall be set aside as Neighborhood Open Space. All neighborhood open space shall meet one of the following design alternatives and shall include at least one village green meeting the primary park requirements.
 - (a) Village Green. Each village green shall:

- [1] Be at least ten thousand (10,000) square feet in size
 - [2] Be configured so that a circle with a radius of thirty (30) feet can fit within the confines of the green; and,
 - [3] Be surrounded along at least twenty-five percent (25%) of its perimeter by roads. All sides of village greens shall be surrounded by either roads or the front facades of buildings.
- (b) Landscaped Median. Each landscaped median shall have a minimum average width of ten (10) feet and a length of at least one-hundred fifty (150) feet, and shall be surrounded by streets on all sides.
 - (c) Eyebrow. Each eyebrow shall contain an island, generally configured as a semi-circle, and configured so that a circle with a radius of fifteen (15) feet can fit within the confines of the green space.
- (2) Additional Neighborhood Open Space Standards
- (a) All dwelling units within a CPV-1 District development shall be located within 800 feet of some type of open space.
 - (b) Detention basins and other stormwater impounding areas, except for landscaped permanent wet ponds, may not be located in neighborhood open space areas used to meet the minimum amount of required neighborhood open space.

Appendix 1

Final Land Use Bubble Plan



CENTER POINT VILLAGE
LAND USE BUBBLE PLAN
WORCESTER TOWNSHIP, PA



SALDO Article XI—Design Standards for the Center Point Village 1 and Center Point Village 2 Districts**Section 130-66**

The following standards apply to the Center Point Village 1 and Center Point Village 2 zoning districts and shall supersede any other SALDO standards that may conflict with the standards of this article. These standards are in addition to those required by the Worcester Township Zoning Code. All development shall meet the following design standards:

D. Pedestrian Design Standards

- (1) Sidewalks are required along all interior streets of residential developments and along existing streets where indicated on the final land use bubble plan on page 22 of *A Vision for Center Point Village* (Appendix 1 of this ordinance), or other locations recommended by the Worcester Township Planning Commission.
- (2) Sidewalks are required to connect the road frontage sidewalks to all front building entrances, parking areas, neighborhood open space, and any other destination that generates pedestrian traffic.
- (3) Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points.
- (4) Sidewalks shall be no less than five (5) feet wide on residential streets, and no less than eight (8) feet wide on non-residential and mixed-use streets.
- (5) Multi-use trails shall run throughout the open space system and connect to sidewalks and nearby pedestrian destination points. The trails shall be generally laid out in the manner represented by the final land use bubble map on page 22 of *A Vision for Center Point Village*.

E. Building Design Standards

- (1) Non-Residential and Mixed-Use Buildings shall meet the following requirements:
 - (a) Building Orientation and Entrance. Front facades of non-residential and mixed-use buildings shall be oriented towards commercial/main streets within the mixed use tract, with a public entrance in this front façade. When abutting Skippack Pike or Valley Forge Road front facades shall face one of those streets. When buildings are located on corners, the entrance may be located on the corner with an appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar architectural feature.
 - (b) Walls and Windows. Blank walls shall not be permitted along any exterior wall facing a street. Exterior walls in these locations shall meet the following criteria:

- [1] Such walls shall have architectural treatments that are the same as the front façade, including consistent, style, materials, colors, and details.
- [2] Windows. The ground floor of any wall facing a street shall contain windows in accordance with the following requirements:
 - [a] The ground floor front facades of retail commercial uses, personal service businesses, and restaurants shall consist of at least 35% window area, but not more than 75% window area.
 - [b] All other ground floor walls facing a street shall contain at least twenty-five percent (25%) window area but not more than seventy-five percent (75%) window area.
- [3] Dark tinted glass or reflective glass in windows is prohibited
- [4] Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall, including at least three of the following treatments: masonry, masonry water table, belt courses of contrasting color or texture, metal roof accents, decorative tile work, medallions, quoins, decorative glass, trellis with plants, artwork, vertical or horizontal visual articulation, lighting fixtures, or similar architectural elements not listed above, as approved by the Board of Supervisors. Concrete block shall not be acceptable as masonry unless decorative split face block is utilized.

(c) Roofs.

- [1] All non-residential and mixed-use buildings shall have pitched roofs covering at least eighty percent (80%) of the building with a pitch of at least six (6) vertical inches to every twelve (12) horizontal inches.
- [2] Pitched roofs shall provide overhanging eaves that extend a minimum of one (1) foot beyond the building wall.

(d) Non-residential and mixed-use buildings must have at least a three (3) foot off-set in all facades for every forty (40) feet of continuous facade. Such off-sets may be met through the use of bay windows, porches, porticos, building extensions, towers, bays, gables, and other architectural treatments.

(e) Non-residential and mixed-use buildings shall contain materials, windows, doors, architectural details, massing, floor heights, and roofs that are compatible with proposed

residential buildings within the development and with the existing historical character of Worcester Township.

(2) Residential Building Design Standards

- (a) All residential buildings shall have pitched roofs covering at least eighty percent (80%) of the building with a pitch of at least six (6) vertical inches to every twelve (12) horizontal inches.

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Center Point Village Zoning District 2 (CPV-2)**§150-250.1 Intent.**

The primary purpose of the Center Point Village 2 (CPV-2) District is to create a commercial core within a walkable village as outlined in the goals and concepts illustrated in the document entitled, *A Vision for Center Point Village*—adopted by Worcester Township to guide the development in the area around the historic crossroads of Skippack Pike and Valley Forge Road, which serves as the geographic heart of both Worcester Township and Montgomery County. The CPV-2 District is designed to serve as the heart of the village and to compliment the standards set forth in the nearby CPV-1 District. To those ends, the Center Point Village District 2 is intended to:

- A. Allow a range of small scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- B. Ensure that commercial uses have a character that is compatible with the existing historic character of Worcester Township, as well as future residences within the development.
- C. Promote pedestrian orientation of streets and buildings to ensure a walkable village setting.
- D. Give priority to pedestrian movement along sidewalks and trails and access to commercial areas, open spaces, and streets; and discourage design that gives priority to vehicular convenience only.
- E. Create a street circulation system with sidewalks and trails that provides safe and convenient access.
- F. Use scale, building orientation, and landscaping to establish community identity.
- G. Use open and recreational spaces as community focal points.
- H. Preserve rural areas of the township by concentrating development in and around the existing Center Point Village.
- I. Provide retail uses in Center Point Village so that residents of the village will have the option of walking or biking to nearby amenities.

Section 150-250.2 Site Layout

The overall site plan for any new development within the CPV-2 District shall adhere to the final land use bubble plan on page 22 of the document entitled *A Vision for Center Point Village*, adopted on October 15, 2014 (included here as Appendix 1). An alternative site layout may be used in the event that the applicant and the Board of Supervisors agree that such a layout would be preferable in order to implement the overall vision of the aforementioned document.

Section 150-250.3 Permitted Uses.

The following uses are permitted in the CPV-2 District:

A. Class One Uses. On any lot, the following uses are permitted:

- (1) Retail commercial uses, personal service businesses, restaurants, and financial establishments, excluding drive-through facilities.
- (2) Convenience stores, without fuel pumps.
- (3) Park and open space uses, including central open space, passive open space, and active recreation uses.
- (4) Municipal uses, including township administration buildings, fire stations, and other similar uses.
- (5) Bed and breakfast establishments.
- (6) Small-scale business or professional offices in converted residential structures.
- (7) Offices of doctor, dentist, and other healthcare providers.
- (8) Studio for dance, art, music, photography, or exercise.
- (9) Day care center

B. Class Two Uses. On lots with a minimum area of forty thousand (40,000) square feet and a minimum width at the building line of one hundred (100) feet, in addition to Class One Uses, the following uses are permitted:

- (1) Uses with drive-through facilities, including restaurants, drug stores, banks and financial institutions, provided:
 - (a) The use provides sufficient on-site stacking lanes to accommodate a minimum of six (6) automobiles leading to the first drive-through window, bank teller window, remote teller window, or drive through automatic teller machine on the site, and two (2) automobiles for each additional drive-through facility on the site.
 - (b) These stacking lanes shall not interfere with parking spaces or the external circulation of the site.

- (c) Drive through windows shall face the rear or side yard of the site. Drive through windows shall not face a public street.
- (2) Gas stations, mini-marts, convenience stores with fuel pumps and other use with fuel pumps, provided that:
- (a) All activities except those to be performed at the fuel or air pumps are performed within a completely enclosed building. Outdoor storage is not permitted.
 - (b) Minimum setback of pump islands is fifty (50) feet from street ultimate rights-of-way, eighty (80) feet from residential property lines, and thirty (30) feet from all other property lines.
 - (c) Minimum setback of parking (any portion) from fuel pumps is thirty (30) feet.
 - (d) The fuel pump area does not interfere with parking spaces or internal circulation. In developments with multiple uses, the fuel pump area shall be separated from the parking and internal circulation of other uses.
 - (e) There shall be a maximum of six (6) fuel pumps.
 - (f) Body repairs and/ or painting shall not be permitted.
 - (g) Canopies meet the following requirements:
 - [1] Canopies shall be set back at least fifteen (15) feet from property lines and ultimate rights-of-way lines and fifty (50) feet from abutting residentially zoned properties.
 - [2] Canopies shall have a maximum height of sixteen (16) feet measured to the underside of the canopy. For slanted canopies, this sixteen (16) foot maximum can be measured at the portion of the canopy closest to the street.
 - [3] Individual canopies shall have a maximum area of 3,600 square feet; multiple canopies shall be separated by a minimum distance of 15 feet. Total aggregate area of all canopies shall be a maximum of 7,000 square feet.
 - [4] Lighting for canopies shall be recessed so that the bottom of the lighting fixture is flush with the underside of the canopy, using a full cutoff flat lens luminaire.
 - [5] Canopies shall be designed to be architecturally compatible with structures in the surrounding area with regard to color and building materials. Colors shall be compatible with buildings in the neighborhood, and pitched roofs shall be used unless deemed impossible by the Board of Supervisors.

C. Class Three Uses. On lots with a minimum area of one hundred fifty thousand (150,000) square feet and a minimum width at the building line of five hundred (500) feet, in addition to Class One Uses and Class Two Uses, the following uses are permitted:

- (1) Shopping center, in accordance with additional standards in Section 150-250.4, Section 150-250.6, and all other regulations of this district. A shopping center shall include three or more separate retail uses and shall not include drive-through facilities.

Section 150-250.4 Dimensional Requirements.

	Class One Uses	Class Two Uses	Class Three Uses
Min. Net Lot Area	10,000 sq. ft.	40,000 sq. ft.	150,000
Min. Lot Width	70 feet	100 feet	500 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 0 or more than 20 feet from the outer edge of the sidewalk. An additional 50 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement	Not less than 10 or more than 30 feet from the outer edge of the sidewalk. An additional 100 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement	Not less than 20 or more than 60 feet from the outer edge of the sidewalk. An additional 100 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement
Min. Side Yard	15 feet	15 feet	40 feet
Min. Rear Yard	30 feet	30 feet	40 feet
Min. Building Setback from abutting residential properties	40 feet	50 feet	65 feet
Max Building Coverage on a lot	40%	30%	25%
Max. Impervious Coverage on a lot	60%	60%	60%
Max Building Height	35 feet	35 feet	35 feet
Min. Distance Between Buildings on Same Lot	20 feet	20 feet	50 feet
Max. Building Length	100 feet for facades facing a street	100 feet for facades facing a street	250 feet for facades facing a street
Max. Building Footprint	5,000 square feet	15,000 square feet	20,000 square feet

Section 150-250.5. General Requirements.

- A. Utilities. All developments shall be served by public sewer and public water.
- B. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the CPV-2 District.
- C. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided in accordance with the regulations in Section 150-110.12 of the Worcester Township Code. All open space shall be permanently deed restricted from future subdivision and development.

Section 150-250.6 Additional Standards for Class Two Uses and Class Three Uses.

Commercial uses that are permitted as a Class Two Use or a Class Three Use shall meet the following standards:

- A. Buildings, driveways, parking areas, loading areas, outdoor activity areas, light sources, trash areas, and other potential nuisances shall be located and designed to minimize adverse impacts on abutting residential properties. In order to limit the adverse impact of a proposed general commercial use, the Board of Supervisors may require alternative site layouts, including increased setbacks from residential property lines, different locations of buildings, parking areas, and driveways, the incorporation of loading and trash collection areas as part of the principal building design, and increased screening for light sources and outdoor activity areas.
- B. Driveway intersections with streets and traffic circulation patterns within lots shall be located and designed to minimize congestion and safety problems on adjacent streets and nearby intersections. The Board of Supervisors may require alternative driveway locations and site design in order to alleviate potential congestion or safety problems.
- C. Buildings, driveways, and parking areas shall be located and designed in such a manner to maximize pedestrian safety and accessibility. Developments shall provide safe pedestrian connections to existing roadways and adjacent residential developments. Sidewalks and multi-use trails shall be utilized to make such connections. All developments should adhere to the pedestrian connectivity goals of the township's adopted plan, *A Vision for Center Point Village*.

Section 150-250.7. Design Standards.

All development in the CPV-2 District shall comply with the Worcester Township Subdivision and Land Development Ordinance (SALDO), except in the case that the requirements herein conflict with those requirements, whereby the standards in this ordinance shall apply. All development shall meet the following design standards:

A. General Layout

(1) Buildings shall be placed to make walking to open space and residential areas easily accessible to pedestrians by providing an interconnected system of sidewalks and trails.

(2) Streets

(a) Streets shall be interconnected with each other and with streets on abutting properties in an interconnected modified grid pattern.

(b) Street trees shall be required along all streets in accordance with Section 130-28.G(4) of the Worcester Township Subdivision and Land Development Ordinance (SALDO) with the exception of the following requirement, which shall supersede the requirements of the SALDO:

[1] Street trees shall be placed in a grass buffer strip between the curb and sidewalk that is a minimum of eight (8) feet wide.

(3) Public Open Space. The front façade location may be moved back by up to 50 feet for permitted uses, and 100 feet for conditional uses, if the space in front of the building is utilized for a public open space. The public open space area shall be landscaped, and include features such as benches, bike racks, gazebos, pavilions, ponds, fountains and/or paved patio areas. These improvements shall occupy at least 500 square feet and the total public open space shall be at least 5,000 square feet in size. The public open space may include areas for outdoor dining.

B. Parking Standards

(1) Parking lots and/or driveways should not be the dominant aspect of the building design, as seen from the street. Parking lots shall be located to the side and/or rear of buildings, unless there is an additional and larger building on the lot between the proposed parking and the street.

(2) Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements. Such screens shall be between two (2) feet and four (4) feet high.

(3) Parking areas on abutting lots shall be interconnected by access driveways.

(4) Each lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other lots within the tract.

(5) Parking lots shall be set back at least ten (10) feet from any adjacent residential lots.

- (6) Amount of Required Parking. All uses shall comply with the parking requirements required by Article XXII of the Worcester Township Zoning Code, except as adjusted below:
 - (a) For any use, the amount of parking that is provided shall not exceed 120% of the minimum parking that is required by Section 150-153 of Article XXII.
 - (b) Required parking may be located on an abutting lot, provided such spaces are located within 200 feet of the use.
- C. Off-Street Loading Areas, Outdoor Storage, and Trash Disposal Areas.
 - (1) All loading areas and loading docks shall be located to the sides and rears of buildings. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least twenty-five (25) feet from residential property lines.
 - (2) Outdoor storage or display of materials shall not be permitted overnight.
 - (3) Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least twenty-five (25) feet from residential property lines.
- D. Landscaping. Street trees, buffers, parking lot landscaping, detention basin landscaping, and landscaping around non-residential buildings shall be provided, in accordance with the Worcester Township Subdivision and Land Development Ordinance.
- E. Signs. All signs shall comply with the requirements of Article XXI of the Worcester Township zoning ordinance. Commercial uses shall meet the standards of both Section 150-147 General Sign Regulations and Section 150-150 Signs Permitted in C and SC Districts.
- F. Additional Subdivision and Land Development Standards. All development within this district shall adhere to the additional standards in Article XI of the Worcester Township Subdivision and Land Development Ordinance, Design Standards for the Center Point Village 1 and Center Point Village 2 Districts.

Chapter 109. Bamboo

[HISTORY: Adopted by the Board of Supervisors of the Township of East Brandywine 6-15-2011 by Ord. No. 06-2011. Amendments noted where applicable.]

GENERAL REFERENCES

Streets and sidewalks — See Ch. 224.

§ 109-1. Title.

This chapter shall be known as an “Ordinance Prohibiting Bamboo Along a Public Thoroughfare” (i.e., public highway, street, roadway, trail, path or sidewalk).

§ 109-2. Applicability.

This chapter shall regulate the growing of bamboo, including the species *Bambusa*; *Phyllostachys*; and *Pseudosasa*, including common bamboo, golden bamboo, and arrow bamboo.

§ 109-3. Prohibited location.

Bamboo shall not be planted, maintained or otherwise permitted to exist within 30 feet of the edge of the pavement or traveled portion of any public thoroughfare in East Brandywine Township.

§ 109-4. Required removal and abatement.

Property owner(s) whose property contains bamboo shall remove and abate the growth of the bamboo within 30 feet of the edge of the pavement or traveled portion of a public thoroughfare in East Brandywine Township.

§ 109-5. Enforcement; violations and penalties.

The Township may enforce this chapter by any or all of the following measures:

- A. Providing written notice and warning to a property owner advising the property owner to remove the bamboo within 30 days from the date of receipt of the notice, or the Township will initiate enforcement proceedings.
- B. Moving or causing the removal of any bamboo that is interfering with the public thoroughfare and is growing within the right-of-way of a public road within 30 feet of the edge of the pavement or traveled portion of a public thoroughfare. Any such action taken by the Township shall be charged against the real estate upon which the bamboo is located and shall be a lien upon such real estate.
- C. Any person, firm or corporation who violates or permits a violation of any provision of this chapter shall, upon conviction in a summary proceeding brought before a Magisterial District Judge under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense and shall be punishable by a fine of no less than \$50 and no more than \$1,000, plus costs of prosecution, including counsel fees. In default of payment thereof, the defendant may be sentenced to imprisonment for a term not exceeding five days. Each day or portion thereof

that such violation continues or is permitted to continue shall constitute a separate offense, and each provision of this chapter that is violated shall also constitute a separate offense.

Chapter 380. Streets and Sidewalks

Article III. Bamboo Near Roadways

[Adopted 5-10-2011 by Ord. No. 2011-01]

§ 380-33. Title.

This article shall be known as an "Ordinance to Prohibit Bamboo Along a Public Highway."

§ 380-34. Purpose.

This article shall regulate the growing of bamboo, specifically species Bambusa, Phyllostachys and Pseudosasa, including Common bamboo, Golden bamboo, and Arrow bamboo.

§ 380-35. Planting restricted.

Bamboo shall not be planted, maintained or otherwise be permitted to exist within 40 feet of the edge of the pavement or traveled portion of any public roadway in West Bradford Township.

§ 380-36. Removal and abatement.

Property owner(s) whose property contains bamboo shall remove and abate the growth of the bamboo within 40 feet of edge of the pavement or traveled portion of a public road in West Bradford Township.

§ 380-37. Enforcement and administration.

The Township may enforce this article by any or all of the following measures;

- A. Provide written notice to a property owner to remove the bamboo within a certain period of time.
- B. Move or cause the removal of any bamboo that is interfering with the public highway and is growing within the right-of-way of a public road within 40 feet of edge of the pavement or traveled portion of a public road and charge the property owner with the cost of that work.
- C. Issue a nontraffic citation to the property owner(s) for violation of this article.

§ 380-38. Notice of violation; violations and penalties.

A notice of violation may be issued followed by a citation, or a citation may be issued without being preceded by a notice of violation.

- A. Any action by any person, firm, corporation or other entity which violates or does not comply with any provision of this article or any regulation thereof shall be punishable by fine(s) as established in this section. Each day that a violation occurs shall be considered a separate violation.
- B. Any person who violates or permits a violation of this article shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a Magisterial District Judge, pay a fine of not more than \$600, plus all court costs, including reasonable attorney's fees, incurred by the Township in the enforcement of this chapter. No judgment shall be imposed until the date of the determination of the violation by the Magisterial District Judge. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable Rules of Civil Procedure. Each day a violation exists shall constitute a separate offense. Further, the appropriate officers or agents of the Township are hereby authorized to seek equitable relief, including injunction, to enforce compliance herewith.^[1]

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

Chapter 130. Vegetation, Noxious

[HISTORY: Adopted by the Board of Supervisors of the Township of Thornbury 4-22-2014 by Ord. No. 2014-1. Amendments noted where applicable.]

GENERAL REFERENCES

Property maintenance — See Ch. 93.

§ 130-1. Purpose.

The provisions of this chapter are enacted to control the planting, growing or cultivation of noxious vegetation in Thornbury Township so as to prevent the trespass of noxious vegetation onto public rights-of-way or adjacent private property, to preserve native flora and to ensure that noxious vegetative growth does not become a threat to the public health, safety or welfare of the community.

§ 130-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

NOXIOUS VEGETATION

A plant that has been determined to be injurious to public health, crops, livestock, agricultural land or other property and includes the noxious vegetation plants listed in Chapter 110 of Title 7 of the Pennsylvania Code, Noxious Weeds, as amended, running bamboo, and additional plants as may be hereafter determined by the Board of Supervisors of Thornbury Township.

§ 130-3. Certain vegetation restricted.

- A. No person, firm, corporation or other entity owning or occupying any property within Thornbury Township, Chester County, Pennsylvania, shall hereafter plant, cause to grow or cultivate the following noxious vegetation:
- (1) Vegetation listed in Chapter 110 of Title 7 of the Pennsylvania Code, Noxious Weeds, as amended;
 - (2) The Thornbury Township noxious vegetation list, as amended from time to time by the Board of Supervisors;
 - (3) All species of running bamboo, including *Acidosasa*, *Arundinaria*, *Bashania*, *Brachystachyum*, *Chimonobambusa*, *Gelidocalamus*, *Indocalamus*, *Indosasa*, *Ochlandra*, *Phyllostachys*, *Pleiblastus*, *Pseudosasa*, *Sasa*, *Sasaella*, *Semiarundinaria*, *Shibataea*, and *Sinobambusa*.

§ 130-4. Removal, cutting or trimming required.

- A. The owner of any premises shall remove, trim or cut all noxious vegetation located on said property which violates the provisions of this chapter, such that no part of the noxious vegetation is closer than 20 feet from any public right-of-way or property line.

§ 130-5. Regulations governing the planting, growing or cultivation of running bamboo.

- A. No person, property owner, or tenant shall plant, cause to grow or cultivate any running bamboo on any lot or parcel of ground, except in conformity with the following:
- (1) The root system of the bamboo plants is entirely contained within an aboveground planter, barrel or other container of such design, material and location as to prevent the spread of the bamboo root system beyond the confines of the container in which it is contained; or
 - (2) The root system is planted in the ground but is entirely contained within a barrier, constructed in accordance with the following specifications. Compliance with these specifications is subject to inspection by the Code Enforcement Officer.
 - (a) The barrier itself shall be composed of a high-density polypropylene or polyethylene, with a thickness of at least 40 mils or stronger material;
 - (b) The barrier shall be secured and joined together by stainless steel clamps or stainless steel closure strips designed to be used with such barriers;
 - (c) The barrier shall be installed at least 30 inches deep;
 - (d) At least three inches of the barrier must protrude above ground level around the entire perimeter of the bamboo;
 - (e) The barrier shall slant outward from bottom to top.
 - (3) Whether planted or growing in a container, as described herein, all bamboo plants shall be located, trimmed and maintained so that no part of such plant is closer than 20 feet from any public right-of-way or the property boundary.

§ 130-6. Complaint, notice, order for removal and compliance.

- A. Whenever a complaint is received by the Township regarding the encroachment of any noxious vegetation plant or root, or whenever the Township determines that there is an encroachment of noxious vegetation plants or roots onto the public right-of-way, the Township shall give notice to the landowner or tenant in possession of the property to remove the offending noxious vegetation plant or root system.
- (1) The notice shall be mailed by certified mail, return receipt requested. Notice by certified mail shall be deemed complete on the date of personal delivery. If the certified mail is marked "refused," "unclaimed" or otherwise undeliverable by the United States Postal Service, notice will be sent by regular mail and by posting the notice on the property.
 - (2) The notice shall specify the nature of the violation.
 - (3) The notice shall state that the violation must be corrected within 30 days from the date of mailing or posting the property, whichever is later.
 - (4) The notice shall state specifically what must be done by the responsible party to correct the violation and come into compliance with this chapter.
 - (5) The notice shall state that failure to comply within 30 days will result in the removal of the offending noxious vegetation or root system by the Township and that the responsible party will be billed for all costs incurred by the Township. The Township may, in its discretion, elect to issue a citation daily until such time as offending noxious vegetation or root system is removed, rather than undertake the removal itself.

§ 130-7. Penalties.

- A. Any property owner or possessor of a property determined by any court of competent jurisdiction to have violated this chapter shall be subject to pay a fine of \$100 per day for each day that the violation persists after the thirty-day remediation period expires, as well as court costs, legal fees and any other fees incurred by the Township to enforce this chapter against the responsible party. Each day of a continuing violation shall constitute a separate offense, for which a separate fine shall be levied.

Chapter 155. Bamboo

[HISTORY: Adopted by the Board of Supervisors of the Township of Middletown 4-13-2015 by Ord. No. 15-02. Amendments noted where applicable.]

§ 155-1. Short title.

This chapter shall be known and may be cited as the "Middletown Township Bamboo Ordinance."

§ 155-2. Intent and purpose.

The Township has determined that the planting, cultivating and growing of certain running noxious plants and grasses, particularly those plants and/or grasses commonly referred to as "bamboo," within the Township of Middletown has a negative impact on the health, safety and welfare of the citizens of Middletown Township and the public at large, as the uncontrolled planting, cultivating and growth of said bamboo plants and grasses results in the destruction of private and public property and constitutes a nuisance within the Township. The Township has therefore determined that is in the best interests of the citizens of Middletown Township and the public at large to control the planting, cultivating and/or growing of said bamboo plants and grasses within the Township of Middletown, primarily by prohibiting the future planting, cultivating and/or growing of said bamboo plants and grasses within the Township, and by requiring the use of barriers to prevent the invasive spread of existing bamboo plants and grasses within the Township.

§ 155-3. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

BAMBOO

Any monopodial (running) tropical or semitropical grasses from the genera Bambusa, including, but not limited to, Bambusa, Phyllostachys, Fallopiia and Pseudosasa, as well as common bamboo, golden bamboo, arrow bamboo, and Japanese bamboo.

BAMBOO OWNER

Any property owner and/or resident who has planted and/or grows bamboo, or who maintains and/or cultivates bamboo on his/her property, or who permits bamboo to grow or remain on the property even if the bamboo has spread from an adjoining property. Any property owner and/or resident of property on which bamboo is found shall be considered to be a bamboo owner. A property owner and/or resident will not be considered to be a bamboo owner if:

- A. He has provided satisfactory proof to the Township that, within a reasonable period of time after discovering the encroachment of bamboo onto the subject property from an adjoining or neighboring property, he advised the owner of such property of his/her objection to the encroachment of the bamboo; and
- B. He has initiated steps for the removal of the bamboo from the property, including remedies at law.

TOWNSHIP

The Township of Middletown, Bucks County, Pennsylvania.

§ 155-4. Planting, cultivating or growing of bamboo prohibited; exceptions; removal.

- A. For purposes of this chapter, bamboo found growing upon a property shall constitute presumptive evidence that the bamboo was planted, cultivated and/or grown by and/or with the consent of the subject property owner, tenant, and/or any other individual, entity or corporation then having control of and/or over the subject property.
- B. Prohibition. Upon the effective date of this chapter, the planting, cultivating and/or growing of bamboo shall be prohibited within the Township. No persons, property owners, tenants, and/or other individuals, entities, and/or corporations having control of and/or over any property located within the Township shall plant, cultivate, and/or cause to grow any bamboo on any real property within the Township. Any person who plants, cultivates, and/or grows, and/or causes or allows to be planted, cultivated and/or grown, bamboo within the Township shall be deemed to be in violation of this chapter and shall be subject to such penalties as are set forth herein.
- C. This chapter shall not be deemed to alter or abrogate any rights at common law, or otherwise, that any persons, property owners, tenants, and/or other individuals, entities, and/or corporations may have to recover the cost of removal of any bamboo found on their own property that has encroached from a neighboring property.
- D. Exceptions. Notwithstanding the prohibitions set forth in § 155-4B above, upon the effective date of this chapter, persons, property owners, tenants, and/or other individuals, entities, and/or corporations having control of and/or over any property located within the Township shall be permitted to plant, cultivate, and/or cause to grow bamboo on any real property within the Township only if:
 - (1) Containment of root system.
 - (a) The root system of such bamboo is entirely contained within an aboveground-level planter, barrel or other vessel of such design, material, and location as to entirely prevent the spread of growth of the bamboo root system beyond the container in which it is planted; or
 - (b) The root system of such bamboo is contained within and/or restricted by a barrier, constructed in accordance with the following specifications, and only after a compliance inspection is performed and a permit issued by the Township:
 - [1] The barrier itself shall be composed of a high-density polypropylene or polyethylene, with a thickness of 40 ml or more;
 - [2] Each portion or sheet of the barrier shall be secured or joined together by the use of stainless steel clamps or stainless steel closure strips designed to be used with such barriers;
 - [3] The barrier shall be installed not less than 30 inches deep;
 - [4] The barrier shall be circular or oblong shaped;
 - [5] Not less than three inches of the barrier shall protrude above ground level around the entire perimeter of the bamboo; and
 - [6] When installed, the barrier shall slant outward from the bottom to top.
 - (2) Any and all bamboo existing pursuant to this § 155-4D shall, at all times, be located, trimmed and maintained so that no bamboo, or any part thereof, shall be within 10 feet of any property line, curb, and/or sidewalk, nor within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township.
- E. Any bamboo that has been planted or otherwise permitted to grow on any property within the Township prior to the effective date of this chapter may remain on such property subject to compliance with the following:
 - (1) The bamboo shall not be within 10 feet of any property line, curb, and/or sidewalk or within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township.

- (2) Any bamboo owner whose property contains bamboo that is located within 10 feet of any property line, curb, and/or sidewalk or within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township shall remove such bamboo and shall abate the growth of such bamboo so that it is not within 10 feet of any property line, curb, and/or sidewalk or within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township.
 - (3) A bamboo owner shall further be responsible to ensure that any bamboo planted and/or growing on the property of the bamboo owner prior to the effective date of this chapter is maintained such that it does not encroach or grow upon any adjoining or neighboring property or properties, including all public property and public rights-of-way. If the Township determines that any such bamboo, or part thereof, has been allowed to encroach, grow upon, extend roots across, and/or extend branches, stalks and/or leaves over any public right-of-way and/or any private property not owned by and/or in the possession of the bamboo owner, the bamboo owner shall be required to comply with the provisions of § 155-4D(1)(b) above.
- F. Removal. In the event that a bamboo owner does not remove or contract for the removal of any bamboo that is found to be in violation of any of the provisions of this chapter within 30 days of the date of notice of violation issued by the Township, the Township may, at its discretion, and in addition to any and all other enforcement actions available to it, take any and all actions necessary to effectuate the removal of such bamboo. The bamboo owner shall be liable and responsible to the Township for any and all costs incurred by the Township in effectuating the removal of such bamboo, including reasonable attorney's fees. Such costs may be assessed against the property of the bamboo owner and entered as a lien on the property. Nothing herein shall be construed to create any affirmative obligation on the part of the Township to abate or remove any bamboo within the Township.
- G. Replanting prohibited. Any bamboo either planted or caused to be planted or existing on a property prior to the effective date of this chapter may not be replanted or replaced in kind once such running bamboo is or has become, for any reason, dead, destroyed, uprooted or otherwise removed, unless such replanting is consistent with the provisions of § 155-4D above.

§ 155-5. Violations and penalties.

Any person, property owner, tenant, and/or other individual, entity, and/or corporation who violates any of the provisions of this chapter shall, upon conviction before any Magisterial District Justice, be guilty of a summary offense and shall be required to pay a fine not exceeding \$1,000 and costs of prosecution, in addition to all other costs hereinbefore provided. Each and every day on which any person, property owner, tenant, and/or other individual, entity, and/or corporation shall be in violation of the provisions of this chapter shall constitute a separate offense.



Chapter 5. Code Enforcement

Part 4. BAMBOO

§ 5-401. Purpose and Intent.

[Ord. 2014-06-03, 6/16/2014, Art. I]

The purpose of this Part is to preserve and protect private and public property from the damaging spread of certain bamboo grasses, protect indigenous plant materials from the invasive spread of bamboo, and maintain the general welfare of residents of New Britain Township.

§ 5-402. General Provisions.

[Ord. 2014-06-03, 6/16/2014, Art. I]

1. Definitions.

BAMBOO

Any monopodial (running) tropical or semi-tropical grasses from the genera Phyllostachys or Pseudosasa, including, but not limited to, Phyllostachys aureosulcata — yellow groove bamboo. In addition, this definition includes common bamboo, golden bamboo and arrow bamboo.

BAMBOO OWNER

Any person who has planted and/or grows bamboo on their property; who maintains bamboo on their property; or who permits bamboo to grow or remain on their property, even if the bamboo has spread from an adjoining property.

PERSON

Any individual, corporation, partnership, joint venture, unincorporated association, municipal corporation or agency, other group acting as a unit, or combination thereof.

TOWNSHIP

The Township of New Britain, County of Bucks, Commonwealth of Pennsylvania.

2. Applicability. For purposes of this Part, bamboo found growing upon a property shall constitute presumptive evidence that the bamboo was planted and/or grown by and/or with the consent of the bamboo owner.
3. Prohibition. Upon the effective date of this Part, the planting or growing of bamboo shall be prohibited within the Township, unless:
- A. The root system of such bamboo plant is entirely contained within a planter, barrier, or other vessel, located entirely above ground level, and of such design, material, and location as to entirely prevent the spread/growth of the bamboo's root system beyond the container in which it is planted.
 - B. The root system is contained within a barrier, constructed in accordance with the following specifications, and only after a permit is issued by the Township:
 - (1) The barrier shall be composed of high density polypropylene or polyethylene, 40 mil or heavier.

- (2) Portions or sheets of the barrier shall be secured or joined together by the use of stainless steel clamps or stainless steel closure strips designed for such barriers.
- (3) The entire perimeter of the barrier shall be more than 30 inches below ground level and more than three inches above ground level.
- (4) When installed, the barrier shall slant outward from the bottom to the top.
Any person who hereafter plants or grows, or causes to be planted or grown, bamboo within the Township, except as under the conditions set forth in paragraph (A) and (B) above, shall be deemed to be in violation of this Part, and shall be subject to such penalties as are set forth herein.

4. Regulation.

- A. Bamboo shall not be planted, maintained, or otherwise be permitted to exist within 40 feet of the edge of the pavement or traveled portion of any public roadway in the Township. Any bamboo owner whose property contains bamboo shall remove and abate the growth of the bamboo within 40 feet of edge of the pavement or traveled portion of a public road in the Township.
- B. Whether planted or growing in a container or contained within a barrier, all bamboo plants shall be located, trimmed, and maintained so that no part of the plant (including stalks, branches, leaves, and/or roots) shall extend nearer than 10 feet to any property line.
- C. When removing and destroying bamboo, all rhizome disposal must be by incineration only. No composting or trash disposal of rhizomes shall be allowed.

5. Pre-Existing Bamboo.

- A. Any bamboo that has been planted or otherwise permitted to grow on any property within the Township prior to the effective date of this Part may remain on such property, subject to compliance with this Part.
- B. Each bamboo owner shall be responsible to ensure that the bamboo planted or growing on the property prior to the effective date of this section does not encroach or grow upon any adjoining or neighboring property, including all public property and right-of-ways. Such bamboo owners shall be required to take such measures as are reasonably expected to prevent such invasion or encroachment, including, but not be limited to, the installation of sheathing comprised of metal or other material impenetrable by bamboo at a sufficient depth within the property line or lines where the bamboo is planted or is growing to prevent the growth or encroachment upon adjoining or neighboring property by the bamboo.
- C. Replanting Prohibited. Any bamboo existing on a property prior to the effective date of this Part may not be replanted or replaced in kind once such bamboo is or has become, for any reason, dead, destroyed, uprooted, or otherwise removed, except in compliance with the provisions of this Part.

6. Removal from Township Property.

- A. Encroachment. In the event that bamboo growing on a bamboo owner's property invades or grows onto Township property, including, but not limited to right-of-ways, the Township shall notify the bamboo owner in writing that bamboo has invaded the Township property and that the bamboo owner is responsible for the removal of such bamboo from the Township property. This encroachment notice shall be sent by certified mail, return receipt requested, and by regular mail to the last known address of the bamboo owner, and a copy of the notice shall also be posted in a conspicuous location on the bamboo owner's property.
- B. In the event that the bamboo owner does not remove the bamboo from the Township property, or does not make an arrangement with the Township for removal of such bamboo within 30 days from the date the encroachment notice, the Township, at its discretion, may remove such bamboo from the Township property. The bamboo owner shall be liable and responsible to the Township for all costs incurred in removing the bamboo from the Township property. Such costs may be assessed against the property of the bamboo owner, and in the event that the costs remain unpaid more than 30 days after the demand of payment has been made by the Township on the bamboo owner, the Township may lien the property of the bamboo owner for these costs, plus interest, fees, and expenses, as allowed by law.

- C. In the event that the Township is compelled to undertake the removal of bamboo, as provided for above, neither the Township nor its employees, contractors, or agents shall have any liability to the bamboo owner for any damages or other claims arising out of the removal of such bamboo. In the event such removal entails or causes damages to the property of any other person or entity other than the bamboo owner, the bamboo owner shall be responsible for such damages.

§ 5-403. Violations and Remedies.

[Ord. 2014-06-03, 6/16/2014, Art. I.]

- 1. Notice of Violation.
 - A. Each bamboo owner shall be responsible to ensure that any bamboo on their property does not violate the provisions of this Part. In the event that there is any bamboo growing in violation of the provisions of this Part, the Township shall notify the bamboo owner in writing of the existence of such violation. Said notice of violation shall be served by handing it directly to the bamboo owner; by mailing it to the last known address of the bamboo owner; or by posting the property at a conspicuous location.
 - B. Any bamboo owner receiving a notice of violation shall bring their property into compliance with this Part within 30 days of the owner's receipt of said notice. If the bamboo owner fails to bring their property into compliance with the notice and this Part, then the Township may issue a non-traffic citation against the bamboo owner.
 - C. In addition, where a bamboo owner does not remedy and correct the violations set forth in any notice of violation issued to them, the Township may remove any bamboo that is in violation of this Part located upon the bamboo owner's property; take all reasonable action to eradicate its re-growth; and/or restore any real property to its natural condition prior to such removal and eradication. Any costs incurred by the Township in removing any bamboo and/or remedying any violation of this Part shall be at the expense of the bamboo owner, and in the event that the costs remain unpaid more than 30 days after the demand of payment has been made by the Township on the bamboo owner, the Township may lien the property of the bamboo owner for these costs, plus interest, fees, and expenses, as allowed by law.
- 2. Violations, Penalties, and Remedies.
 - A. Upon summary conviction before any magisterial district judge, any person violating any of the provisions of this Part shall, in addition to the other charges hereinbefore provided for each offense, pay a fine not exceeding \$1,000, plus all court costs, including reasonable attorney's fees, incurred as a result of the prosecution. Each and every day in which a person shall be in violation of this Part shall constitute a separate offense.
 - B. In addition, the Township Board of Supervisors may institute suits, in equity or at law, to restrain, prevent, or abate a violation of this Part. Such proceedings may be initiated before any court of competent jurisdiction. The expense of such proceedings shall be recoverable from the violator in any manner as may now or hereafter be provided by law.

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, MARCH 23, 2017, 7:30 PM

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
 - A motion to approve the February 23, 2017 meeting minutes.
4. **MEADOWOOD (LD 2017-01)**
 - Review of a proposed Preliminary/Final Plan of land development for additions to the Schultz Community Center, Meadowood, 3205 Skippack Pike.
5. **COUGHLIN (LD 2016-07)**
 - Consideration of a Planning Module for a two-lot subdivision at 1631 Kriebel Mill Road.
6. **SIGN ORDINANCE**
 - Review of a proposed sign ordinance.
7. **CENTER POINT VILLAGE VISION PLAN**
 - Review of plan recommendations.
8. **BAMBOO ORDINANCE**
 - Review of sample ordinances regulating bamboo.
9. **AGRICULTURAL SECURITY AREA**
 - Review of applications received to add two properties to the Worcester Township Agricultural Security Area.
10. **PLANNING COMMISSION AGENDA**
 - Discussion on the agenda for the April 27 Planning Commission meeting.
11. **PUBLIC COMMENT**
12. **ADJOURNMENT**

active land development applications before the Planning Commission (review period expiration)

- LD 2016-05 – Sparango Construction, Co., 2044 Berks Road (*May 17, 2017*)
- LD 2017-01 – Meadowood, 3205 Skippack Pike (*review period waived*)

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, FEBRUARY 23, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:30 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. February 9, 2017 Meeting Minutes – Ms. David motioned to approve the February 9, 2017 Meeting Minutes, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.
2. Whitehall Estates Planning Module – Joe Nolan, Township Engineer, provided an overview of the Planning Module Component 4A review process.

Rolph Graf, Engineer for the Applicant, commented on the sanitary sewer planning process. Mr. Graf noted additional sanitary sewer improvement specifications will be included on the Final Plan submission for this proposed subdivision.

Mr. Sherr commented on the scope of Planning Commission review at this point in the entitlement process.

Ms. Quigley commented on the Planning Commission including additional information in its Planning Module review.

Mr. Nolan stated that, after the Planning Module was completed, the application would be made available for a 30-day public inspection period, after which the Board of Supervisors would consider a resolution to submit the application to the Pennsylvania Department of Environmental Protection.

Mr. Nolan reviewed individual questions listed on the Planning Module Component 4A form.

Mr. DeLello commented on Planning Commission reviews and the approval process. Mr. Ryan noted the Applicant was working with Stony Creek Farm community representatives to address the sanitary sewer connection proposed to be made a Brindle Court. Mr. Nolan noted the Applicant will be required to provide this executed easement prior to the

Planning Module being submitted to the Pennsylvania Department of Environmental Protection.

Mr. Sherr recommended Planning Module Component 4A form include a note stating the Applicant need comply with all items noted in the Township Engineer's February 16 review letter.

Mr. Sherr motioned to authorize the Chairman to sign the Planning Module Component 4A, as discussed at this evening's meeting, second by Ms. Quigley. By unanimous vote the motion was approved.

Cheryl Brumbaugh, Worcester, commented on the sanitary sewer line installation at the Stony Creek Farms community, and potential disturbance to property landscaping.

3. Center Point Village Zoning Ordinance – Mr. Todd noted three primary areas of review – required open space and permitted density, the CPV-2 portion of the district, and consideration of additional areas for mixed-use preservation development.

Mr. Todd commented on the convenience store use, gas pumps and the number of gas pumps appropriate for the Village. Mr. Todd commented on the possible reuse of the Palmer property's existing structures, and potential revisions to the bubble plan.

Mr. Sherr commented on the scope of Planning Commission review and comments. Mr. DeLello recommended the Planning Commission review permitted residential density, and the appropriate scale of non-residential development at the Palmer property.

Mr. Todd commented on additional architectural requirements, and the possible creation of an architectural review board. Mr. Todd commented on building height, residential density, the density bonus structure, and the status of the Village's pre-1940 dwellings.

There was discussion on the development of a request for proposals (RFP) for professional planning assistance. It was the consensus of the Members to prepare a draft RFP that requires an assessment of existing Township Code relative to the Center Point Village Vision Plan objectives, and an assessment of the proposed ordinance relative to the Center Point Village Vision Plan objectives.

In addition, the RFP will require the planner to recommend which document – the Township Code or the proposed ordinance – should be revised in order to best achieve the Center Point Village Vision Plan objectives.

Lastly, the RFP will request planner comment on certain topics, including permitted residential density, non-residential scale, and gas station and convenience store options.

Mr. Ryan will draft a RFP for Planning Commission review and comment prior to the March 15 Joint Meeting with the Board of Supervisors.

4. bamboo ordinance – Ms. Quigley motioned to table discussion on a proposed bamboo ordinance to a future Planning Commission meeting, second by Mr. Todd. There was no public comment. By unanimous vote the motion was approved.

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on walkability throughout the community and in the Center Point Village area, development restrictions in the proposed Center Point Village Zoning ordinance, the ordinance development process, and Growing Greener provisions of the Township Code.
- Scott Ryan, Worcester, commented on the development of the proposed Center Point Village Zoning ordinance, bubble plan property designations, and areas in Center Point Village suitable for higher-density residential development.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:22 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

David W. Connell, P.E.
Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane

March 10, 2017
Ref: #7508

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: Meadowood Land Development
Schultz Community Center - Office Suite Additions

Dear Mr. Ryan:

I am in receipt of a land development plan prepared for Meadowood Corporation by Woodrow & Associates, Inc. The plans consist of eight sheets and are dated February 1, 2017. This land development plan proposes three building additions to the existing Schultz Community Center within the Meadowood community. The building additions consist of administrative offices (1,308 sq. ft.), an auditorium addition (848 sq. ft.), and a marketing suite addition (2,035 sq. ft.). All of these additions will connect to the existing Schultz Community Center. Sheet No. 3 of 8 shows the enlarged area around the Schultz Community Center, and the three additions proposed with this land development. In addition, it also shows additional site improvements, including sidewalk addition and handicap ramps, which will be constructed in conjunction with these three building additions.

In addition to the land development plans, I am also in receipt of a Stormwater Management Report entitled "Meadowood - Schweiker Home", which has been prepared for the Meadowood Corporation by Woodrow & Associates, Inc., and is dated March 2017. This Stormwater Management Report shows the construction of a rain garden adjacent to the existing parking area which serves the existing "Schweiker Home" in the western portion of the property. In conjunction with this land development, the applicant's engineer has requested that Meadowood be allowed to address the stormwater requirements associated with the current project by constructing a stormwater facility adjacent to the existing "Schweiker Home". The stormwater facility would include a rain garden, which will accept flow from the existing parking lot and will be designed to offset the increase in stormwater associated with the three building additions. I reviewed this concept and found it to be acceptable, since the area where the additions will be constructed does not have adequate room for the construction of additional stormwater facilities. The offsetting to another portion of the property and the construction of a rain garden at this time is both desirable and it provides stormwater facilities utilizing Best Management Practices (BMP).

I have reviewed both the land development plans and also the stormwater management plan to determine conformance with the Subdivision and Land Development Ordinance of Worcester Township. Based on my review of these documents, I offer the following comments:

1. I have reviewed the Stormwater Management Report and the design of the rain garden BMP proposed adjacent to the parking lot at the "Schweiker Home". The design provides enough volume and rate control required in conjunction with the three building additions proposed for this land development. Therefore, the design and concept of the rain garden is acceptable to offset the stormwater requirements of the proposed building additions. The stormwater management proposed for this land development is, therefore, acceptable. Sheet 7 shows the proposed design of the rain garden and the plantings proposed as well. This sheet also provides a "Permanent BMP Maintenance Program", which will assist Meadowood in maintaining the rain garden.
2. The applicant is requesting 11 waivers in conjunction with this land development. These waivers are as follows:
 - a. Section 130-24.B.3.a: Storm systems designed to carry 50-year peak flow rate.
 - b. Section 130-24.B.3.h: Maximum allowable headwater depth of one foot for inlets.
 - c. Section 130-24.B.4.f.2: Detention basin design criteria, 100-year/10-year release rate.
 - d. Section 130-24.B.4.f.7: Minimum freeboard of two feet over Emergency Spillway and top of berm.
 - e. Section 130-24.B.4.f.13: Minimum 100-foot distance from highest free water surface to dwelling unit.
 - f. Section 130-24.B.4.j: Minimum three-foot of cover over all storm pipes.
 - g. Section 130-24.B.4.k: Requires crowns of all pipes tying into an inlet or manhole be set at equal elevations.
 - h. Section 130-28.E.1: Existing tree survey.
 - i. Section 130-28.G.4: Required street trees.
 - j. Section 130-33.C.1&4: Show existing features within 400 feet.
 - k. Section 130-23.A: Requirement to set monuments on right-of-way lines at corners and angle points.

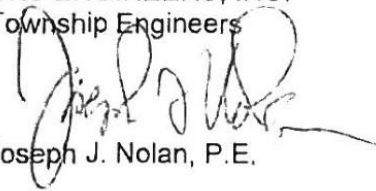
Waivers "a" through "g" above are related to the stormwater management system. These waivers are based on the current Stormwater Management Ordinance, which does not

include or provide design parameters for a BMP, such as a rain garden. Based on my review, the rain garden has been designed in conjunction with the acceptable engineering standards for this type of stormwater control facility. I, therefore, have no opposition to granting of these waivers. Waivers "h", "i", "j", and "k" are related to the overall site. Since Meadowood is an existing well-developed community and the location of this land development is directly within the middle of this development, I am not opposed to granting a waiver for these four items as well.

3. Sheet No. 5 shows the existing features to be removed or modified. This sheet shows the removal of 8 existing trees that need to be removed to allow for the 3 building additions.
4. Sheet No. 6 is the proposed Improvement Plan. This sheet shows the additions and the new sidewalk to be constructed. However, there is no landscaping shown on this sheet or included in the remainder of the plan set. I would request that the applicant's engineer prepare a Landscape Plan to show proposed landscaping in conjunction with the three additions. In addition, the plan should show a replacement plan for the eight trees removed to make room for the additions. All of the proposed landscaping could be shown directly on Sheet 6.

The above represents all comments on this Land Development Plan and the Stormwater Management Plan. The applicant should make revisions to add landscaping as requested, and resubmit for further review. Please contact this office if you have any questions or need any additional assistance on these plans.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers


Joseph J. Nolan, P.E.

JJN/mdm

cc: Robert L. Brant, Esq., Township Solicitor
Timothy P. Woodrow, Woodrow & Associates, Inc.
Meadowood Corporation, c/o Paul Nordeman, Exec. Director
File

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**
VALERIE A. ARKOOSH, MD, MPH, CHAIR,
KENNETH E. LAWRENCE, VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

March 13, 2017

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #17-0040-001
Plan Name: Meadowood
(4,191 square feet addition on 125.16 acres)
Situate: Skippack Pike (N)/Valley Forge Road (W)
Worcester Township

Dear Mr. Ryan:

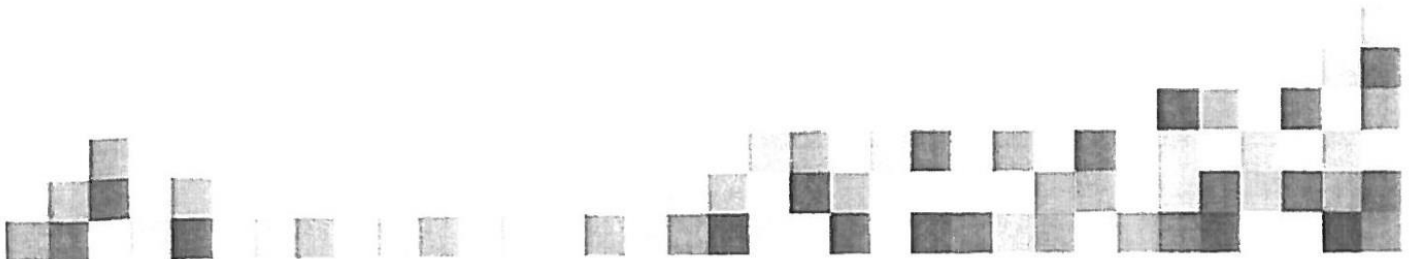
We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested on February 16, 2017. This letter is submitted as a report of our review and recommendations.

BACKGROUND

The applicant, Meadowood Corporation, is proposing three new single-story additions to expand their office space and auditorium. The additions will add a combined 4,191 square feet of building space to the existing Meadowood facility. Including the building expansions, the addition of some hardscape areas, and the demolition of existing hardscape areas, there will be a total of 4,088 square feet of new impervious surface.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. In the course of our review we have identified the following comments for your review:



COMMENTS

STORMWATER

- A. Waivers- The applicant is requesting several waivers from the stormwater section of the Subdivision and Land Development Ordinance. While the applicant is only proposing a relatively small addition of impervious surface, the Planning Commission should seek the Township Engineer's determination regarding the ability of the existing stormwater system to handle the additional flow caused by these improvements.

OTHER WAIVERS

- A. Trees- Considering the small nature of the improvements we have no objection to the applicant's request for waivers from street tree and street survey requirements.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. Please note that the review comments and recommendations in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Brandon Rudd, Senior Planner
610-278-3748 - brudd@montcopa.org

- c: Meadowood Corporation, Applicant
Paul Nordeman, Applicant's Representative
Gordon Todd, Chairman, Township Planning Commission

C
K
S

CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

RECEIVED
MAR 13 2017

March 8, 2017
Ref:# 7506

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: Coughlin Subdivision - Planning Module Review

Dear Mr. Ryan:

I am in receipt of the Planning Module for land development as prepared for the Coughlin Subdivision by Penn's Trail Environmental, LLC. The planning module contains component 1 as required by Act 537. The module and the associated supporting documentation is in a report dated February 6, 2017.

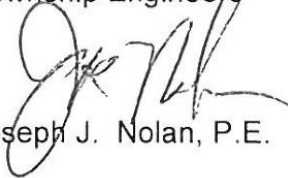
I have reviewed the component 1 module, and all supporting documentation. Please note that the information also contains a letter from the Montgomery County Health Department dated February 24, 2017 indicating their review and approval of the module. Based on my review, the module is acceptable for submission to the Pennsylvania Department of Environmental Protection for review and subsequent action. Prior to submission to DEP, the Township must execute portions of the module in two (2) places. In component 1, on page 5, the Worcester Township Planning Commission must sign the module. In addition, the Worcester Township Zoning Officer must also sign this page of the module. The second place for Township signature is component 1, page 6. This must be signed by the Chairman of the Board of Supervisors. Please note, that on pages 5 and 6, I have checked the appropriate boxes to identify acceptance of the component. Once the Township executes this component, it is then ready for submission to DEP. After execution, I would recommend submitting the completed and executed module back to Penn's Trail Environmental LLC so they can affix the required check for the review fee as specified on page 7 of component 1, and send the module to DEP.

Please note, I only received one (1) copy of the module and I am returning that copy along with the attached Montgomery County Health Department letter to you for further processing.

March 8, 2017
Ref:# 7506
Page 2

Please contact me if you have any questions or need any further assistance with this planning module.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

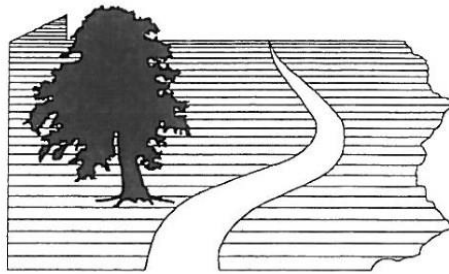
cc: Penn's Trail Environmental LLC
File

Act 537 Component 1

**Planning Module for Land
Development**

Prepared for the

Coughlin Subdivision



Penn's Trail Environmental, LLC

21 East Lincoln Avenue

Suite 160

Hatfield, PA 19440

PTE# 2513

Tax Parcel# 67-00-02038-00-1

February 6, 2017

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APPENDICES

- 1 – *Component 1 Planning Module for Land Development*
- 2 – *Topographic Location Map*
- 3 – *Soil Investigation Reports – Form 3800-FM-WSFRO290A*
- 4 – *PADCNR-PNDI Project Environmental Review*
- 5 – *Site Plan*

The following is submitted in accordance with the instructions included with the required Planning Module for the proposed subdivision as determined by the PA Department of Environmental Protection based on the nature of the proposed subdivision.

Section A - Project Information

See Component 1, Page 1, attached as Appendix 1.

Section B – Client (Municipality) Information

See Component 1, Page 1, attached as Appendix 1.

Section C – Site Information

See Component 1, Page 2, attached as Appendix 1.

Section D – Project Consultant Information

See Component 1, Page 2, attached as Appendix 1.

Section E – Availability of Drinking Water Supply

Individual wells are proposed. See Component 1, Page 2, attached as Appendix 1.

Section F – Project Narrative

Section F.1

Two additional building lots are proposed to be created from the 31.68-acre Montgomery County Tax Parcel# 67-00-02038-00-1 that is owned by John Coughlin and supports a circa-1965 residence and outbuildings. The proposed subdivision is located at 1631 Kriebel Mill Road in Worcester Township, Montgomery County, PA as shown on the attached site plan (Appendix 5).

The Component 1 Planning Module for Land Development package is submitted for review and approval of this subdivision as the total number of lots to have been created from the parent parcel since May 15, 1972 is three lots. The proposed subdivision does not include residual property.

Section F.2

For Act 537 planning purposes and for purposes of determining Act 537 planning review fees, daily sewage flows from the proposed subdivision were estimated according to Title 25, Chapter 73 of the Pennsylvania Code, Section 73.17, at 400 gallons per day (GPD) per residence and the definition of an Equivalent Dwelling Unit (EDU). The total proposed sewage flows for the 3-lot project are 1,200 GPD.

Testing for subsurface sewage disposal systems meeting the requirements of PA Code, Title 25, Chapter 73, was completed to serve the two proposed lots as well as provide a replacement absorption area to serve the long-term sewage disposal needs of the existing residence. The testing was supervised by a Montgomery County Health Department Sewage Enforcement Officer. Soil testing information to support the use of individual sewage disposal systems is included on the Site Investigation and Percolation

Test Report forms (Form 3800-FM-WSWM290A) that are attached as Appendix 3. The system absorption areas shown on the attached plan (Appendix 5) have been sized to accommodate 400 gallons per day (gpd), corresponding to the Act 537 definition of an equivalent dwelling unit (EDU).

The existing residence is served by an individual well water supply and subsurface sewage disposal system and the proposed lot will be similarly served. The sewage systems serving the existing and proposed residences will be owned and maintained by their respective property owners and transferred with each subsequent property sale as allowed by law. The residential wastewater does not require special treatment considerations.

Section F.3 Total Acreage of Subdivision

The size of the parent parcel is 31.68-acres. See Section F.1.

Section F.4 Adjoining parcels under same ownership

No adjoining properties are owned by John Coughlin.

Section F.5 Relevant Information or Permit Coordination

Recent PADEP reviews of subdivision proposals located within special protection watersheds have required an assessment of the impact of the proposed sewage disposal systems on the nearest surface waters in accordance with the draft "Recommendation for Interim Operating Procedure for Assessing Impact of Sewage Effluent on Special Protection Waters." Surface water drains from the project site to a tributary to Zacharias Creek, which is a tributary to Skippack Creek, listed as a trout-stocked, migratory fishery (TSF, MF) according to Chapter 93, Drainage List F of the Clean Streams Law (35 P.S.) and is therefore not subject to the assessment.

Section G – General Site Suitability

Section G.1 Plot Plan

Please refer to the attached plot plan titled, *Sewage Facilities Plan, Coughlin Tract* by Schlosser & Clauss Consulting Engineers, Inc., January 27, 2017 (Appendix 5) for the following information according to the planning module instructions:

- a) Location of all soil profile examinations and percolation tests, both suitable and unsuitable.*
- b) Slope at each test area*
- c) Soil types (USDA/NRCS) and their boundaries.*
- d) Locations of existing and proposed adjacent streets, roadways and access roads.*
- e) Lot lines and sizes of individual lots in the proposed development.*
- f) Existing and proposed rights-of-way.*
- g) Existing and proposed water supplies.*
- h) Locations of any existing buildings.*
- i) Surface waters, including ponds, streams, lakes and impoundments.*

- j) Wetland areas, as identified by hydric soils in USDA NRCS maps and by NWI mapping.*
- k) Floodplains and floodways.*
- l) Open space areas designated within the proposed development and any parks, state forests or other state land adjoining the development.*
- m) Any property that is not included in the plan but is under the same ownership and adjacent (whether or not it has been developed in the past or will be developed in the future). Lots located across roads, streets and rights-of-way are considered adjacent.*
- n) Any existing onlot or sewerage systems, pipelines, transmission lines, etc., which may impact the use of an onlot system.*
- o) Prime agricultural land listed by the USDA NRCS as "Pennsylvania Prime Farmland Soils."*
- p) Orientation to North by directional arrow.*

Section G.2 Residual Tract Planning Waiver Request

A residual tract waiver is not requested as indicated on Page 3 of Component 1 (Appendix 1).

Section G.3.a Soils Information

Site Investigation and Percolation Test Report forms (Form 3800-FM-WSFRO290A) are attached as Appendix 3.

Section G.3.b Marginal Conditions

Local Agency Determination. See Component 1, Pages 3 & 4, attached as Appendix 1.

Section G.3.c Individual Residential Spray Irrigation Systems (IRSIS)

No Individual Residential Spray Irrigation Systems (IRSIS) systems are proposed to serve the existing residence or proposed lot.

Section H - Sewage Enforcement Officer Action

See Component 1, Page 4, attached as Appendix 1.

Section I – Protection of Rare, Threatened or Endangered Species

None were identified. See PHNP Project Environmental Review attached as Appendix 4.

Section J – Planning Agency Review

See Component 1, Page 5, attached as Appendix 1.

Section K – Municipal Action

See Component 1, Page 6, attached as Appendix 1.

Section L – Review Fees

See Component 1, Page 7, attached as Appendix 1.

1 – Component 1 Planning Module for Land Development

*PENN'S TRAIL ENVIRONMENTAL, LLC
ph. (215) 362-4610 fax. (215) 362-4620
email: staff@pennstrail.com*



Code No.

SEWAGE FACILITIES PLANNING MODULE

Component 1. Exception to the Requirement to Revise the Official Plan (Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

This planning module component is used to satisfy the sewage facilities planning requirements for subdivisions of 10 lots or less (including residual lands) intended as building sites for detached single family dwelling units served by individual onlot sewage disposal systems. The number of lots includes only those lots created after May 15, 1972. Refer to the instructions for help in completing this component.

NOTE: All soil testing must be field verified by the Sewage Enforcement Officer (SEO). The SEO must notify the approving agency verbally or in writing at least 10 days prior to testing. In some cases, a representative of the approving agency may wish to observe the soil testing.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see Section K and the attached instructions for more information on these fees.

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Coughlin Subdivision
2. Brief Project Description Two additional building lots are proposed to be created by subdivision of a 31.68-acre parcel. The proposed lots will be also served by individual well water supplies and subsurface sewage disposal systems.

3. Total Number of Lots:			
Number of Lots Being Proposed		3	
+ Residual Land Parcel/Lot		0	+
+ Number of Previous Lots Developed from Present Tract As it Appeared on May 15, 1972.....		0	+
Total		3	=

* If total exceeds 10, do not use this form. Contact DEP for correct forms.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name Worcester	County Montgomery	City <input type="checkbox"/>	Boro <input type="checkbox"/>	Twp <input checked="" type="checkbox"/>
Municipality Contact - Last Name Ryan	First Name Tommy	MI MI	Suffix Suffix	Title Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1 1721 Valley Forge Road		Mailing Address Line 2 Box 767		
Address Last Line -- City Worcester		State PA	ZIP+4 19490	
Phone + Ext. (610) 584-1410	FAX (optional) (610) 584-8901	Email (optional) manager@worcestertwp.com		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development Project) Name Coughlin Subdivision

Site Location Line 1 1631 Kriebel Mill Road		Site Location Line 2		
Site Location Last Line -- City Collegetown	State PA	ZIP+4 18426	Latitude 40° 11' 58.02" N	Longitude 75° 22' 11.02"W

Detailed Written Directions to Site

Travelling south on Valley Forge Road (PA 363) from Skippack Pike (PA 73) for 1.0 miles, turn right onto Heebner Road, follow 1.1 miles to Kriebel Road. Turn right and proceed 0.20 miles. The project site is on the left side of Kriebel Road.

Description of Site (Project)

The project site supports a farmstead complex, pasture and narrow woodlands.

Site Contact (Developer) -- Last Name Coughlin	First Name John	MI	Suffix	Phone (610) 222-9050	Ext.
Site Contact Title Owner/Developer		Site Contact Firm (if none, leave blank)			
FAX ()		Email npgulf@gmail.com			
Mailing Address Line 1 3125 Doe Brook Road		Mailing Address Line 2 P.O. Box 462			
Mailing Address Last Line -- City Worcester		State PA	ZIP+4 19490		

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name Dudish	First Name John	MI M	Suffix
Title Project Manager	Consulting Firm Penn's Trail Environmental, LLC		
Mailing Address Line 1 21 E. Lincoln Avenue		Mailing Address Line 2 Suite 160	
Address Last Line -- City Hatfield		State PA	ZIP+4 19440
Email jdudish@pennstrail.com	Phone (215) 362-4610	Ext. 106	Country USA
			FAX (215) 362-4620

E. AVAILABILITY OF DRINKING WATER SUPPLY

This project will be provided with drinking water from the following source: (Check appropriate box)

- Individual wells or cisterns.
- A proposed public water supply.
- An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: _____

F. PROJECT NARRATIVE (See Section F of instructions)

- A narrative has been prepared as described in Section F of the instructions.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. GENERAL SITE SUITABILITY (See Section G of instructions)

1. PLOT PLAN

Attach an original or copy of a 7½ minute USGS topographic map with the area of the proposed land development plotted and labeled. Attach a copy of the plot plan of the proposed subdivision showing the following information:

- a. Location of all soils profiles and percolation tests.
- b. Slope at each test area.
- c. Soil types and boundaries.
- d. Existing and proposed streets, roadways, access roads, etc.
- e. Lot lines and lot sizes.
- f. Existing and proposed rights-of-way.
- g. Existing and proposed drinking water supplies for proposed and contiguous lots.
- h. Existing buildings.
- i. Surface waters.
- j. Wetlands from National Wetland Inventory Mapping and USDA Hydric Soils Mapping.
- k. Floodplain and floodways (Federal Flood Insurance Mapping).
- l. Designated open space areas.
- m. Remaining acreage under the same ownership and adjoining lots.
- n. Existing onlot or sewerage systems; pipelines, transmission lines, etc.
- o. Prime agricultural land.
- p. Orientation to North.

2. RESIDUAL TRACT PLANNING WAIVER REQUEST

A waiver from sewage facilities planning is, is not requested for the residual land tract associated with this project. (See Section H, I and J and instructions for additional information).

3. SOILS INFORMATION

- a. Attach copies of "Site Investigation and Percolation Test Report" (3800-FM-BPNPSM0290A) (formerly known as "Appendix A") form(s) for the proposed subdivision.
- b. Marginal conditions for long-term onlot sewage disposal are, are not present. See marginal conditions information in Sections H and J and in attached instructions.
- c. If one or more lots in this subdivision are planned to be served by Individual Residential Spray Irrigation Systems (IRSIS), please see the specific information on IRSIS in Section G of the instructions.

Both the soils description preparer and developer must sign below indicating acknowledgement of the false swearing statement.

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.

Paul A. Golrick, Soil Scientist

Soils Description Preparer Name (Print)

Paul A. Golrick

Signature

2/6/17

Date

John Coughlin

Developer Name (Print)

John Coughlin


Signature

2/1/17

Date

H. MUNICIPALITY'S CERTIFIED SEWAGE ENFORCEMENT OFFICER (See Section H of instructions)

1. I have confirmed the information relating to the general suitability for onlot sewage disposal contained in this component. Confirmation of this information was based upon on-site verification of soil tests, general site conditions and other generally available soils information. The proposed development site:
- Is generally suitable for onlot disposal. This module does not constitute individual permit approval.
 - Is marginal for long-term onlot disposal. (See instructions for information on marginal conditions).
 - Is not generally suitable for onlot disposal. (See my attached comments regarding this determination).
 - Cannot be evaluated for general site suitability because of insufficient soils testing.
2. The proposed development site is considered "marginal for onlot disposal" or for long-term onlot system use because one or more of the following conditions exist. (Check all that apply).
- Soils profile examinations which document areas of suitable soil intermixed with areas of unsuitable soils.
 - Site evaluation which documents soils generally suitable for elevated sand mounds with some potential lots with slopes over 12%.
 - Site evaluation which documents soils generally suitable for in-ground systems with some potential lots with slopes in excess of 20%.
 - Lot density of more than 1 residential dwelling/acre.
3. Residual Tract Facilities (For use only when there is an existing septic system on the residual tract)
- I have inspected the lot on which the existing building and existing septic system is located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met.
 - I further acknowledge that no violations of the Sewage Facilities Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing septic system should be drawn from this acknowledgement.
 - A brief description and sketch of the existing system and site is attached.



Signature of Certified Sewage Enforcement Officer with jurisdiction in municipality where development is proposed

3263

Certification

2/24/17

Date

I. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES (See Section I of instructions)

Check one:

The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.

A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us, and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

J. PLANNING AGENCY REVIEW (See Section J of instructions)

This planning module has been reviewed by the existing municipal planning agency and zoning officer and has been found to be consistent, inconsistent with municipal zoning ordinances or subdivision and land development ordinances. A waiver of the sewage facilities planning requirements for the residual tract of this subdivision has has not been requested. If requested, the proposed waiver is is not consistent with applicable ordinances administered by this agency.

Worcester Township Planning Commission
Municipal Planning Agency Name

Zoning Officer Signature

Planning Agency Signature (Authorized Official)

No municipal planning agency exists

No municipal zoning ordinance exists

K. MUNICIPAL ACTION (See Section K of instructions)

The municipality must act within 60 days of receipt of a complete sewage facilities planning module package.

This planning module has been reviewed by the municipal governing body and has been found to be **ACCEPTABLE**. Approval of this planning module does not constitute individual onlot system permit approval.

This planning module is **NOT ACCEPTABLE** because:

Check appropriate reason(s)

The subdivision does not comply with municipal zoning ordinances.

The subdivision does not comply with municipal subdivision and land development ordinances.

The subdivision is not suitable for the use of individual onlot subsurface absorption areas.

The subdivision does not meet the requirements for use of this module or other provisions of Chapter 71 (Administration of Sewage Facilities Planning Program).

Other (Explain) _____

The proposed development has been identified in Section G and/or Section H as having marginal conditions or other concerns for the long-term use of onlot sewage systems. The municipality has selected the following method of providing long-term sewage disposal to this subdivision: (Check one)

Provision of a sewage management program meeting the minimum requirements of Chapter 71, Section 71.73

Replacement area testing

Scheduled replacement with sewerage facilities

Reduction of the density of onlot systems

The justification required in Section J of the instructions is attached.

A waiver of the planning requirements for the residual tract of this subdivision has been requested.

The municipality acknowledges acceptance of this proposal and requests a waiver of the sewage facilities planning requirements for the residual tract designated on the subdivision plot plan. Our municipal officials accept full responsibility now and in the future to identify any violation of this waiver and to submit to the approving agency any required sewage facilities planning for the designated residual tract should a violation occur or construction of a new sewage-generating structure on the residual tract of the subdivision be proposed. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for the residual tract in the future.

Chairperson/Secretary of Governing Body

Signature

Date

Worcester Township

Municipality Name

1721 Valley Forge Road, Box 767, Worcester, PA 19490
Address

(Area Code) Telephone No. (610) 584-1410

L. REVIEW FEE (See Section L of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand the Department's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$70.00 payable to "**Commonwealth of Pennsylvania DEP**". **Include DEP code number and/or project name on check.** I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order and send me an invoice for the correct amount. I understand the DEP review will **NOT** begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

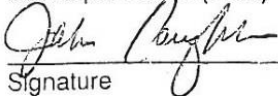
Formula:

2 Lots X \$35.00 = \$70.00

- Note: (1) To calculate the review fee for any project, use the number of lots created in the above formula.
- (2) When using the number of lots, include only the number of lots being proposed when calculating the review fee. Do not include any "Residual Land Parcel/Lot".

John Coughlin

Developer Name (Print)



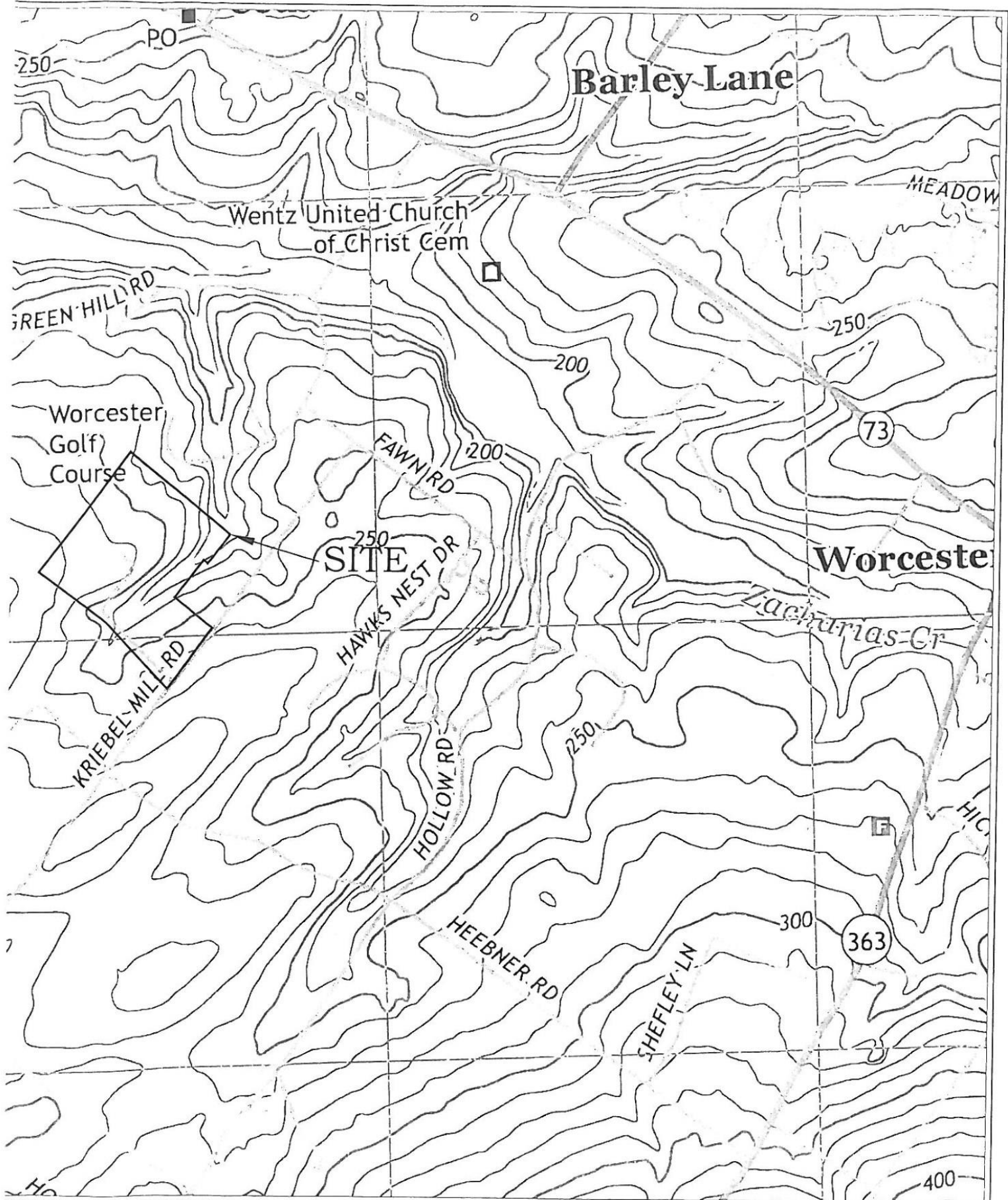
Signature

2/1/17

Date

2 – Topographic Location Map

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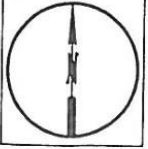


TOPOGRAPHIC SITE LOCATION MAP

LANSDALE QUADRANGLE
 1631 KRIEBEL MILL ROAD
 WORCESTER TWP., MONTGOMERY CO., PA
 DATE: FEBRUARY 6, 2017, SCALE: 1" = 1000'

PENN'S TRAIL ENVIRONMENTAL, LLC

21 E. LINCOLN AVE. - SUITE 160
 HATFIELD, PA 19440
 ph. (215) 362-4610 fax (215) 362-4620
 email: staff@pennstrail.com



PT#2513

3 – Soil Investigation Reports – Form 3800-FM-WSFRO290A

*PENN'S TRAIL ENVIRONMENTAL, LLC
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COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF WATER SUPPLY AND WASTEWATER QUALITY MANAGEMENT
SITE INVESTIGATION AND PERCOLATION
TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

PTE# 2513

Application No. _____ Municipality Woolrich Twp County Montgomery
 Site Location 1631 Kriebel Mill Rd. Subdivision Name Coughlin Lot# 1 Replacement Area

SUITABLE Soil Type 2eb Slope 13% Depth to Limiting Zone 25 Ave. Perc. Rate 88.5
 UNSUITABLE Mottling Seeps or Pooled Water Bedrock Fractures Coarse Fragments
 Perc. Rate Slope Unstabilized Fill Floodplain Other _____

SOILS DESCRIPTION:

Soils Description Complete by: Penn's Trail Environmental, LLC Date: 6/21/16

Description of Horizon

T.P. 5

Inches			Additional Test pits
Ap	TO		T.P. inches LZ
0	11	7.5YR 3/4 gravelly silt loam; moderate, medium subangular blocky-moderate, medium granular; friable	6 31 BOP
Bt1	11 TO 25	5YR 4/4 gravelly silt loam; weak, medium subangular blocky; friable	
Bt2	25 TO 36	2.5YR 5/4 gravelly silt loam; weak, medium subangular blocky; firm few, distinct redox mottles	
	TO		

PERCOLATION TEST:

Percolation Test Completed by: Penn's Trail Environmental, LLC Date: 7/6/16

Weather Conditions: Below 40 F 40 F or above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	***		Reading Interval	Reading No. 1:	Reading No. 2:	Reading No. 3:	Reading No. 4:	Reading No. 5:	Reading No. 6:	Reading No. 7:	Reading No. 8:
	Yes	No		Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop
1	x		XX/30	1/2	1/2	1/2	3/8				
2	x		XX/30	2 1/8	2 1/8	2 1/8	1 7/8				
3	x		XX/30	3/8	1/4	3/8	1/4				
4	x		XX/30	2 1/8	2	2 1/4	2				
5	x		XX/30	1/2	1/2	5/8	1/2				
6	x		XX/30	1/8	0	1/8	0				

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No, use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	3/8 "	80.0	20 "
2	1 7/8 "	16.0	20 "
3	1/4 "	120.0	20 "
4	2 "	15.0	20 "
5	1/2 "	60.0	20 "
6	0 "	240.0	20 "
TOTAL OF MIN / IN.		531.0	= 88.5 Min Inch
TOTAL NO. OF HOLES		6	



The information provided is the true and correct result of tests conducted by me, performed under my personal supervision or verified in a manner approved by DEP.

(S) _____
 Sewage Enforcement Officer



Penn's Trail Environmental, LLC
 21 E. Lincoln Ave. Suite 160 - Hatfield, PA 19440
 ph.-(215) 362-4610 fax-(215) 362-4620



COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF WATER SUPPLY AND WASTEWATER QUALITY MANAGEMENT
SITE INVESTIGATION AND PERCOLATION
TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

PTE# 2513

Application No. _____ Municipality Worcester Twp County Montgomery
 Site Location 1631 Kriebel Mill Road Subdivision Name Coughlin Lot# 3
 SUITABLE Soil Type ReB Slope 8-9% Depth to Limiting Zone 20 Ave. Perc. Rate 133.8
 UNSUITABLE Mottling Seeps or Ponded Water Bedrock Fractures Coarse Fragments
 Perc. Rate Slope Unstabilized Fill Floodplain Other _____

SOILS DESCRIPTION:

Soils Description Complete by: Penn's Trail Environmental, LLC Date: 6/21/2016

Inches	Description of Horizon	T.P. #	Additional Pits	L.Z.
Ap			number	inches
0 TO 9 "	5 YR 3/3 sil, 2msbk/2mgr, vfriable	2	1	20
Bt 9 TO 29 "	2.5 YR 4/4 vchsil, 3mabk, friable			
R 29 TO 34 "	rock			
TO "				
TO "				
TO "				

PERCOLATION TEST:

Percolation Test Completed by: Penn's Trail Environmental, LLC Date: 6/29/2016

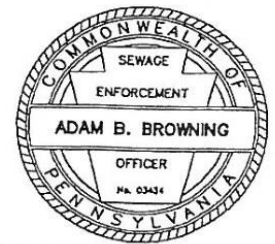
Weather Conditions: Below 40 F 40 F or above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	***		Reading Interval	Reading No. 1:	Reading No. 2:	Reading No. 3:	Reading No. 4:	Reading No. 5:	Reading No. 6:	Reading No. 7:	Reading No. 8:
	Yes	No		Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop
1	X		XX/30	3/8	1/8	1/4	1/4				
2	X		XX/30	3/8	1/8	1/4	1/4				
3	X		XX/30	1/8	1/8	1/8	1/8				
4		X	10/XX	5 1/4	5 1/4	4 1/4	4 5/8	3 7/8	3 3/8	3 1/2	3 1/4
5	X		XX/30	1/8	1/4	1/4	1/8				
6	X		XX/30	3/8	1/4	1/4	3/8				

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No, use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	1/4 "	120.0	20 "
2	1/4 "	120.0	20 "
3	1/8 "	240.0	20 "
4	3 1/4 "	3.1	20 "
5	1/8 "	240.0	20 "
6	3/8 "	80.0	20 "
TOTAL OF MIN / IN.		803.1	= 133.8 Min
TOTAL NO. OF HOLES		6	Inch



The information provided is the true and correct result of tests conducted by me, performed under my personal supervision or verified in a manner approved by DEP.

(S) _____
 Sewage Enforcement Officer

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 ph.-(215) 362-4610 fax-(215) 362-4620



COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF WATER SUPPLY AND WASTEWATER QUALITY MANAGEMENT
SITE INVESTIGATION AND PERCOLATION
TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

PTE# 2513

Application No. _____ Municipality Worcester Twp County Montgomery
 Site Location 1631 Kriebel Mill Road Subdivision Name Coughlin Lot# 2
 SUITABLE Soil Type ReB Slope 6-7% Depth to Limiting Zone 21 Ave. Perc. Rate 57.4
 UNSUITABLE Mottling Seeps or Pounded Water Bedrock Fractures Coarse Fragments
 Perc. Rate Slope Unstabilized Fill Floodplain Other _____

SOILS DESCRIPTION:

Soils Description Complete by: Penn's Trail Environmental, LLC Date: 6/21/2016

		Description of Horizon		Additional Pits		
Inches		T.P. #		number	inches	L.Z.
Ap	<u>0 TO 8</u> "	<u>4</u>	<u>7.5 YR sil, 2msbk, friable</u>	<u>3</u>	<u>22</u>	<u>M</u>
Bt	<u>8 TO 21</u> "		<u>5 YR 4/4 sil, 2mpl, friable/firm</u>			
Btx	<u>21 TO 32</u> "		<u>2.5 YR 4/4 sil, 0m/1copr, firm, few, prominent mottles</u>			
	<u>TO</u> "					
	<u>TO</u> "					
	<u>TO</u> "					

PERCOLATION TEST:

Percolation Test Completed by: Penn's Trail Environmental, LLC Date: 6/29/2016

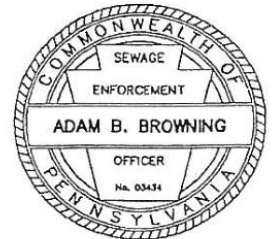
Weather Conditions: Below 40 F 40 F or above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX/30	1/2	7/8	7/8	1	1			
2	X		XX/30	3/8	1/4	1/4	1/4				
3	X		XX/30	1/2	1/2	1/2	1/2				
4	X		XX/30	1/4	1/4	1/8	1/4				
5	X		XX/30	4 1/2	4 1/4	4	4	3 3/4	3 3/4		
6	X		XX/30	4 3/4	4 1/2	4 1/2	4 1/2				

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No, use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	<u>1</u> "	<u>30.0</u>	<u>20</u> "
2	<u>1/4</u> "	<u>120.0</u>	<u>20</u> "
3	<u>1/2</u> "	<u>60.0</u>	<u>20</u> "
4	<u>1/4</u> "	<u>120.0</u>	<u>20</u> "
5	<u>3 3/4</u> "	<u>8.0</u>	<u>20</u> "
6	<u>4 1/2</u> "	<u>6.7</u>	<u>20</u> "
TOTAL OF MIN / IN.		<u>344.7</u>	= <u>57.4</u> Min
TOTAL NO. OF HOLES		<u>6</u>	Inch



The information provided is the true and correct result of tests conducted by me, performed under my personal supervision or verified in a manner approved by DEP.

(S) _____
 Sewage Enforcement Officer

Penn's Trail Environmental, LLC
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4 – PADCNR-PNDI Project Environmental Review

*PENN'S TRAIL ENVIRONMENTAL, LLC
ph. (215) 362-4610 fax. (215) 362-4620
email: staff@pennstrail.com*

1. PROJECT INFORMATION

Project Name: **1631 Kriebel Mill Road**
Date of Review: **2/11/2017 02:00:35 PM**
Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**
Project Area: **60.81 acres**
County(s): **Montgomery**
Township/Municipality(s): **WORCESTER**
ZIP Code: **19426**
Quadrangle Name(s): **COLLEGEVILLE; LANSDALE**
Watersheds HUC 8: **Schuylkill**
Watersheds HUC 12: **Skippack Creek**
Decimal Degrees: **40.200698, -75.371457**
Degrees Minutes Seconds: **40° 12' 2.5124" N, 75° 22' 17.2469" W**

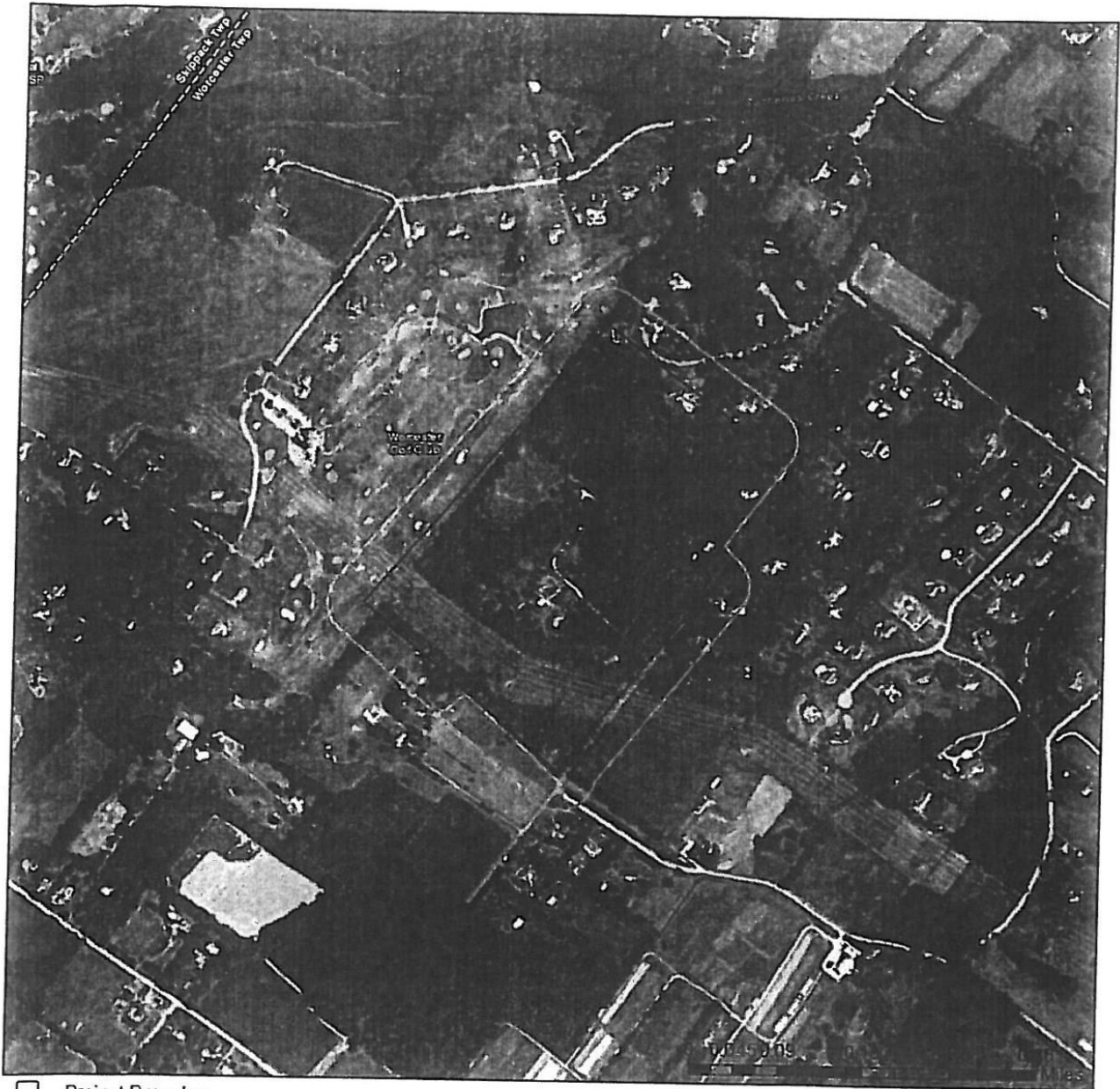
2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

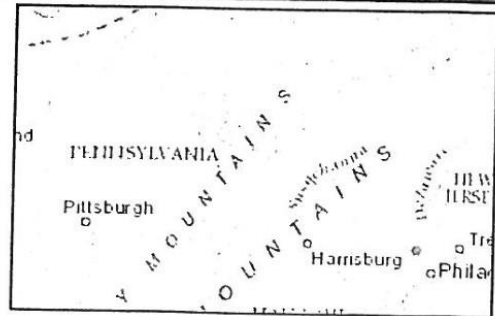
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

1631 Kriebel Mill Road

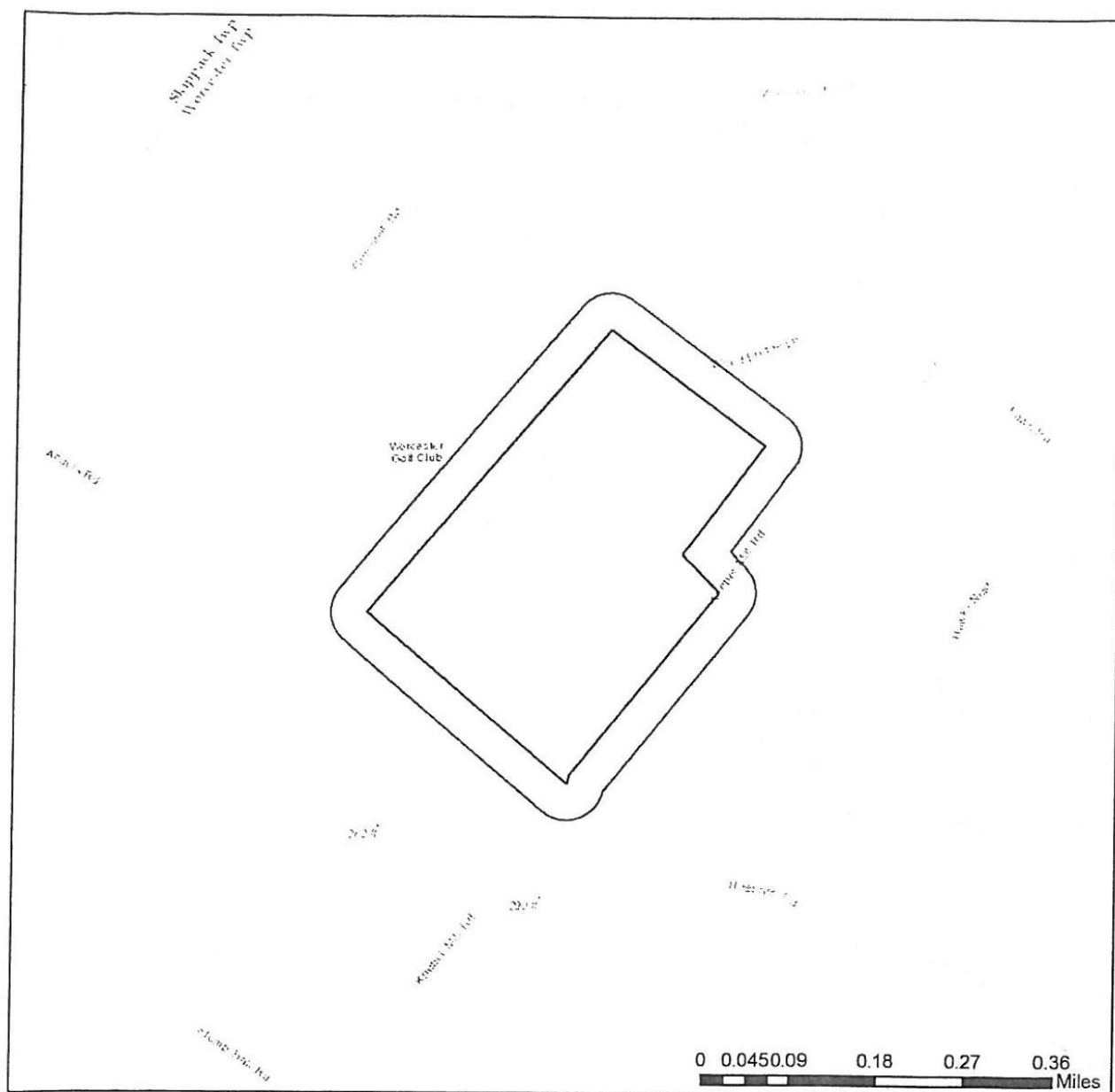


- Project Boundary
- Buffered Project Boundary



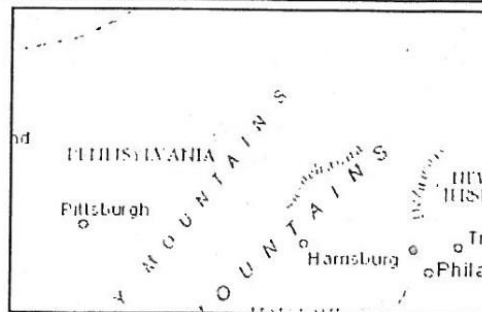
Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
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1631 Kriebel Mill Road



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: The project will affect 1 to 39 acres of forests, woodlots and trees.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov
Fax: (717) 772-0271

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Fish and Boat Commission

Division of Environmental Services
450 Robinson Lane, Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Maureen McDermott
Company/Business Name: Penn's Trail Environmental
Address: 21 E. Lincoln Ave. Sta. 160
City, State, Zip: Hatfield, Pa 19440
Phone: (215) 362-460x 111 Fax: ()
Email: mwmcdermott@pennstrail.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Maureen McDermott
applicant/project proponent signature

2/13/17
date

5 – Site Plan

*PENN'S TRAIL ENVIRONMENTAL, LLC
ph. (215) 362-4610 fax. (215) 362-4620
email: staff@pennstrail.com*

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



HEALTH DEPARTMENT

PO Box 311
NORRISTOWN, PA 19404-0311

TEL 610-278-5117

FAX 610-278-5167

WWW.HEALTH.MONTCOPA.ORG

IRSHAD A. SHAIKH, MD, PHD, MPH
HEALTH ADMINISTRATOR

RICHARD S. LORRAINE, MD, FACP
MEDICAL DIRECTOR

February 24, 2017

Worcester Township
Tommy Ryan, Manager
1720 Valley Forge Road P.O. Box 767
Worcester, PA 19490

RECEIVED
FEB 28 2017

Re: Coughlin Subdivision
Sewage Facilities Planning Module Component 1
Worcester Township, Montgomery County, PA

Dear Mr. Ryan:

The Montgomery County Health Department (MCHD) has reviewed the Component I Sewage Facilities Planning Module for John Coughlin entitled Coughlin Subdivision. The Module was prepared by Penn's Trail Environmental, LLC, and the complete package was received by MCHD on February 16, 2017. The Module proposes a two-lot subdivision of a parcel with one (1) existing single-family home and two (2) new single-family home on a 31.68-acre parcel. Drinking water for the site will be served by private wells.

I have confirmed the information relating to the general suitability for on-lot sewage disposal contained in this Module. The proposed site is generally suitable for on-lot sewage disposal.

Upon municipal adoption of the proposed minor subdivision, the municipality shall forward the entire planning module to the Department of Environmental Protection for their review and approval. This MODULE DOES NOT CONSTITUTE INDIVIDUAL PERMIT APPROVAL. Additional soils testing may be required prior to the issuance of any on-lot sewage disposal system permit.

If you have any further questions, please contact me at (610)278-5117 ext. 6729.

Sincerely,

Dennis Tidwell
Environmental Health Specialist/SEO
Division of Water Quality Management
dtidwell@montcopa.org

Enclosures

xc: Department of Environmental Protection
Penn's Trail Environmental, LLC
John Coughlin
File

NORRISTOWN HEALTH CENTER

1430 DeKalb Street, PO Box 311
Norrstown, PA 19404-0311
Phone (610) 278-5145 Fax (610) 278-5166

POTTSTOWN HEALTH CENTER

364 King Street
Pottstown, PA 19464
Phone (610) 970-5040 Fax (610) 970-5048

EASTERN COURT HOUSE ANNEX

102 York Road, Suite 401
Willow Grove, PA 19090
Phone (215) 784-5415 Fax (215) 784-5524

TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2017 - _____

AN ORDINANCE AMENDING THE TOWNSHIP CODE OF WORCESTER TOWNSHIP,
CHAPTER 150, ARTICLE XXI, SIGNS

WHEREAS, the Board of Supervisors of Worcester Township desires to amend the Township Code to permit and regulate certain signage specific to educational uses and to otherwise amend the sign ordinance 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 I - The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, is hereby amended as follows.

SECTION II - Section 150-147.B., paragraph (5) is deleted in its entirety and replaced with the following amendment:

B.

(5) (a) Temporary signs may be displayed up to a maximum of seven days. Such signs shall not be illuminated in any manner. Upon the conclusion of the seven day period, the temporary sign will be removed immediately.

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

(i) Size and Number.

((1)) Non-Residential Districts:

((a)) Large Temporary Signs: One (1) large temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional large temporary sign may be

permitted so long as there is a minimum spacing of 200 feet between the two (2) large temporary signs.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign
- d. Banner

((ii)) Area:

- a. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 sq. ft.
- b. Each large temporary banner shall have a maximum area of 32 sq. ft.

((iii)) Height:

- a. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.
- b. Banners shall hang at a height no greater than 24 feet.

((b)) Small Temporary Signs: In addition to the large temporary sign(s) outlined above, one (1) small temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has > 10,000 square feet of floor area, one (1) additional small sign may be permitted so long as there is a minimum spacing of 200 feet between both sets of small temporary signs.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign

((ii)) Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

((iii)) Height: Small temporary signs shall have a maximum height of six (6) feet.

((2)) Residential Districts:

((a)) Large Temporary Signs: One (1) large temporary sign is permitted per residential property so long as the property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign
- d. Banner sign

((ii)) Area:

- a. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 square feet.
- b. Each large temporary banner shall have a maximum area of 32 square feet.

((iii)) Height:

- a. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.
- b. Banners shall hang at a height no greater than 24 feet.

((b)) Small Temporary Signs: One (1) small temporary sign is permitted per residential property.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign

((ii)) Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

((iii)) Height: Small temporary signs shall have a maximum height of six (6) feet.

SECTION III. The following paragraphs shall be added to Section 150-147.B.:

(7) Removal of Signs: Worcester Township or the property owner may confiscate signs installed in violation of this chapter. Neither Worcester Township nor the property owner is responsible for notifying sign owners of confiscation of an illegal sign.

(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.

(11) Summary Table for Temporary Signs.

Temporary Signs		
	Non-Residential Districts	Residential Districts
Large Temporary Signs (max area: 32 sq. ft. for banner, 16 square feet for all other signs)	<p><u>Number</u>: 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage, or has > 10,000 square feet of floor area.</p> <p><u>Height</u>: Ground: Maximum 8 ft. Banner: Maximum 24 ft.</p>	<p><u>Number</u>: 1 per property if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 square feet of floor area.</p> <p><u>Height</u>: Ground: Maximum 8 ft. Banner: Maximum 24 ft.</p>
Small Temporary signs (max area: 6 sq. ft.)	<p><u>Number</u>: 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage, or has >10,000 square feet of floor area.</p> <p><u>Height</u>: Maximum 6 ft.</p>	<p><u>Number</u>: 1 per property</p> <p><u>Height</u>: Maximum 6 ft.</p>

SECTION IV. 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 accessory use of the property. Such signs shall not exceed 300 square inches in area. Not more than one such sign shall be

placed upon any property in single and separate ownership.

B. Signs incident to a lawful and approved municipal use of the property. Such signs shall not exceed 15 square feet in area. Not more than one such sign shall be placed on any property or properties engaged in the permitted use, except that a property that fronts on more than one road may have one such sign on each road.

C. Neighborhood signs. In a residential development having at least 15 dwelling units and more than one internal street or road, the following is allowed:

(1) One sign shall be permitted at one 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 1/2 the size of the name of the neighborhood. The sign may be double-faced, either parallel or attached at one edge and with an angle of no more than 45°, in which case the two faces shall be identical.

(2) The total area of the sign, or of each face of a double-faced sign, shall not exceed 15 square feet. If the sign is mounted on a monument, the area of the monument shall not exceed 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 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 sign on the subdivision or land development plans approved by the Township shall not constitute permission to erect such sign. No neighborhood 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 sign shall be in conformance with other sections of this Code.
- (7) A neighborhood sign shall not be illuminated in any manner, nor shall it use reflective materials of any kind.

D. Signs that advertise the subdivision, building, land development, sale, financing or construction of a subdivision or community of more than four homes shall be regulated as follows:

- (1) Such signs shall be allowed and may be erected only after a permit has been obtained from the Township office and the fee paid. Permits shall be valid for one year and may be renewed, upon application, a maximum of twice following the initial application.
- (2) Such signs shall be limited to one per subdivision entrance or street frontage, with a maximum of two signs per subdivision or community.
- (3) Such signs shall be no larger than 15 square feet and shall not be illuminated in any manner or use any reflective material.

- (4) As long as such sign(s) shall be standing, no other sign relating to the sale of property in that subdivision or community shall be allowed to be erected except for a sign advertising the sale or rental of an individual lot in that subdivision or community.
- E. No sign shall exceed eight feet in height, unless a stricter standard is provided herein.

§150-148.1. Athletic Field Area Signs.

The following signs are permitted at athletic field areas at a public or private school, subject to the noted conditions.

- A. Athletic Field Fence Signs are permitted on the fences that immediately surround the playing area of a baseball or softball field, football field, lacrosse field, soccer field, field hockey or similar playing facility.
 - (1) Signs shall be directed toward the playing field or spectator stands only. Any side of a sign side that is not directed toward the playing field or spectator stands shall be a uniform dark color and shall contain no words, graphics or other content.
 - (2) No portion of the sign shall be higher than the top of the fence, or ten (10) feet from grade, whichever is less.
- B. Athletic Field Spectator Stand Signs are permitted on the railings in front of, or behind the spectator stands that immediately surround the playing area of a baseball or softball field, football field, lacrosse field, soccer field, field hockey or similar playing facility.
 - (1) Signs on the railing in front of spectator stands shall be directed toward the spectator stands. The reverse side of the sign shall be a uniform dark color and shall contain no words, graphics or other content.

- (2) Signs on the railing behind spectator stands shall be directed away from the spectator stands. The reverse side of the sign shall be a uniform dark color and shall contain no words, graphics or other content. No portion of the sign may be visible from neighboring properties.
 - (3) No portion of the sign shall be higher than the top of the railing, or five (5) feet from grade, whichever is less.
- C. Scoreboard Signs are permitted on one (1) scoreboard that serves a baseball or softball field, football field, lacrosse field, soccer field, field hockey or similar playing facility.
- (1) One (1) sign is permitted on each scoreboard or scoreboard support structure.
 - (2) The sign shall be directed toward the playing field. The reverse side of the sign shall be a uniform dark color and shall contain no words, graphics or other content.
 - (3) Signs shall not exceed three (3) feet in height, and shall not exceed the width of the scoreboard.
 - (4) Signs shall be posted below the scoreboard, and no portion of the sign shall be higher than twenty (20) feet from grade.
- D. Dugout Signs are permitted on up to two (2) dugouts that serve a baseball or softball field or similar playing facility.
- (1) Two (2) signs are permitted on each dugout.
 - (2) Signs shall not exceed thirty (30) square feet.
 - (3) Signs shall be posted below the lowest point of the dugout roof, and no portion of the sign shall be higher than ten (10) feet from grade.
- E. A permit shall be required prior to the installation of any Athletic Field Area Sign. With the permit application the Applicant shall submit a signage plan

that shows all signage to be installed, and all signage that may be installed, at each playing facility, which shall include the field and any spectator stands, scoreboards and dugouts associated with the field. The permit issued shall encompass all proposed signage at the playing facility. No change in the approved signage plan shall be allowed unless a revised signage plan is submitted to the Township and the Township issues a new permit.

SECTION V. - General Provisions.

1. All other terms and provisions of Chapter 150, 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 _____ day of _____, 2017.

WORCESTER TOWNSHIP

By:

Susan Caughlan, Chair
Board of Supervisors

Attest:

Tommy Ryan, Secretary

Recommendations

Best policies and practices for Center Point Village

1. Create a mapped Center Point Village zoning district.
2. Include an institutional zoning designation within the village zoning district to better manage the future of lands currently used by the school district and township.
3. Allow a wider range of residential and nonresidential uses within the village zoning district.
4. Permit a base density of 2-3 dwelling units per acre on land designated for residential uses.
5. Establish density bonuses and incentives that are tied to desired improvements, including the preservation of existing buildings, street interconnections, access, and transferable development rights.
6. Pursue an aggressive traffic planning and calming program that will protect quality of life in the village.
7. Ensure public sewer facilities are available to the entire village area.
8. Create a pedestrian circulation system that extends throughout the village and into surrounding neighborhoods.

Chapter 109. Bamboo

[HISTORY: Adopted by the Board of Supervisors of the Township of East Brandywine 6-15-2011 by Ord. No. 06-2011. Amendments noted where applicable.]

GENERAL REFERENCES

Streets and sidewalks — See Ch. 224.

§ 109-1. Title.

This chapter shall be known as an "Ordinance Prohibiting Bamboo Along a Public Thoroughfare" (i.e., public highway, street, roadway, trail, path or sidewalk).

§ 109-2. Applicability.

This chapter shall regulate the growing of bamboo, including the species *Bambusa*; *Phyllostachys*; and *Pseudosasa*, including common bamboo, golden bamboo, and arrow bamboo.

§ 109-3. Prohibited location.

Bamboo shall not be planted, maintained or otherwise permitted to exist within 30 feet of the edge of the pavement or traveled portion of any public thoroughfare in East Brandywine Township.

§ 109-4. Required removal and abatement.

Property owner(s) whose property contains bamboo shall remove and abate the growth of the bamboo within 30 feet of the edge of the pavement or traveled portion of a public thoroughfare in East Brandywine Township.

§ 109-5. Enforcement; violations and penalties.

The Township may enforce this chapter by any or all of the following measures:

- A. Providing written notice and warning to a property owner advising the property owner to remove the bamboo within 30 days from the date of receipt of the notice, or the Township will initiate enforcement proceedings.
- B. Moving or causing the removal of any bamboo that is interfering with the public thoroughfare and is growing within the right-of-way of a public road within 30 feet of the edge of the pavement or traveled portion of a public thoroughfare. Any such action taken by the Township shall be charged against the real estate upon which the bamboo is located and shall be a lien upon such real estate.
- C. Any person, firm or corporation who violates or permits a violation of any provision of this chapter shall, upon conviction in a summary proceeding brought before a Magisterial District Judge under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense and shall be punishable by a fine of no less than \$50 and no more than \$1,000, plus costs of prosecution, including counsel fees. In default of payment thereof, the defendant may be sentenced to imprisonment for a term not exceeding five days. Each day or portion thereof

that such violation continues or is permitted to continue shall constitute a separate offense, and each provision of this chapter that is violated shall also constitute a separate offense.

2

Township of West Bradford, PA
Friday, January 6, 2017

Chapter 380. Streets and Sidewalks

Article III. Bamboo Near Roadways

[Adopted 5-10-2011 by Ord. No. 2011-01]

§ 380-33. Title.

This article shall be known as an "Ordinance to Prohibit Bamboo Along a Public Highway."

§ 380-34. Purpose.

This article shall regulate the growing of bamboo, specifically species Bambusa, Phyllostachys and Pseudosasa, including Common bamboo, Golden bamboo, and Arrow bamboo.

§ 380-35. Planting restricted.

Bamboo shall not be planted, maintained or otherwise be permitted to exist within 40 feet of the edge of the pavement or traveled portion of any public roadway in West Bradford Township.

§ 380-36. Removal and abatement.

Property owner(s) whose property contains bamboo shall remove and abate the growth of the bamboo within 40 feet of edge of the pavement or traveled portion of a public road in West Bradford Township.

§ 380-37. Enforcement and administration.

The Township may enforce this article by any or all of the following measures;

- A. Provide written notice to a property owner to remove the bamboo within a certain period of time.
- B. Move or cause the removal of any bamboo that is interfering with the public highway and is growing within the right-of-way of a public road within 40 feet of edge of the pavement or traveled portion of a public road and charge the property owner with the cost of that work.
- C. Issue a nontraffic citation to the property owner(s) for violation of this article

§ 380-38. Notice of violation; violations and penalties.

A notice of violation may be issued followed by a citation, or a citation may be issued without being preceded by a notice of violation.

- A. Any action by any person, firm, corporation or other entity which violates or does not comply with any provision of this article or any regulation thereof shall be punishable by fine(s) as established in this section. Each day that a violation occurs shall be considered a separate violation.
- B. Any person who violates or permits a violation of this article shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a Magisterial District Judge, pay a fine of not more than \$600, plus all court costs, including reasonable attorney's fees, incurred by the Township in the enforcement of this chapter. No judgment shall be imposed until the date of the determination of the violation by the Magisterial District Judge. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable Rules of Civil Procedure. Each day a violation exists shall constitute a separate offense. Further, the appropriate officers or agents of the Township are hereby authorized to seek equitable relief, including injunction, to enforce compliance herewith.^[1]

[1] Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).



Chapter 130. Vegetation, Noxious

[HISTORY: Adopted by the Board of Supervisors of the Township of Thornbury 4-22-2014 by Ord. No. 2014-1. Amendments noted where applicable.]

GENERAL REFERENCES

Property maintenance — See Ch. 93.

§ 130-1. Purpose.

The provisions of this chapter are enacted to control the planting, growing or cultivation of noxious vegetation in Thornbury Township so as to prevent the trespass of noxious vegetation onto public rights-of-way or adjacent private property, to preserve native flora and to ensure that noxious vegetative growth does not become a threat to the public health, safety or welfare of the community.

§ 130-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

NOXIOUS VEGETATION

A plant that has been determined to be injurious to public health, crops, livestock, agricultural land or other property and includes the noxious vegetation plants listed in Chapter 110 of Title 7 of the Pennsylvania Code, Noxious Weeds, as amended, running bamboo, and additional plants as may be hereafter determined by the Board of Supervisors of Thornbury Township.

§ 130-3. Certain vegetation restricted.

- A. No person, firm, corporation or other entity owning or occupying any property within Thornbury Township, Chester County, Pennsylvania, shall hereafter plant, cause to grow or cultivate the following noxious vegetation:
- (1) Vegetation listed in Chapter 110 of Title 7 of the Pennsylvania Code, Noxious Weeds, as amended;
 - (2) The Thornbury Township noxious vegetation list, as amended from time to time by the Board of Supervisors;
 - (3) All species of running bamboo, including *Acidosasa*, *Arundinaria*, *Bashania*, *Brachystachyum*, *Chimonobambusa*, *Gelidocalamus*, *Indocalamus*, *Indosasa*, *Ochlandra*, *Phyllostachys*, *Pleiblastus*, *Pseudosasa*, *Sasa*, *Sasaella*, *Semiarundinaria*, *Shibataea*, and *Sinobambusa*.

§ 130-4. Removal, cutting or trimming required.

- A. The owner of any premises shall remove, trim or cut all noxious vegetation located on said property which violates the provisions of this chapter, such that no part of the noxious vegetation is closer than 20 feet from any public right-of-way or property line.

§ 130-5. Regulations governing the planting, growing or cultivation of running bamboo.

- A. No person, property owner, or tenant shall plant, cause to grow or cultivate any running bamboo on any lot or parcel of ground, except in conformity with the following:
- (1) The root system of the bamboo plants is entirely contained within an aboveground planter, barrel or other container of such design, material and location as to prevent the spread of the bamboo root system beyond the confines of the container in which it is contained; or
 - (2) The root system is planted in the ground but is entirely contained within a barrier, constructed in accordance with the following specifications. Compliance with these specifications is subject to inspection by the Code Enforcement Officer.
 - (a) The barrier itself shall be composed of a high-density polypropylene or polyethylene, with a thickness of at least 40 mils or stronger material;
 - (b) The barrier shall be secured and joined together by stainless steel clamps or stainless steel closure strips designed to be used with such barriers;
 - (c) The barrier shall be installed at least 30 inches deep;
 - (d) At least three inches of the barrier must protrude above ground level around the entire perimeter of the bamboo;
 - (e) The barrier shall slant outward from bottom to top.
 - (3) Whether planted or growing in a container, as described herein, all bamboo plants shall be located, trimmed and maintained so that no part of such plant is closer than 20 feet from any public right-of-way or the property boundary.

§ 130-6. Complaint, notice, order for removal and compliance.

- A. Whenever a complaint is received by the Township regarding the encroachment of any noxious vegetation plant or root, or whenever the Township determines that there is an encroachment of noxious vegetation plants or roots onto the public right-of-way, the Township shall give notice to the landowner or tenant in possession of the property to remove the offending noxious vegetation plant or root system.
- (1) The notice shall be mailed by certified mail, return receipt requested. Notice by certified mail shall be deemed complete on the date of personal delivery. If the certified mail is marked "refused," "unclaimed" or otherwise undeliverable by the United States Postal Service, notice will be sent by regular mail and by posting the notice on the property.
 - (2) The notice shall specify the nature of the violation.
 - (3) The notice shall state that the violation must be corrected within 30 days from the date of mailing or posting the property, whichever is later.
 - (4) The notice shall state specifically what must be done by the responsible party to correct the violation and come into compliance with this chapter.
 - (5) The notice shall state that failure to comply within 30 days will result in the removal of the offending noxious vegetation or root system by the Township and that the responsible party will be billed for all costs incurred by the Township. The Township may, in its discretion, elect to issue a citation daily until such time as offending noxious vegetation or root system is removed, rather than undertake the removal itself.

§ 130-7. Penalties.

- A. Any property owner or possessor of a property determined by any court of competent jurisdiction to have violated this chapter shall be subject to pay a fine of \$100 per day for each day that the violation persists after the thirty-day remediation period expires, as well as court costs, legal fees and any other fees incurred by the Township to enforce this chapter against the responsible party. Each day of a continuing violation shall constitute a separate offense, for which a separate fine shall be levied.

Chapter 155. Bamboo

[HISTORY: Adopted by the Board of Supervisors of the Township of Middletown 4-13-2015 by Ord. No. 15-02. Amendments noted where applicable.]

§ 155-1. Short title.

This chapter shall be known and may be cited as the "Middletown Township Bamboo Ordinance."

§ 155-2. Intent and purpose.

The Township has determined that the planting, cultivating and growing of certain running noxious plants and grasses, particularly those plants and/or grasses commonly referred to as "bamboo," within the Township of Middletown has a negative impact on the health, safety and welfare of the citizens of Middletown Township and the public at large, as the uncontrolled planting, cultivating and growth of said bamboo plants and grasses results in the destruction of private and public property and constitutes a nuisance within the Township. The Township has therefore determined that is in the best interests of the citizens of Middletown Township and the public at large to control the planting, cultivating and/or growing of said bamboo plants and grasses within the Township of Middletown, primarily by prohibiting the future planting, cultivating and/or growing of said bamboo plants and grasses within the Township, and by requiring the use of barriers to prevent the invasive spread of existing bamboo plants and grasses within the Township.

§ 155-3. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

BAMBOO

Any monopodial (running) tropical or semitropical grasses from the genera Bambusa, including, but not limited to, Bambusa, Phyllostachys, Fallopa and Pseudosasa, as well as common bamboo, golden bamboo, arrow bamboo, and Japanese bamboo.

BAMBOO OWNER

Any property owner and/or resident who has planted and/or grows bamboo, or who maintains and/or cultivates bamboo on his/her property, or who permits bamboo to grow or remain on the property even if the bamboo has spread from an adjoining property. Any property owner and/or resident of property on which bamboo is found shall be considered to be a bamboo owner. A property owner and/or resident will not be considered to be a bamboo owner if:

- A. He has provided satisfactory proof to the Township that, within a reasonable period of time after discovering the encroachment of bamboo onto the subject property from an adjoining or neighboring property, he advised the owner of such property of his/her objection to the encroachment of the bamboo; and
- B. He has initiated steps for the removal of the bamboo from the property, including remedies at law.

TOWNSHIP

The Township of Middletown, Bucks County, Pennsylvania

§ 155-4. Planting, cultivating or growing of bamboo prohibited; exceptions; removal.

- A. For purposes of this chapter, bamboo found growing upon a property shall constitute presumptive evidence that the bamboo was planted, cultivated and/or grown by and/or with the consent of the subject property owner, tenant, and/or any other individual, entity or corporation then having control of and/or over the subject property.
- B. Prohibition. Upon the effective date of this chapter, the planting, cultivating and/or growing of bamboo shall be prohibited within the Township. No persons, property owners, tenants, and/or other individuals, entities, and/or corporations having control of and/or over any property located within the Township shall plant, cultivate, and/or cause to grow any bamboo on any real property within the Township. Any person who plants, cultivates, and/or grows, and/or causes or allows to be planted, cultivated and/or grown, bamboo within the Township shall be deemed to be in violation of this chapter and shall be subject to such penalties as are set forth herein.
- C. This chapter shall not be deemed to alter or abrogate any rights at common law, or otherwise, that any persons, property owners, tenants, and/or other individuals, entities, and/or corporations may have to recover the cost of removal of any bamboo found on their own property that has encroached from a neighboring property.
- D. Exceptions. Notwithstanding the prohibitions set forth in § 155-4B above, upon the effective date of this chapter, persons, property owners, tenants, and/or other individuals, entities, and/or corporations having control of and/or over any property located within the Township shall be permitted to plant, cultivate, and/or cause to grow bamboo on any real property within the Township only if:
 - (1) Containment of root system.
 - (a) The root system of such bamboo is entirely contained within an aboveground-level planter, barrel or other vessel of such design, material, and location as to entirely prevent the spread of growth of the bamboo root system beyond the container in which it is planted; or
 - (b) The root system of such bamboo is contained within and/or restricted by a barrier, constructed in accordance with the following specifications, and only after a compliance inspection is performed and a permit issued by the Township:
 - [1] The barrier itself shall be composed of a high-density polypropylene or polyethylene, with a thickness of 40 ml or more;
 - [2] Each portion or sheet of the barrier shall be secured or joined together by the use of stainless steel clamps or stainless steel closure strips designed to be used with such barriers;
 - [3] The barrier shall be installed not less than 30 inches deep;
 - [4] The barrier shall be circular or oblong shaped;
 - [5] Not less than three inches of the barrier shall protrude above ground level around the entire perimeter of the bamboo; and
 - [6] When installed, the barrier shall slant outward from the bottom to top.
 - (2) Any and all bamboo existing pursuant to this § 155-4D shall, at all times, be located, trimmed and maintained so that no bamboo, or any part thereof, shall be within 10 feet of any property line, curb, and/or sidewalk, nor within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township.
- E. Any bamboo that has been planted or otherwise permitted to grow on any property within the Township prior to the effective date of this chapter may remain on such property subject to compliance with the following:
 - (1) The bamboo shall not be within 10 feet of any property line, curb, and/or sidewalk or within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township

- (2) Any bamboo owner whose property contains bamboo that is located within 10 feet of any property line, curb, and/or sidewalk or within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township shall remove such bamboo and shall abate the growth of such bamboo so that it is not within 10 feet of any property line, curb, and/or sidewalk or within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township.
 - (3) A bamboo owner shall further be responsible to ensure that any bamboo planted and/or growing on the property of the bamboo owner prior to the effective date of this chapter is maintained such that it does not encroach or grow upon any adjoining or neighboring property or properties, including all public property and public rights-of-way. If the Township determines that any such bamboo, or part thereof, has been allowed to encroach, grow upon, extend roots across, and/or extend branches, stalks and/or leaves over any public right-of-way and/or any private property not owned by and/or in the possession of the bamboo owner, the bamboo owner shall be required to comply with the provisions of § 155-4D(1)(b) above.
- F. Removal. In the event that a bamboo owner does not remove or contract for the removal of any bamboo that is found to be in violation of any of the provisions of this chapter within 30 days of the date of notice of violation issued by the Township, the Township may, at its discretion, and in addition to any and all other enforcement actions available to it, take any and all actions necessary to effectuate the removal of such bamboo. The bamboo owner shall be liable and responsible to the Township for any and all costs incurred by the Township in effectuating the removal of such bamboo, including reasonable attorney's fees. Such costs may be assessed against the property of the bamboo owner and entered as a lien on the property. Nothing herein shall be construed to create any affirmative obligation on the part of the Township to abate or remove any bamboo within the Township.
- G. Replanting prohibited. Any bamboo either planted or caused to be planted or existing on a property prior to the effective date of this chapter may not be replanted or replaced in kind once such running bamboo is or has become, for any reason, dead, destroyed, uprooted or otherwise removed, unless such replanting is consistent with the provisions of § 155-4D above.

§ 155-5. Violations and penalties.

Any person, property owner, tenant, and/or other individual, entity, and/or corporation who violates any of the provisions of this chapter shall, upon conviction before any Magisterial District Justice, be guilty of a summary offense and shall be required to pay a fine not exceeding \$1,000 and costs of prosecution, in addition to all other costs hereinbefore provided. Each and every day on which any person, property owner, tenant, and/or other individual, entity, and/or corporation shall be in violation of the provisions of this chapter shall constitute a separate offense.

5

Chapter 5. Code Enforcement

Part 4. BAMBOO

§ 5-401. Purpose and Intent.

[Ord. 2014-06-03, 6/16/2014, Art. 1]

The purpose of this Part is to preserve and protect private and public property from the damaging spread of certain bamboo grasses, protect indigenous plant materials from the invasive spread of bamboo, and maintain the general welfare of residents of New Britain Township.

§ 5-402. General Provisions.

[Ord. 2014-06-03, 6/16/2014, Art. 1]

1. Definitions.

BAMBOO

Any monopodial (running) tropical or semi-tropical grasses from the genera *Phyllostachys* or *Pseudosasa*, including, but not limited to, *Phyllostachys aureosulcata* — yellow groove bamboo. In addition, this definition includes common bamboo, golden bamboo and arrow bamboo.

BAMBOO OWNER

Any person who has planted and/or grows bamboo on their property; who maintains bamboo on their property; or who permits bamboo to grow or remain on their property, even if the bamboo has spread from an adjoining property.

PERSON

Any individual, corporation, partnership, joint venture, unincorporated association, municipal corporation or agency, other group acting as a unit, or combination thereof.

TOWNSHIP

The Township of New Britain, County of Bucks, Commonwealth of Pennsylvania.

2. Applicability. For purposes of this Part, bamboo found growing upon a property shall constitute presumptive evidence that the bamboo was planted and/or grown by and/or with the consent of the bamboo owner.
3. Prohibition. Upon the effective date of this Part, the planting or growing of bamboo shall be prohibited within the Township, unless.
 - A. The root system of such bamboo plant is entirely contained within a planter, barrier, or other vessel, located entirely above ground level, and of such design, material, and location as to entirely prevent the spread/growth of the bamboo's root system beyond the container in which it is planted.
 - B. The root system is contained within a barrier, constructed in accordance with the following specifications, and only after a permit is issued by the Township.
 - (1) The barrier shall be composed of high density polypropylene or polyethylene, 40 mil or heavier.

- (2) Portions or sheets of the barrier shall be secured or joined together by the use of stainless steel clamps or stainless steel closure strips designed for such barriers.
- (3) The entire perimeter of the barrier shall be more than 30 inches below ground level and more than three inches above ground level.
- (4) When installed, the barrier shall slant outward from the bottom to the top.
Any person who hereafter plants or grows, or causes to be planted or grown, bamboo within the Township, except as under the conditions set forth in paragraph (A) and (B) above, shall be deemed to be in violation of this Part, and shall be subject to such penalties as are set forth herein.

4 Regulation.

- A. Bamboo shall not be planted, maintained, or otherwise be permitted to exist within 40 feet of the edge of the pavement or traveled portion of any public roadway in the Township. Any bamboo owner whose property contains bamboo shall remove and abate the growth of the bamboo within 40 feet of edge of the pavement or traveled portion of a public road in the Township.
- B. Whether planted or growing in a container or contained within a barrier, all bamboo plants shall be located, trimmed, and maintained so that no part of the plant (including stalks, branches, leaves, and/or roots) shall extend nearer than 10 feet to any property line.
- C. When removing and destroying bamboo, all rhizome disposal must be by incineration only. No composting or trash disposal of rhizomes shall be allowed.

5 Pre-Existing Bamboo.

- A. Any bamboo that has been planted or otherwise permitted to grow on any property within the Township prior to the effective date of this Part may remain on such property, subject to compliance with this Part.
- B. Each bamboo owner shall be responsible to ensure that the bamboo planted or growing on the property prior to the effective date of this section does not encroach or grow upon any adjoining or neighboring property, including all public property and right-of-ways. Such bamboo owners shall be required to take such measures as are reasonably expected to prevent such invasion or encroachment, including, but not be limited to, the installation of sheathing comprised of metal or other material impenetrable by bamboo at a sufficient depth within the property line or lines where the bamboo is planted or is growing to prevent the growth or encroachment upon adjoining or neighboring property by the bamboo.
- C. Replanting Prohibited. Any bamboo existing on a property prior to the effective date of this Part may not be replanted or replaced in kind once such bamboo is or has become, for any reason, dead, destroyed, uprooted, or otherwise removed, except in compliance with the provisions of this Part.

6. Removal from Township Property

- A. Encroachment. In the event that bamboo growing on a bamboo owner's property invades or grows onto Township property, including, but not limited to right-of-ways, the Township shall notify the bamboo owner in writing that bamboo has invaded the Township property and that the bamboo owner is responsible for the removal of such bamboo from the Township property. This encroachment notice shall be sent by certified mail, return receipt requested, and by regular mail to the last known address of the bamboo owner, and a copy of the notice shall also be posted in a conspicuous location on the bamboo owner's property.
- B. In the event that the bamboo owner does not remove the bamboo from the Township property, or does not make an arrangement with the Township for removal of such bamboo within 30 days from the date the encroachment notice, the Township, at its discretion, may remove such bamboo from the Township property. The bamboo owner shall be liable and responsible to the Township for all costs incurred in removing the bamboo from the Township property. Such costs may be assessed against the property of the bamboo owner, and in the event that the costs remain unpaid more than 30 days after the demand of payment has been made by the Township on the bamboo owner, the Township may lien the property of the bamboo owner for these costs, plus interest, fees, and expenses, as allowed by law.

PROPOSAL FOR THE ADDITION OF AN AGRICULTURAL SECURITY AREA

This form is to be completed by the landowners who propose to form an agricultural security area under the Agricultural Area Security Law (Act 43 of 1981). Three copies of this form, including the required map (see below), shall be submitted certified mail, return receipt requested, to the township in which the proposed agricultural security area is located. If the proposed area is located in more than one township (municipality), the proposal shall be submitted to all governing bodies affected. The tax parcel number may be obtained from the property tax notice of the county mapping office. If a number cannot be found, the deed reference numbers/account numbers of the property may be substituted. A map showing the boundary of the proposed agricultural area and boundaries of the properties owned by the undersigned landowners within the proposed agricultural area should be attached to each copy of this form in county tax map, US Geological Survey topographic map, or other map as specified by the local government. Properties owned by each petitioner shall be identified on each map. In cases of joint ownership, all owners must sign the proposal.

LOCAL GOVERNMENT USE ONLY
 DATE RECEIVED: 5/16/2017
 HEARING DATE: 4/19/2017
 APPROVED WITH DISCUSSION: _____
 APPROVED: _____
 REJECTED: _____

1. Location of the proposed area: Worcester Township Montgomery County. Total acreage in area: 78.19

2. Names and addresses of landowners proposing the area. Use additional paper with just columns if needed. Signers to this proposal give their consent to include the described land in the agricultural security area once it is approved.

Landowner's Name (PRINTED) and
 Signature (BELOW LINE)

Bethel Road Associates LP

Lisa Evans

Hansell Stedman & Lisa Evans

Lisa Evans

Address (PRINT)

2045 Bethel Rd
 P.O. Box 786, Skippack PA 19474
 1907 Berks Rd, Eagleville PA 19403

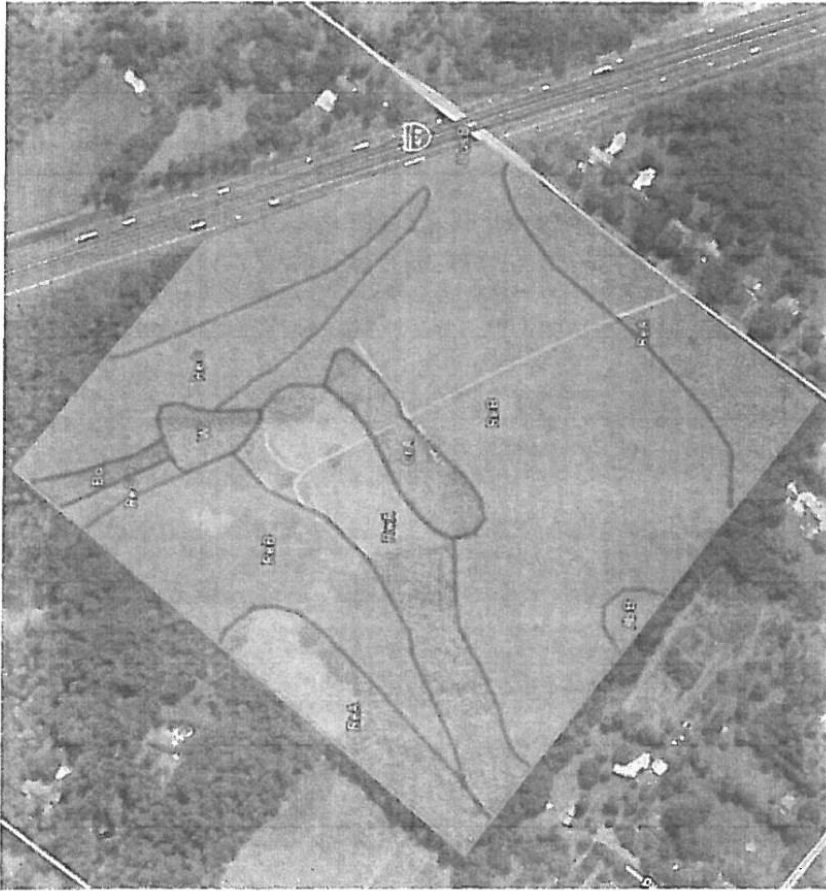
County Tax Parcel ID
 Number, P.U. &
 Account Number

70.85

7.34

SOILS MAP

2045 Bethel Road



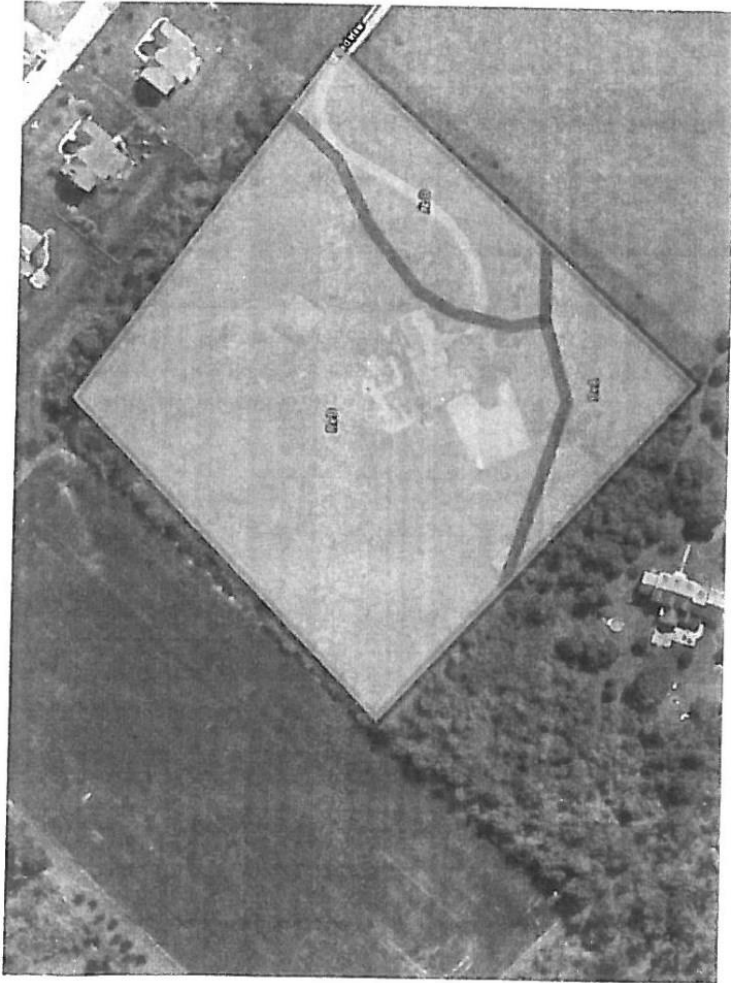
Prime farmland — 18 acres

Farmland of statewide importance — 47 acres

Not prime farmland — 4.1 acres

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AbB	Abbotstown silt loam, 3 to 8 percent slopes	Farmland of statewide importance	0.5	0.7%
Bo	Bowmansville-Knauers silt loams	Not prime farmland	0.7	1.0%
CrA	Croton silt loam, occasionally ponded, 0 to 3 percent slopes	Not prime farmland	2.3	3.4%
ReA	Readington silt loam, 0 to 3 percent slopes	All areas are prime farmland	10.3	14.9%
ReB	Readington silt loam, 3 to 8 percent slopes	Farmland of statewide importance	40.0	57.8%
ReC	Readington silt loam, 8 to 15 percent slopes	Farmland of statewide importance	6.5	9.4%
Rv/A	Rowland silt loam, 0 to 3 percent slopes	All areas are prime farmland	7.7	11.2%
W	Water	Not prime farmland	1.1	1.5%
Totals for Area of Interest			69.1	100.0%

**SOILS MAP
1907 BERKS ROAD**



- Prime farmland — 0.8 acre
- Farmland of statewide importance — 6.5 acres

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AbB	Abbotstown silt loam, 3 to 8 percent slopes	Farmland of statewide importance	1.1	15.0%
ReA	Readington silt loam, 0 to 3 percent slopes	All areas are prime farmland	0.8	10.8%
ReB	Readington silt loam, 3 to 8 percent slopes	Farmland of statewide importance	5.4	74.2%
Totals for Area of Interest			7.3	100.0%

Livestock Report

1907 Berks Road

Year: 2014

Livestock	Average Number	Product Sold	Income
Horses	2	Lease	\$2000

Year: 2015

Livestock	Average Number	Product Sold	Income
Horses	2	Lease	\$2000

Year: 2016

Livestock	Average Number	Product Sold	Income
Horses	2	Lease	\$2000

**AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, APRIL 27, 2017, 7:30 PM**

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
 - A motion to approve the March 23, 2017 meeting minutes.
4. **SIGN ORDINANCE**
 - Review of a proposed sign ordinance.
5. **BAMBOO ORDINANCE**
 - Review of a proposed Bamboo ordinance.
6. **PLANNING COMMISSION AGENDA**
 - Discussion on the agenda for the May 25 Planning Commission meeting.
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**

active land development applications before the Planning Commission (review period expiration)

- LD 2016-05 – Sparango Construction, Co., 2044 Berks Road (*August 17, 2017*)

WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, MARCH 23, 2017, 7:30 PM

CALL TO ORDER by Mr. Todd at 7:31 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. February 23, 2017 Meeting Minutes – Ms. David motioned to approve the February 23, 2017 Meeting Minutes, with corrections made at page 1, “at Bridle Court”, and at page 3, “Bamboo ordinance”, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.
2. Meadowood (LD 2017-01) – Tim Woodrow, Engineer for the Applicant, provided an overview of proposed additions to the Schultz Community Center. The additions will accommodate a marketing suite, administrative offices and an auditorium.

Mr. Woodrow commented on the increase to impervious coverage, and stormwater improvements proposed at another portion of the property to offset the additional coverage.

Mr. Woodrow commented on requested waivers. Mr. Woodrow noted several waivers pertain to stormwater management regulations.

Mr. Woodrow commented on areas to be disturbed, and he noted the proposed installation of ten trees.

Mr. DeLello and Ms. Quigley commented on the adequacy of the proposed stormwater improvement, a rain garden. Joe Nolan, Township Engineer, noted that proposed meets the Township’s design criteria.

Ms. Quigley recommended the Applicant add small woody shrubs to the rain garden. Mr. Woodrow stated the Applicant will provide these plantings.

Ms. David recommended the Applicant plant native species. Paul Nordeman, Meadowood Executive Director, confirmed native species would be provided.

Mr. Sherr commented on plan notes pertaining to the Township's responsibility to inspect and maintain the proposed stormwater facilities. The notes will be reviewed by the Township Engineer and Township Solicitor. Mr. Woodrow stated the plan notes will be revised as required by the Township.

Ms. Quigley motioned to recommend the Board of Supervisors grant preliminary/final approval of the Meadowood land development application, conditioned upon the landscaping, stormwater and other plan revisions noted at this evening's meeting, second by Mr. Sherr. There was no public comment. By unanimous vote the motion was approved.

3. Coughlin (LD 2016-07) – Tommy Ryan, Township Manager, provided an overview of a Planning Module application for a three-lot subdivision at 1631 Kriebel Mill Road.

Mr. Sherr motioned to authorize the Chairman to sign the Planning Module application for the Coughlin subdivision, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

4. sign ordinance – Mr. Ryan provided an overview of a proposed ordinance to revise Township sign regulations. Mr. Ryan noted the ordinance addressed content requirements set forth in a recent decision of the US Supreme Court, and established sign regulations for postings at school athletic facilities.

David Zerbe, Methacton School District Superintendent, provided an overview of the School District's signage and sponsorship program.

Eric Frey, Solicitor for the Methacton School District, provided an overview of proposed ordinance provisions, which includes regulations for scoreboard, fence, dugout and spectator stand signs. Mr. Frey commented on sign location, area and height restrictions. Mr. Frey commented on the proposed permitting procedure.

Ms. Quigley inquired as to sign illumination and posting duration. Dr. Zerbe stated the signs would not be illuminated, and the signs would be posted during sport seasons only.

Ms. David inquired as to sign content. Dr. Zerbe stated School District policy would prohibit signs that possess inappropriate content.

Ms. Quigley inquired as to the maximum signage permitted. Mr. Frey noted the permit would identify all potential signage at each athletic facility.

Mr. DeLello inquired as to the spectator stand sign location and height. Dr. Zerbe noted spectator stand signs would be posted at the football field only. Mr. Frey will send photographs of similar spectator stand signs to Mr. Ryan, and Mr. Ryan will forward these photographs to the Members.

Wini Hayes, Worcester, commented on the School District's signage and sponsorship program.

Brandon Rudd, Montgomery County Planning Commission, stated MCPC staff is currently preparing a review letter on the proposed ordinance.

5. Center Point Village Vision Plan – The Members reviewed the eight recommendations, and the bubble plan, included in the Center Point Village Vision Plan.

It was the consensus of the Members to recommend the Board of Supervisors revise Recommendation #4 to read "*Permit a base density of 1.0 dwelling unit per acre, and a maximum density of 2.5 dwelling units per acre, on land designated for residential uses*", and to recommend the Board of Supervisors revise Recommendation #5 to read "*Establish density bonuses and incentives that are tied to desired improvements, including transferable development rights.*"

In addition the Members agreed to revise the bubble plan to amend mixed-use preservation areas and to make certain other adjustments. Mr. Todd will revise the bubble plan, and forward this information to Mr. Ryan.

Ms. Hayes commented on architectural standards, and permitted residential density.

6. Bamboo ordinance – Mr. Ryan provided an overview of ordinances enacted by area municipalities.

Ms. Quigley commented on the regulation of invasive species in riparian corridors. There was general discussion regarding the extent to which the ordinance should regulate growth outside of the public right-of-way. It was the consensus of the Members to prepare an ordinance that regulates Bamboo growth within the public right-of-way only, and for the Township to disseminate information regarding the potential dangers of this invasive plant species.

Ms. Hayes commented on a potential Bamboo tax.

Mr. Rudd will draft an ordinance for the Planning Commission's review at an upcoming meeting.

7. Agricultural Security Area – Mr. Ryan noted the Township had received applications to add two properties, 2045 Bethel Road and 1907 Berks Road, to the Worcester Township Agricultural Security Area.

Ms. David made a motion to recommend the Board of Supervisors approve the addition of 2045 Bethel Road and 1907 Berks Road to the Worcester Township Agricultural Security Area, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

8. April 27 meeting agenda – At its April 27 meeting the Planning Commission will review the proposed sign and Bamboo ordinances, an application made to add property to the Worcester Township Agricultural Security Area, and the Sparango land development application (LD 2016-05), if this revised plan is submitted for review.

PUBLIC COMMENT

- There was no public comment at this evening's meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:10 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

DRAFT

TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2017 - 267

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

WHEREAS, the Board of Supervisors of Worcester Township desires to amend the Township Code to permit and regulate certain signage specific to educational uses and to otherwise amend the sign ordinance 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 I - The Code of the Township of Worcester, Chapter 150, Zoning, Article III, Definitions, Sign, paragraph F. Temporary Sign, is hereby amended to read as follows,

- F. "Temporary Sign - A sign erected for a limited period of time for the purpose of advertising a product, occurrence, event or other message. 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:

B. Temporary signs as follows:

- (5) (a) Temporary signs may be displayed up to a maximum of ten consecutive days. Such signs shall not be illuminated in any manner. Upon the conclusion of the ten day period, the temporary sign will be removed immediately.
- (b) Unless otherwise stated, the requirements listed below shall apply to both commercial and non-commercial signs.
- (i) Size and Number.

((1)) Non-Residential Districts:

((a)) Large Temporary Signs: One (1) large temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional large temporary sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) large temporary signs.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign
- d. Banner

((ii)) Area:

- a. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 sq. ft.
- b. Each large temporary banner shall have a maximum area of 32 sq. ft.

((iii)) Height:

- a. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.
- b. Banners shall hang at a height no greater than 24 feet.

((b)) Small Temporary Signs: In addition to the large temporary sign(s) outlined above, one (1) small temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has > 10,000 square feet

of floor area, one (1) additional small sign may be permitted so long as there is a minimum spacing of 200 feet between both sets of small temporary signs.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign

((ii)) Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

((iii)) Height: Small temporary signs shall have a maximum height of six (6) feet.

((2)) Residential Districts:

((a)) Large Temporary Signs: One (1) large temporary sign is permitted per residential property so long as the property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign
- d. Banner sign

((ii)) Area:

- a. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 square feet.
- b. Each large temporary banner shall have a maximum area of 32 square feet.

((iii)) Height:

- a. Large temporary signs that are freestanding shall have a

maximum height of eight (8) feet.

b. Banners shall hang at a height no greater than 24 feet.

((b)) Small Temporary Signs: One (1) small temporary sign is permitted per residential property.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign

((ii)) Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

((iii)) Height: Small temporary signs shall have a maximum height of six (6) 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: Worcester Township or the property owner may confiscate signs installed in violation of this chapter. Neither Worcester Township nor the property owner is responsible for notifying sign owners of confiscation of an illegal sign.

(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.

(11) Summary Table for Temporary Signs.

Temporary Signs		
	Non-Residential Districts	Residential Districts
Large Temporary Signs (max area: 32 sq. ft. for banner, 16 square feet for all other signs)	<p><u>Number:</u> 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage, or has > 10,000 square feet of floor area.</p> <p><u>Height:</u> Ground: Maximum 8 ft. Banner: Maximum 24 ft.</p>	<p><u>Number:</u> 1 per property if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 square feet of floor area.</p> <p><u>Height:</u> Ground: Maximum 8 ft. Banner: Maximum 24 ft.</p>
Small Temporary signs (max area: 6 sq. ft.)	<p><u>Number:</u> 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage, or has >10,000 square feet of floor area.</p> <p><u>Height:</u> Maximum 6 ft.</p>	<p><u>Number:</u> 1 per property <u>Height:</u> Maximum 6 ft.</p>

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 accessory use of the property. Such signs shall not exceed 300 square inches in area. Not more than one such sign shall be placed upon any property in single and separate ownership.
- B. Signs incident to a lawful and approved municipal use of the property. Such signs shall not exceed 15 square feet in area. Not more than one such sign shall be placed on any property or properties engaged in the permitted use, except that a property that fronts on more than one road may have one such sign on each road.
- C. Neighborhood signs. In a residential development having at least 15 dwelling units and more than one internal street or road, the following is allowed:
 - (1) One sign shall be permitted at one 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 1/2 the size of the name of the neighborhood. The sign may be double-faced, either parallel or attached at one edge and with an angle of no more than 45°, in which case the two faces shall be identical.
 - (2) The total area of the sign, or of each face of a double-faced sign, shall not exceed 15 square feet. If the sign is mounted on a monument, the area of the monument shall not exceed 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 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 sign on the subdivision or land development plans approved by the Township shall not constitute permission to erect such sign. No neighborhood 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 sign shall be in conformance with other sections of this Code.
- (7) A neighborhood sign shall not be illuminated in any manner, nor shall it use reflective materials of any kind.

D. Signs that advertise the subdivision, building, land development, sale, financing or construction of a subdivision or community of more than four homes shall be regulated as follows:

- (1) Such signs shall be allowed and may be erected only after a permit has been obtained from the Township office and the fee paid. Permits shall be valid for one year and may be renewed, upon application, a maximum of twice following the initial application.
- (2) Such signs shall be limited to one per subdivision entrance or street frontage, with a

maximum of two signs per subdivision or community.

- (3) Such signs shall be no larger than 15 square feet and shall not be illuminated in any manner or use any reflective material.
- (4) As long as such sign(s) shall be standing, no other sign relating to the sale of property in that subdivision or community shall be allowed to be erected except for a sign advertising the sale or rental of an individual lot in that subdivision or community.

E. No sign shall exceed eight feet in height, unless a stricter standard is provided herein.

§150-148.1. Athletic Field Area Signs.

The following signs are permitted at athletic field areas at a public or private school, subject to the noted conditions.

- A. Athletic Field Fence Signs are permitted on the fences that immediately surround the playing area of a baseball or softball field, football field, lacrosse field, soccer field, field hockey or similar playing facility.
 - (1) Signs shall be directed toward the playing field or spectator stands only. Any side of a sign side that is not directed toward the playing field or spectator stands shall be a uniform dark color and shall contain no words, graphics or other content.
 - (2) No portion of the sign shall be higher than the top of the fence, or ten (10) feet from grade, whichever is less.
- B. Athletic Field Spectator Stand Signs are permitted on the railings in front of, or behind the spectator stands that immediately surround the playing area of a baseball or softball field, football field, lacrosse field, soccer field, field hockey or similar playing facility.

- (1) Signs on the railing in front of spectator stands shall be directed toward the spectator stands. The reverse side of the sign shall be a uniform dark color and shall contain no words, graphics or other content.
- (2) Signs on the railing behind spectator stands shall be directed away from the spectator stands. The reverse side of the sign shall be a uniform dark color and shall contain no words, graphics or other content. No portion of the sign may be visible from neighboring properties.
- (3) No portion of the sign shall be higher than the top of the railing, or five (5) feet from grade, whichever is less.

C. Scoreboard Signs are permitted on one (1) scoreboard that serves a baseball or softball field, football field, lacrosse field, soccer field, field hockey or similar playing facility.

- (1) One (1) sign is permitted on each scoreboard or scoreboard support structure.
- (2) The sign shall be directed toward the playing field. The reverse side of the sign shall be a uniform dark color and shall contain no words, graphics or other content.
- (3) Signs shall not exceed three (3) feet in height, and shall not exceed the width of the scoreboard.
- (4) Signs shall be posted below the scoreboard, and no portion of the sign shall be higher than twenty (20) feet from grade.

D. Dugout Signs are permitted on up to two (2) dugouts that serve a baseball or softball field or similar playing facility.

- (1) Two (2) signs are permitted on each dugout.
- (2) Signs shall not exceed thirty (30) square feet.

(3) Signs shall be posted below the lowest point of the dugout roof, and no portion of the sign shall be higher than ten (10) feet from grade.

E. A permit shall be required prior to the installation of any Athletic Field Area Sign. With the permit application the Applicant shall submit a signage plan that shows all signage to be installed, and all signage that may be installed, at each playing facility, which shall include the field and any spectator stands, scoreboards and dugouts associated with the field. The permit issued shall encompass all proposed signage at the playing facility. No change in the approved signage plan shall be allowed unless a revised signage plan is submitted to the Township and the Township issues a new permit.

SECTION V. - 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 _____ day of _____, 2017.

WORCESTER TOWNSHIP

By: _____
Susan Caughlan, Chair
Board of Supervisors

Attest: _____
Tommy Ryan, Secretary

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

April 7, 2017

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #17-0060-001
Signs Ordinance
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested on March 16, 2017. This letter is submitted as a report of our review and recommendations.

BACKGROUND

The township is proposing to change provisions in the signs ordinance regarding temporary signage and to add a section regulating athletic field area signs.

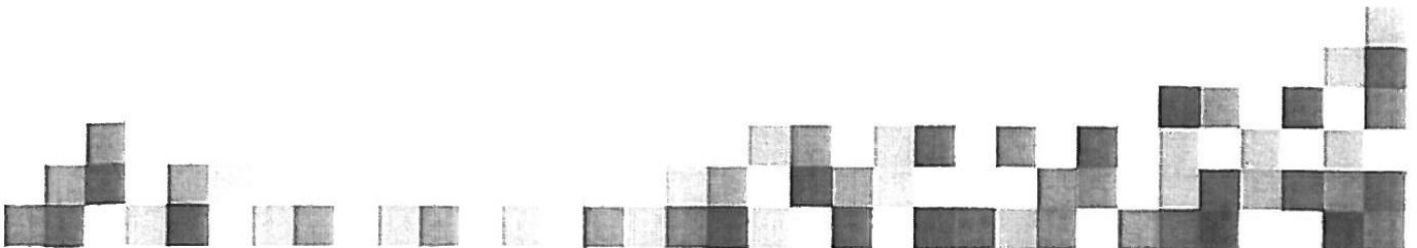
RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the township's proposed ordinance changes. We have identified a few issues in the course of our review and we provide the following comments regarding those issues:

REVIEW COMMENTS

DEFINITIONS

- A. Temporary Signs – The definition for "temporary sign" in the current zoning ordinance defines a temporary sign as a "sign erected for a limited period of time for the purpose of advertising a product,



occurrence, or event.” This definition excludes personal expression signs. The Township may want to update the definition to include all temporary signs, including personal expression signs.

TEMPORARY SIGNS

- A. Time Limit – The proposed ordinance limits temporary signs to seven days. We recommend adding the word “consecutive” to make it more specifically seven consecutive days. Seven days is also relatively short and the Township may wish to reconsider the time period and make it slightly longer. Real estate signs, for example, may need to be displayed for more than seven days.

SIGNAGE CONTENT

- A. Neighborhood Signs – Under proposed Section 150-148.C(1) the standard that signs shall only have the “name of the neighborhood” and the words “Worcester Township” might be troublesome. It appears to regulate the content of the sign which may be a free speech issue. The Solicitor should consider this.
- B. Signs Advertising a Subdivision – Subsection D under the same Section mentioned above may have similar content issues. This subsection regulations signs that “advertise” a subdivision or development. The Solicitor should consider this subsection as well.

ATHLETIC SIGNS

- A. Scoreboard Signs – A definition for “scoreboard signs” would be useful. It is unclear whether these regulations would apply to the display on the scoreboard itself or just to additional signage affixed to the scoreboard.
- B. Dugout Signs – We suggest that a definition for “dugout signs” would also help provide clarity to this section.

CONCLUSION

We wish to reiterate that MCPC generally supports the township’s proposed zoning ordinance amendment. Please note that the review comments and recommendations in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt the proposed zoning text amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Brandon Rudd, Senior Planner
610-278-3748 - brudd@montcopa.org

c: Gordon Todd, Chairman, Township Planning Commission

TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE 2017-__

**AN ORDINANCE TO PROHIBIT BAMBOO ALONG A PUBLIC
THOROUGHFARE**

WHEREAS, the Board of Supervisors has determined that the encroachment of Bamboo into, on and across public thoroughfares in Worcester Township constitutes a hazard to both motorists and pedestrians;

NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED THAT:

1. Township Code Chapter 126, *Streets and Sidewalks*, is hereby amended to include Article III, as follows:

ARTICLE III
Bamboo Near Public Thoroughfares

§126-11 Title. This article shall be known as an "Ordinance to Prohibit Bamboo along a Public Thoroughfares."

§126-12 Intent and Purpose. The Township has determined that the planting, cultivating and growing of certain noxious plants and grasses, particularly those plants and/or grasses commonly referred to as "Bamboo," has a negative impact on the health, safety and welfare of the citizens of Worcester Township and the public at large. The Township has therefore determined that is in the best interests of the citizens of the Township and the public at large to prohibit the planting, cultivating and/or growing of said Bamboo plants and grasses within the public right-of-way.

§126-13 Definitions. For the purposes of this ordinance, the following definitions shall apply:

BAMBOO – Any monopodial tropical or semi-tropical grasses from the genera Bambusa, Phyllostachys, or Pseudosasa, including, but not limited to, Phyllostachys aurea (Golden Bamboo), Bambusa vulgaris (common Bamboo), and Pseudosasa japonica (Arrow Bamboo).

PUBLIC THOROUGHFARE – Public highways, streets, roadways, trails, paths, and sidewalks.

§126-14 Planting restricted. Bamboo shall not be planted, maintained or otherwise be permitted to exist within 40 feet of the edge of the pavement or traveled portion of any public thoroughfare in Worcester Township. This shall apply to all parts of the Bamboo plant, including stalks, leaves, roots, and branches.

§126-15 Removal and abatement. Property owner(s) whose property contains Bamboo shall remove and abate the growth of the Bamboo within 40 feet of the edge of the pavement or traveled portion of a public thoroughfare in Worcester Township. After removal of the Bamboo, all rhizomes shall be disposed of by incineration.

§126-16 Enforcement and administration. The Township may enforce this article by any or all of the following measures;

- A. Provide written notice to a property owner to remove the Bamboo within a certain period of time.
- B. Move or cause the removal of any Bamboo that is interfering with the public thoroughfare and is growing within the right-of-way of a public thoroughfare within 40 feet of edge of the pavement or traveled portion of a public thoroughfare and charge the property owner with the cost of that work.
- C. Issue a non-traffic citation to the property owner(s) for violation of this article.

§126-17 Notice of violation; violations and penalties. A notice of violation may be issued followed by a citation, or a citation may be issued without being preceded by a notice of violation.

- A. Any action by any person, firm, corporation or other entity which violates or does not comply with any provision of this article or any regulation thereof shall be punishable by fine(s) as established in Section 126-17.B of this ordinance. Each day that a violation occurs shall be considered a separate violation.
- B. Any person, firm, corporation or other entity who violates or permits a violation of this article shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a Magisterial District Judge, pay a fine of not more than \$600, plus all court costs, including reasonable attorney's fees, incurred by the Township in the enforcement of this chapter. No judgment shall be imposed until the date of the determination of the violation by the Magisterial District Judge. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable Rules of Civil Procedure. Each day a violation exists shall constitute a separate offense. Further, the appropriate officers or agents of the Township are hereby authorized to seek equitable relief, including injunction, to enforce compliance herewith.

2. Miscellaneous provisions.

- a. 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.
- b. 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.
- c. This Ordinance shall become effective immediately upon enactment.

ENACTED AND ORDAINED by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this ____ day of _____, 2017.

FOR WORCESTER TOWNSHIP

By: _____
Susan G. Caughlan, Chair
Board of Supervisors

Attest: _____
Tommy Ryan, Secretary

**AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, MAY 25, 2017, 7:30 PM**

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
 - A motion to approve the April 27, 2017 meeting minutes.
4. **CENTER POINT VILLAGE ZONING ORDINANCE**
 - Review of the proposed Center Point Village Zoning Ordinance.
5. **AGRICULTURAL SECURITY AREA**
 - Review of an application received to add property to the Worcester Township Agricultural Security Area.
6. **WIRELESS COMMUNICATIONS ORDINANCE**
 - Review of a proposed Wireless Communications Ordinance.
7. **PLANNING COMMISSION AGENDA**
 - Discussion on the agenda for the June 22 Planning Commission meeting.
8. **PUBLIC COMMENT**
9. **ADJOURNMENT**

active land development applications before the Planning Commission (review period expiration)

- LD 2016-05 – Sparango Construction, Co., 2044 Berks Road (*August 17, 2017*)
- LD 2017-01 – Meadowood, 3205 Skippack Pike (*review period waived*)

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, APRIL 27, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:30 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. March 23, 2017 Meeting Minutes – Mr. DeLello motioned to approve the March 23, 2017 Meeting Minutes, with corrections made to capitalize the words in each agenda item, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
2. Sign Ordinance – Tommy Ryan, Township Manager, noted the Township Solicitor had reviewed the proposed sign ordinance, and had made revisions to the temporary sign regulations.

Mr. DeLello commented on the athletic field sign regulations. Mr. Ryan confirmed this portion of the ordinance had not been revised subsequent to the last Planning Commission meeting.

Ms. David recommended a proposed revision to the spacing requirement for small temporary signs. Mr. Ryan will make this revision to the ordinance.

Ms. David commented on the athletic field spectator signs. Eric Frey, Solicitor for the Methacton School District, commented on the athletic field spectator sign location and height.

Mr. DeLello commented on political sign permissions. Mr. Ryan noted two US Supreme Court decisions regarding political signs, and he commented on current Township practice regarding the location of these signs.

Mr. Todd commented on additional review of the proposed ordinance. Mr. Ryan noted the schedule for the consideration and adoption of the ordinance. David Zerbe, Superintendent of the Methacton School District, commented on the anticipated schedule for the District's athletic field sign and sponsorship program.

Brandon Rudd, Montgomery County Planning Commission, commented on the review of the ordinance conducted by the Montgomery County Planning Commission.

Doug Rotondo motioned to recommend the Board of Supervisors approve the proposed sign ordinance, second by Mr. Todd. There was no public comment. The motion carried 2-1, with Mr. Rotondo and Mr. Todd voting aye, and with Ms. David voting nay.

3. Bamboo Ordinance – Tommy Ryan, Township Manager, noted the Township Solicitor had reviewed the proposed Bamboo ordinance, and was agreeable to that presented.

Mr. Rudd noted the ordinance had been revised to include a forty-foot setback from public trails and sidewalks.

Mr. Todd noted consensus of the Planning Commission was to not regulate the growth of Bamboo at private property lines and along riparian corridors.

Ms. David motioned to recommend the Board of Supervisors approve the proposed Bamboo ordinance, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.

4. May 25 Meeting Agenda – At its May 25 meeting the Planning Commission will review the proposed Center Point Village Zoning Ordinance, an application made to add property to the Worcester Township Agricultural Security Area, and the Sparango land development application (LD 2016-05), if this revised plan is submitted for review.

PUBLIC COMMENT

- There was no public comment at this evening's meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:02 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

February 2017

CPV-1 District Draft

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

DATE: February 2017
SUBJECT: Center Point Village Zoning District
TO: Worcester Township
FROM: Brandon Rudd, Senior Planner, Community Planning
John Cover, Section Chief, Community Planning

The following is a list of changes from the discussion at the January 2017 Township Planning Commission meeting:

1. Fixed some typos pointed out by Chris David, including numbering references.
2. Changed maximum impervious in CPV-2 and non-residential uses in CPV-1 from 85% to 60%
3. Took out the provision allowing a drive lane between the buildings and street in CPV-2. Parking lots must be located to the rear or side of the building.
4. Took out all conditional uses. All uses are now strictly by-right.
5. Added a provision to limit the number of pumps that a gas station can have to six.
6. Added a reference to the sign standards for commercial businesses.
7. Added a provision to clarify that a shopping center includes multiple (three or more) retail uses.
8. Added a clarification at the end of the CPV-2 District that the SALDO standards apply to that district as well.

Center Point Village Zoning District 1 (CPV-1)**§150-249.1 Intent.**

The primary purpose of the Center Point Village (CPV-1) District is to permit a mix of various housing types, commercial businesses, and institutional buildings in a walkable village with a sense of community and place as outlined in the goals and concepts illustrated in the document entitled, *A Vision for Center Point Village*—adopted by Worcester Township to guide the development in the area around the historic crossroads of Skippack Pike and Valley Forge Road, which serves as the geographic heart of both Worcester Township and Montgomery County. To those ends, the Center Point Village District 1 is intended to:

- A. Create a mixed use, village character.
- B. Allow a range of small scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- C. Accommodate a variety of housing types.
- D. Ensure that commercial uses have a character that is compatible with the existing historic character of Worcester Township, as well as future residential uses within the district.
- E. Promote pedestrian orientation of streets and buildings to ensure a walkable village setting.
- F. Develop businesses, streets, parks, open spaces, and homes that promote social interaction as well as privacy.
- G. Give priority to pedestrian movement along sidewalks and trails and access to commercial areas, open spaces, and streets; and discourage design that gives priority to vehicular convenience only.
- H. Create a street circulation system with sidewalks and trails that provides safe and convenient access but discourages fast or heavy traffic that is incompatible with a residential neighborhood.
- I. Use scale, building orientation, and landscaping to establish community identity.
- J. Use open and recreational spaces as community focal points.
- K. Encourage the residential density necessary to support retail uses in Center Point Village so that residents of the village will have the option of walking or biking to nearby amenities.
- L. Preserve rural areas of the township by concentrating development in and around the existing Center Point Village.

- M. Provide an appropriate receiving zone for the transfer of development rights (TDR).
- N. Fulfill the purposes and objectives outlined in Article VII-A "Traditional Neighborhood Development" of the Pennsylvania Municipalities Planning Code (Act No. 247 of 1968, as reenacted and amended).

Section 150-249.2 Site Layout

The overall site plan for any new development within the CPV-1 District shall generally adhere to the final land use bubble plan on page 22 of the document entitled *A Vision for Center Point Village*, adopted on October 15, 2014 (included here as Appendix 1). An alternative site layout may be used in the event that the applicant and the Board of Supervisors agree that such a layout would be preferable in order to implement the overall vision of the aforementioned document.

Section 150-249.3 Permitted Uses.

The following uses are permitted in the CPV-1 District according to tract size:

- A. Tracts of less than 3 Acres at the time of the adoption of this ordinance.
 - (1) Anywhere in the district, the following residential uses, alone or in combination:
 - (a) Single-family detached dwellings.
 - (b) Village single dwellings.
 - (c) Twin homes
 - (d) Townhouses
 - (e) Carriage homes
 - (f) The conversion of existing structures, constructed prior to 1940, into multi-family buildings.
 - (2) Park and open space uses, including neighborhood open space, passive open space, and active recreation uses.
 - (3) Municipal uses, including township administration buildings, fire stations, and other similar uses.
 - (4) On lots with frontage along Skippack Pike or Valley Forge Road, the following non-residential uses, individually or combined within a building, provided that such uses do not extend more than 300' from the ultimate right-of-way of Skippack Pike or Valley Forge Road:

- (a) Retail commercial uses, personal service businesses, restaurants, and financial establishments, provided no drive-through facilities are provided for any of these uses.
 - (b) Bed and breakfast establishments.
 - (c) Small-scale offices in converted residential structures.
 - (d) Mixed use buildings with non-residential uses on the first floor and residential use on subsequent floors or a mixture of non-residential and residential uses on subsequent floors. These buildings shall comply with all standards for non-residential buildings.
- (5) Transferred development rights in accordance with Article XXIX – Transferable Development Rights of the Worcester Township Zoning Code.
- B. Tracts of 3 or more acres at the time of the adoption of this ordinance and parcels combined to create tracts of 3 or more acres shall choose one of the following options.
- (1) Mixed Residential Development, which shall include a mix of residential uses listed above in Section 150-249.3.A(1), provided the development meets the residential mixing requirements in Section 150-249.7.A.
 - (2) On tracts with frontage on Skippack Pike or Valley Forge Road, Mixed Use Development, which shall include a mix of uses listed above in Section 150-249.3.A, provided the development meets the mixed use requirements in Section 150-249.7.B.
 - (a) When utilizing the Mixed Use Development option, non-residential uses shall not extend more than 300 feet from the ultimate right-of-way of Valley Forge Road or Skippack Pike. All other lots shall have a residential use listed above in Section 150-249.3.A(1) or open space use listed above in Section 150-249.3.A(2).
 - (3) Transferred development rights in accordance with Article XXIX – Transferable Development Rights of the Worcester Township Zoning Code.

Section 150-249.4 Density.

A. Residential Density.

- (1) The base density for residential portions of all developments shall be one (1) dwelling unit per acre if no bonuses are utilized. Residential portions of developments shall have a maximum overall density of four (4) dwelling units per acre when utilizing all bonuses, as outlined in Section 150-249.6.

- (2) The residential portion of developments shall include the entire tract area minus the area of any non-residential lots and existing legal right-of-ways. The residential acreage may include residential lots, newly proposed streets, and open space areas. Mixed use buildings containing non-residential uses and apartment dwellings shall be considered residential for the purposes of calculating residential density.

Section 150-249.5 Transferable Development Rights.

The Center Point Village-1 District shall be established as a Transferable Development Rights (TDR) receiving zone, in accordance with the provisions of Article XXIX of the Worcester Township Zoning Code. Transferrable Development Rights may be used to increase the base density by up to 1.5 dwelling units per acre as outlined in Section 150-249.6, below.

Section 150-249.6 Bonuses.

Developments within the CPV-1 District shall qualify for an increase in density as follows. The applicant shall be required to provide additional information in order to demonstrate that the bonus feature standards will be met. Unless stated otherwise in the table below, each "bonus feature" category may be utilized to earn a density bonus only one time.

- A. Bonus features, as required in the table below, shall entitle the applicant to an incremental increase in density, up to four (4) dwelling units (DUs) per acre. If the applicant transfers at least two (2) TDRs into the CPV-1 District, the applicant shall also be exempt from the residential mix requirement in Section 150-249.7A and Section 150-249.7.B(2) below.

Bonus Feature	Bonus Dwelling Units (DUs) per Acre	Bonus Feature Standard
Open Space	0.25	0.25 DUs per acre may be earned for each additional 5% open space provided above and beyond the base requirement. Up to 0.5 DUs per acre may be earned using this bonus.
Preserved woodland areas or mature trees	0.25	The preservation of at least 50% of mature trees or woodland areas on site shall qualify. Compliance with this provision shall be determined by the Township Engineer.
Off-site pedestrian improvements	0.5	Off-site pedestrian improvements to Skippack Pike or Valley Forge Road that further the goals of <i>A Vision for Center Point Village</i> . To qualify the applicant shall construct new sidewalks or upgrade existing sidewalks to the township's specifications by widening, adding street furniture, and/or adding decorative elements. The required sidewalk improvement and/or construction shall be equal

		in length to the greatest dimension of the development tract. The township shall decide if proposed improvements satisfy this bonus, and all improvements shall be in addition to the other requirements of this ordinance, and the Worcester Township Subdivision and Land Development Ordinance.
Existing historic buildings	0.5	Any applicant that proposes to retain and use any and all principal buildings on the property that were constructed before 1940 shall qualify, so long as the buildings are not altered in a manner that is incompatible with their historic character. Which structures constitute principal buildings, and compatibility with historic character shall be determined by the Board of Supervisors. Preservation of existing historic buildings shall not count toward the overall density of the development.
Trail improvements	0.25	Trail improvements that further the goals of <i>A Vision for Center Point Village</i> by providing linkages depicted within that plan. To qualify the applicant shall build a trail that is equal in length to the trail segment shown on the tract in the final land use bubble plan in <i>A Vision for Center Point Village</i> . If no segment is depicted across the tract, the applicant shall build a trail elsewhere in the village equal to or greater in length than the greatest dimension of the development tract.
Combining parcels	0.25	Combining existing parcels of less than 3 acres to create a new tract of land that is 3 acres or more in size in order to create a Mixed Residential Development or Mixed Use Development.
Transfer of Development Rights (TDR)	1.5	The applicant may utilize TDRs for an increase in density of up to 1.5 DUs per acre, in accordance with Article XXIX of the Worcester Township Zoning Code and Section 150-249.5, above.

Section 150-249.7 Mix Requirements.

A. Mixing Requirements for Mixed Residential Developments. All Mixed Residential Developments shall meet the following mixing requirements:

- (1) The development shall include at least two of the following housing types: single-family detached, village house, twin homes, townhouse, carriage home, or multi-family in a converted existing structure built prior to 1940. To qualify as one of the two required housing types, a housing type must comprise at least twenty percent (20%) of the total housing units in the development. No housing type may exceed sixty percent (60%) of the total housing units in the development.

- (2) At least thirty-five percent (35%) of the tract area shall consist of open space, in accordance with the requirements of Section 150-249.12. Applicants may earn a density bonus as outlined in 150-249.6 for providing additional open space.

B. Mixing Requirements for Mixed Use Developments. When the Mixed Use Development option is chosen, the mix of uses shall adhere to the following requirements:

- (1) All Mixed Use Developments shall meet the following mix requirements:

<u>Type of Use</u>	<u>Min. % of Land Area</u>	<u>Max. % of Land Area</u>
Open Space	35%	N/A
Residential	20%	60%
Non-Residential	5%	45%

- (2) The development shall include at least two of the following housing types: single-family detached, village house, twin homes, townhouse, carriage homes, or multi-family in a converted existing structure built prior to 1940. To qualify as one of the two required housing types, a housing type must comprise at least twenty percent (20%) of the total housing units in the development.

Section 150-249.8 Residential Dimensional Requirements.

Residential development shall meet the following dimensional criteria. In the case that a development is unlotted, compliance with equivalent lot standards shall be demonstrated.

	Single-Family Detached	Village Single	Twin Home	Townhouse	Carriage Home	Multi-Family**
Min. Net Lot Area	8,500 sq. ft. per du	5,000 sq. ft. per du	3,600 sq. ft. per du	2,400 sq. ft. per du	3,200 sq. ft. per du	8,500 sq. ft. per du
Max. Net Lot Area	10,000 sq. ft. per du	6,500 sq. ft. per du	5,000 sq. ft. per du	N/A	N/A	10,000 sq. ft. per du
Min. Lot Width	80 feet	60 feet	36 feet	24 feet	28 feet	80 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 10 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 5 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	N/A
Min. Side Yard	10 feet min, 25 aggregate	5 feet min, 15 aggregate	12 feet	12 feet per end unit	14 feet per end unit	10 feet min, 25 aggregate
Min. Rear Yard	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet

Max Building Coverage on a lot	25%	30%	35%	50%	60%	25%
Max. Impervious Coverage on a lot*	40%	50%	60%	70%	80%	40%
Max Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Max. Dwelling Units per Building	N/A	N/A	N/A	6	4	4

*The Maximum Impervious Coverage at the time of development shall be 5% less than the total listed in the table above. The additional allowable impervious coverage, up to the amount listed in the table above, shall be reserved for the use of the home owner.

**Multi-family refers to units in a converted existing structure, constructed prior to 1940. Existing non-conformities are exempt from these dimensional requirements, so long as non-conformities are reduced to the best extent possible.

Section 150-249.9 Non-Residential Dimensional Requirements.

Non-Residential Buildings	
Min. Net Lot Area	10,000 sq. ft.
Min. Lot Width	70 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 0 or more than 20 feet from the outer edge of the sidewalk. An additional 15 feet may be added if improved open space in accordance with §150-249.12.B(1)(a) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement
Min. Side Yard	15 feet
Min. Rear Yard	30 feet
Max Building Coverage on a lot	40%
Max. Impervious Coverage on a lot	60%
Max Building Height	35 feet
Max. Dwelling Units per Building (Mixed Use Buildings)	4
Min. Distance Between Buildings on Same Lot	20 feet
Max. Building Length	100 feet for facades facing a street

Section 150-249.10. General Requirements.

- A. All developments must provide open space in compliance with Section 150-249.12, herein.
- B. Utilities. All developments shall be served by public sewer and public water.

- C. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the CPV-1 District.
- D. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided in accordance with the regulations in Section 150-249.110.12 of the Worcester Township Code. All open space shall be permanently deed restricted from future subdivision and development.

Section 150-249.11. Design Standards.

All development in the CPV-1 District shall comply with the Worcester Township Subdivision and Land Development Ordinance (SALDO), except in the case that the requirements herein conflict with those requirements, whereby the standards in this ordinance shall apply. All development shall meet the following design standards:

- A. General Layout of Mixed Use Developments and Mixed Residential Developments
 - (1) Mixed Use Development shall be laid out so that all non-residential uses, including mixed-use buildings, shall have frontage along Skippack Pike or Valley Forge Road.
 - (2) Non-residential buildings shall be placed to make walking to open space and residential areas easily accessible to pedestrians by providing an interconnected system of sidewalks and trails.
 - (3) Streets
 - (a) Streets shall be interconnected with each other and with streets on abutting properties in an interconnected modified grid pattern.
 - (b) Cul-de-sacs shall be not be permitted in the CPV-1 District unless no other options are practical. The use of cul-de-sacs must be recommended by the Worcester Township Planning Commission.
 - [1] When allowed, cul-de-sacs shall not serve more than eight dwelling units and shall not exceed three hundred twenty (320) feet in length.
 - (c) Street trees shall be required along all streets in accordance with Section 130-28.G(4) of the Worcester Township Subdivision and Land Development Ordinance (SALDO) with the exception of the following requirement, which shall supersede the requirements of the SALDO:
 - [1] Street trees shall be placed in a grass buffer strip between the curb and sidewalk that is a minimum of eight (8) feet wide.

- (d) Between any two intersections on a residential street, the setbacks of all buildings shall be the same along the entire segment of street and on both sides of the street. This is in addition to the front façade location requirements of Section 150-249.8.

(4) Alleys

- (a) Alleys should be one way when feasible. One-way alleys shall be fourteen (14) feet wide, and two-way alleys shall be eighteen (18) feet wide. Traffic calming devices such as speed humps shall be incorporated into the alleys when feasible.

B. Building Design Standards

(1) Non-Residential and Mixed-Use Buildings shall meet the following requirements:

- (a) Building Footprint and Total Commercial Area. The maximum building footprint of non-residential and mixed-use buildings shall not exceed five thousand (5,000) square feet and the total square footage devoted to commercial use in a building shall not exceed 5,000 square feet.

(2) Residential Building Design Standards

- (a) All dwelling units must have at least one primary entrance in the front facade. For twin homes, this requirement may be met if at least one of the units has its primary entrance in the front facade.
- (b) Townhouse buildings may contain no more than six (6) attached dwelling units.
- (c) Carriage homes buildings may contain no more than four (4) attached dwelling units.
- (d) Village single dwellings must meet all of the following criteria:
 - [1] A sidewalk through the front yard, leading from the street sidewalk or curblin to the front door or front porch of the Village House.
 - [2] If the village single dwelling has a front-facing garage then the garage must be located at least ten (10) feet behind the building's front façade and the garage door shall include architectural features that are similar to the ones used on the main house. The garage door shall also have windows.

- [3] All village single dwellings shall contain at least two of the following features. Whichever two options are chosen shall apply to all village houses within a development to create a sense of architectural unity:
- [a] An unenclosed porch, extending across at least one-third of the front of the house, excluding the garage, being at least six (6) feet in depth.
 - [b] A front yard enclosed by a picket fence at least thirty (30) inches but no more than thirty-six (36) inches in height.
 - [c] A rear-facing garage that is accessed by a rear alley, with no access taken from the primary street in front of the village single dwelling.

C. Parking Standards

- (1) Residential garages, parking lots, and/or driveways should not be the dominant aspect of the building design, if visible from the street, parking lots shall be buffered and garage doors shall have decorative elements such as windows, decorative hardware and shall not be white.
- (2) Non-Residential Parking Design Standards. Off-street parking for non-residential buildings shall comply with the following requirements.
 - (a) Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements. Such screens shall be between two (2) feet and four (4) feet high.
 - (b) Parking areas on abutting non-residential lots shall be interconnected by access driveways when deemed feasible by the Board of Supervisors.
 - (c) Each non-residential lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other non-residential lots within the tract.
 - (d) Non-residential parking lots shall be set back at least ten (10) feet from residential lots.
- (3) Single-Family Detached Parking Design Standards. Garages for single-family detached units shall meet one of the following design options:
 - (a) The garage is side entry, so garage doors are perpendicular or radial to the street which the front facade faces.
 - (b) The garage is located behind the rear facade of the house. This garage may be detached from or attached to the house, and the garage doors may face any direction.

- (c) The garage is located at least ten (10) feet behind the front façade, or covered front porch, of the house. The garage may face the street subject to §150-249.11.C.(1).
 - (d) The garage is rear entry, so garage doors are on the opposite side of the house from the front façade and are accessed by a system of alleys.
- (4) Townhouse and Carriage Home Parking Design Standards. Garages for townhouse and carriage house units shall meet one of the following design options.
- (a) On end units the garage is side entry, so garage doors are perpendicular or radial to the street which the front facade faces.
 - (b) The garage may face the street subject to §150-249.11.C.(1).
 - (c) The garage is rear entry, so garage doors are on the opposite side of the house from the front façade and are accessed by a system of alleys. When rear entry garages are used, the end units may have side entry or rear entry garages.
- E. Driveway Design Standards
- (1) Each lot shall have not more than one driveway access point per existing street on which the lot fronts. When feasible, abutting non-residential lots must share a common driveway.
 - (2) When visible from the street, residential driveways shall not be asphalt. Decorative paving using another material such as brick or concrete shall be used instead. Driveways shall be either one continuous surface or a ribbon driveway, which has two strips of concrete or brick with grass or pea gravel in between.
- F. Non-Residential Off-Street Loading Areas, Outdoor Storage, and Trash Disposal Areas.
- (1) All loading areas and loading docks shall be located to the sides and rears of buildings. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least twenty-five (25) feet from residential property lines.
 - (2) Outdoor storage or display of merchandise shall not be permitted overnight.
 - (3) Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least twenty-five (25) feet from residential property lines.

- G. Landscaping. Except where otherwise indicated in this ordinance, buffers, parking lot landscaping, detention basin landscaping, and landscaping around non-residential buildings shall be provided, in accordance with the Worcester Township Subdivision and Land Development Ordinance.
- H. Signs. All signs shall comply with the requirements of Article XXI of the Worcester Township zoning ordinance.

Section 150-249.12. Open Space Standards.

A. Total Open Space

- (1) Minimum required open space for Mixed Residential Developments, and Mixed Use Developments shall be thirty-five percent (35%), with bonuses awarded for additional open space as outlined in Section 150-249.6 Bonuses.
 - (a) In addition to the applicable minimum required open space, ten percent (10%) of the required open space shall meet the requirements of Section 150-249.12.B Neighborhood Open Space Requirements, below.
- (2) Open space may consist of neighborhood open space, a primary park, active recreation facilities, passive open space, and other similar types of open space.
- (3) The required open space shall have a layout that is generally consistent with the final land use bubble plan on page 22 of A Vision for Center Point Village (included as Appendix 1 herein) unless a more preferable layout is identified by the Board of Supervisors.
- (4) Sensitive natural areas, as identified by the Board of Supervisors, shall be protected as a part of the required open space.
- (5) No portion of any building lot may be used for meeting the minimum required amount of total open space. If a development is unlotted, no area within twenty-five (25) feet of any building shall count towards the minimum required amount of total open space.

B. Neighborhood Open Space Requirements.

- (1) Neighborhood Open Space Design Alternatives. As noted in §150-249.12.A(1)(a) above, ten percent (10%) of the required open space shall be set aside as Neighborhood Open Space. All neighborhood open space shall meet one of the following design alternatives and shall include at least one village green meeting the primary park requirements.
 - (a) Village Green. Each village green shall:

- [1] Be at least ten thousand (10,000) square feet in size
 - [2] Be configured so that a circle with a radius of thirty (30) feet can fit within the confines of the green; and,
 - [3] Be surrounded along at least twenty-five percent (25%) of its perimeter by roads. All sides of village greens shall be surrounded by either roads or the front facades of buildings.
- (b) Landscaped Median. Each landscaped median shall have a minimum average width of ten (10) feet and a length of at least one-hundred fifty (150) feet, and shall be surrounded by streets on all sides.
 - (c) Eyebrow. Each eyebrow shall contain an island, generally configured as a semi-circle, and configured so that a circle with a radius of fifteen (15) feet can fit within the confines of the green space.
- (2) Additional Neighborhood Open Space Standards
- (a) All dwelling units within a CPV-1 District development shall be located within 800 feet of some type of open space.
 - (b) Detention basins and other stormwater impounding areas, except for landscaped permanent wet ponds, may not be located in neighborhood open space areas used to meet the minimum amount of required neighborhood open space.

Appendix 1

Final Land Use Bubble Plan



CENTER POINT VILLAGE
LAND USE BUBBLE PLAN
WORCESTER TOWNSHIP, PA



SALDO Article XI—Design Standards for the Center Point Village 1 and Center Point Village 2 Districts**Section 130-66**

The following standards apply to the Center Point Village 1 and Center Point Village 2 zoning districts and shall supersede any other SALDO standards that may conflict with the standards of this article. These standards are in addition to those required by the Worcester Township Zoning Code. All development shall meet the following design standards:

D. Pedestrian Design Standards

- (1) Sidewalks are required along all interior streets of residential developments and along existing streets where indicated on the final land use bubble plan on page 22 of *A Vision for Center Point Village* (Appendix 1 of this ordinance), or other locations recommended by the Worcester Township Planning Commission.
- (2) Sidewalks are required to connect the road frontage sidewalks to all front building entrances, parking areas, neighborhood open space, and any other destination that generates pedestrian traffic.
- (3) Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points.
- (4) Sidewalks shall be no less than five (5) feet wide on residential streets, and no less than eight (8) feet wide on non-residential and mixed-use streets.
- (5) Multi-use trails shall run throughout the open space system and connect to sidewalks and nearby pedestrian destination points. The trails shall be generally laid out in the manner represented by the final land use bubble map on page 22 of *A Vision for Center Point Village*.

E. Building Design Standards

- (1) Non-Residential and Mixed-Use Buildings shall meet the following requirements:
 - (a) Building Orientation and Entrance. Front facades of non-residential and mixed-use buildings shall be oriented towards commercial/main streets within the mixed use tract, with a public entrance in this front façade. When abutting Skippack Pike or Valley Forge Road front facades shall face one of those streets. When buildings are located on corners, the entrance may be located on the corner with an appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar architectural feature.
 - (b) Walls and Windows. Blank walls shall not be permitted along any exterior wall facing a street. Exterior walls in these locations shall meet the following criteria:

- [1] Such walls shall have architectural treatments that are the same as the front façade, including consistent, style, materials, colors, and details.
 - [2] Windows. The ground floor of any wall facing a street shall contain windows in accordance with the following requirements:
 - [a] The ground floor front facades of retail commercial uses, personal service businesses, and restaurants shall consist of at least 35% window area, but not more than 75% window area.
 - [b] All other ground floor walls facing a street shall contain at least twenty-five percent (25%) window area but not more than seventy-five percent (75%) window area.
 - [3] Dark tinted glass or reflective glass in windows is prohibited
 - [4] Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall, including at least three of the following treatments: masonry, masonry water table, belt courses of contrasting color or texture, metal roof accents, decorative tile work, medallions, quoins, decorative glass, trellis with plants, artwork, vertical or horizontal visual articulation, lighting fixtures, or similar architectural elements not listed above, as approved by the Board of Supervisors. Concrete block shall not be acceptable as masonry unless decorative split face block is utilized.
- (c) Roofs.
- [1] All non-residential and mixed-use buildings shall have pitched roofs covering at least eighty percent (80%) of the building with a pitch of at least six (6) vertical inches to every twelve (12) horizontal inches.
 - [2] Pitched roofs shall provide overhanging eaves that extend a minimum of one (1) foot beyond the building wall.
- (d) Non-residential and mixed-use buildings must have at least a three (3) foot off-set in all facades for every forty (40) feet of continuous facade. Such off-sets may be met through the use of bay windows, porches, porticos, building extensions, towers, bays, gables, and other architectural treatments.
- (e) Non-residential and mixed-use buildings shall contain materials, windows, doors, architectural details, massing, floor heights, and roofs that are compatible with proposed

residential buildings within the development and with the existing historical character of Worcester Township.

(2) Residential Building Design Standards

- (a) All residential buildings shall have pitched roofs covering at least eighty percent (80%) of the building with a pitch of at least six (6) vertical inches to every twelve (12) horizontal inches.

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Center Point Village Zoning District 2 (CPV-2)**§150-250.1 Intent.**

The primary purpose of the Center Point Village 2 (CPV-2) District is to create a commercial core within a walkable village as outlined in the goals and concepts illustrated in the document entitled, *A Vision for Center Point Village*—adopted by Worcester Township to guide the development in the area around the historic crossroads of Skippack Pike and Valley Forge Road, which serves as the geographic heart of both Worcester Township and Montgomery County. The CPV-2 District is designed to serve as the heart of the village and to compliment the standards set forth in the nearby CPV-1 District. To those ends, the Center Point Village District 2 is intended to:

- A. Allow a range of small scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- B. Ensure that commercial uses have a character that is compatible with the existing historic character of Worcester Township, as well as future residences within the development.
- C. Promote pedestrian orientation of streets and buildings to ensure a walkable village setting.
- D. Give priority to pedestrian movement along sidewalks and trails and access to commercial areas, open spaces, and streets; and discourage design that gives priority to vehicular convenience only.
- E. Create a street circulation system with sidewalks and trails that provides safe and convenient access.
- F. Use scale, building orientation, and landscaping to establish community identity.
- G. Use open and recreational spaces as community focal points.
- H. Preserve rural areas of the township by concentrating development in and around the existing Center Point Village.
- I. Provide retail uses in Center Point Village so that residents of the village will have the option of walking or biking to nearby amenities.

Section 150-250.2 Site Layout

The overall site plan for any new development within the CPV-2 District shall adhere to the final land use bubble plan on page 22 of the document entitled *A Vision for Center Point Village*, adopted on October 15, 2014 (included here as Appendix 1). An alternative site layout may be used in the event that the applicant and the Board of Supervisors agree that such a layout would be preferable in order to implement the overall vision of the aforementioned document.

Section 150-250.3 Permitted Uses.

The following uses are permitted in the CPV-2 District:

- A. Class One Uses. On any lot, the following uses are permitted:
- (1) Retail commercial uses, personal service businesses, restaurants, and financial establishments, excluding drive-through facilities.
 - (2) Convenience stores, without fuel pumps.
 - (3) Park and open space uses, including central open space, passive open space, and active recreation uses.
 - (4) Municipal uses, including township administration buildings, fire stations, and other similar uses.
 - (5) Bed and breakfast establishments.
 - (6) Small-scale business or professional offices in converted residential structures.
 - (7) Offices of doctor, dentist, and other healthcare providers.
 - (8) Studio for dance, art, music, photography, or exercise.
 - (9) Day care center
- B. Class Two Uses. On lots with a minimum area of forty thousand (40,000) square feet and a minimum width at the building line of one hundred (100) feet, in addition to Class One Uses, the following uses are permitted:
- (1) Uses with drive-through facilities, including restaurants, drug stores, banks and financial institutions, provided:
 - (a) The use provides sufficient on-site stacking lanes to accommodate a minimum of six (6) automobiles leading to the first drive-through window, bank teller window, remote teller window, or drive through automatic teller machine on the site, and two (2) automobiles for each additional drive-through facility on the site.
 - (b) These stacking lanes shall not interfere with parking spaces or the external circulation of the site.

- (c) Drive through windows shall face the rear or side yard of the site. Drive through windows shall not face a public street.
- (2) Gas stations, mini-marts, convenience stores with fuel pumps and other use with fuel pumps, provided that:
- (a) All activities except those to be performed at the fuel or air pumps are performed within a completely enclosed building. Outdoor storage is not permitted.
 - (b) Minimum setback of pump islands is fifty (50) feet from street ultimate rights-of-way, eighty (80) feet from residential property lines, and thirty (30) feet from all other property lines.
 - (c) Minimum setback of parking (any portion) from fuel pumps is thirty (30) feet.
 - (d) The fuel pump area does not interfere with parking spaces or internal circulation. In developments with multiple uses, the fuel pump area shall be separated from the parking and internal circulation of other uses.
 - (e) There shall be a maximum of six (6) fuel pumps.
 - (f) Body repairs and/ or painting shall not be permitted.
 - (g) Canopies meet the following requirements:
 - [1] Canopies shall be set back at least fifteen (15) feet from property lines and ultimate rights-of-way lines and fifty (50) feet from abutting residentially zoned properties.
 - [2] Canopies shall have a maximum height of sixteen (16) feet measured to the underside of the canopy. For slanted canopies, this sixteen (16) foot maximum can be measured at the portion of the canopy closest to the street.
 - [3] Individual canopies shall have a maximum area of 3,600 square feet; multiple canopies shall be separated by a minimum distance of 15 feet. Total aggregate area of all canopies shall be a maximum of 7,000 square feet.
 - [4] Lighting for canopies shall be recessed so that the bottom of the lighting fixture is flush with the underside of the canopy, using a full cutoff flat lens luminaire.
 - [5] Canopies shall be designed to be architecturally compatible with structures in the surrounding area with regard to color and building materials. Colors shall be compatible with buildings in the neighborhood, and pitched roofs shall be used unless deemed impossible by the Board of Supervisors.

C. Class Three Uses. On lots with a minimum area of one hundred fifty thousand (150,000) square feet and a minimum width at the building line of five hundred (500) feet, in addition to Class One Uses and Class Two Uses, the following uses are permitted:

- (1) Shopping center, in accordance with additional standards in Section 150-250.4, Section 150-250.6, and all other regulations of this district. A shopping center shall include three or more separate retail uses and shall not include drive-through facilities.

Section 150-250.4 Dimensional Requirements.

	Class One Uses	Class Two Uses	Class Three Uses
Min. Net Lot Area	10,000 sq. ft.	40,000 sq. ft.	150,000
Min. Lot Width	70 feet	100 feet	500 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 0 or more than 20 feet from the outer edge of the sidewalk. An additional 50 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement	Not less than 10 or more than 30 feet from the outer edge of the sidewalk. An additional 100 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement	Not less than 20 or more than 60 feet from the outer edge of the sidewalk. An additional 100 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement
Min. Side Yard	15 feet	15 feet	40 feet
Min. Rear Yard	30 feet	30 feet	40 feet
Min. Building Setback from abutting residential properties	40 feet	50 feet	65 feet
Max Building Coverage on a lot	40%	30%	25%
Max. Impervious Coverage on a lot	60%	60%	60%
Max Building Height	35 feet	35 feet	35 feet
Min. Distance Between Buildings on Same Lot	20 feet	20 feet	50 feet
Max. Building Length	100 feet for facades facing a street	100 feet for facades facing a street	250 feet for facades facing a street
Max. Building Footprint	5,000 square feet	15,000 square feet	20,000 square feet

Section 150-250.5. General Requirements.

- A. Utilities. All developments shall be served by public sewer and public water.
- B. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the CPV-2 District.
- C. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided in accordance with the regulations in Section 150-110.12 of the Worcester Township Code. All open space shall be permanently deed restricted from future subdivision and development.

Section 150-250.6 Additional Standards for Class Two Uses and Class Three Uses.

Commercial uses that are permitted as a Class Two Use or a Class Three Use shall meet the following standards:

- A. Buildings, driveways, parking areas, loading areas, outdoor activity areas, light sources, trash areas, and other potential nuisances shall be located and designed to minimize adverse impacts on abutting residential properties. In order to limit the adverse impact of a proposed general commercial use, the Board of Supervisors may require alternative site layouts, including increased setbacks from residential property lines, different locations of buildings, parking areas, and driveways, the incorporation of loading and trash collection areas as part of the principal building design, and increased screening for light sources and outdoor activity areas.
- B. Driveway intersections with streets and traffic circulation patterns within lots shall be located and designed to minimize congestion and safety problems on adjacent streets and nearby intersections. The Board of Supervisors may require alternative driveway locations and site design in order to alleviate potential congestion or safety problems.
- C. Buildings, driveways, and parking areas shall be located and designed in such a manner to maximize pedestrian safety and accessibility. Developments shall provide safe pedestrian connections to existing roadways and adjacent residential developments. Sidewalks and multi-use trails shall be utilized to make such connections. All developments should adhere to the pedestrian connectivity goals of the township's adopted plan, *A Vision for Center Point Village*.

Section 150-250.7. Design Standards.

All development in the CPV-2 District shall comply with the Worcester Township Subdivision and Land Development Ordinance (SALDO), except in the case that the requirements herein conflict with those requirements, whereby the standards in this ordinance shall apply. All development shall meet the following design standards:

A. General Layout

- (1) Buildings shall be placed to make walking to open space and residential areas easily accessible to pedestrians by providing an interconnected system of sidewalks and trails.
- (2) Streets
 - (a) Streets shall be interconnected with each other and with streets on abutting properties in an interconnected modified grid pattern.
 - (b) Street trees shall be required along all streets in accordance with Section 130-28.G(4) of the Worcester Township Subdivision and Land Development Ordinance (SALDO) with the exception of the following requirement, which shall supersede the requirements of the SALDO:
 - [1] Street trees shall be placed in a grass buffer strip between the curb and sidewalk that is a minimum of eight (8) feet wide.
- (3) Public Open Space. The front façade location may be moved back by up to 50 feet for permitted uses, and 100 feet for conditional uses, if the space in front of the building is utilized for a public open space. The public open space area shall be landscaped, and include features such as benches, bike racks, gazebos, pavilions, ponds, fountains and/or paved patio areas. These improvements shall occupy at least 500 square feet and the total public open space shall be at least 5,000 square feet in size. The public open space may include areas for outdoor dining.

B. Parking Standards

- (1) Parking lots and/or driveways should not be the dominant aspect of the building design, as seen from the street. Parking lots shall be located to the side and/or rear of buildings, unless there is an additional and larger building on the lot between the proposed parking and the street.
- (2) Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements. Such screens shall be between two (2) feet and four (4) feet high.
- (3) Parking areas on abutting lots shall be interconnected by access driveways.
- (4) Each lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other lots within the tract.
- (5) Parking lots shall be set back at least ten (10) feet from any adjacent residential lots.

(6) Amount of Required Parking. All uses shall comply with the parking requirements required by Article XXII of the Worcester Township Zoning Code, except as adjusted below:

(a) For any use, the amount of parking that is provided shall not exceed 120% of the minimum parking that is required by Section 150-153 of Article XXII.

(b) Required parking may be located on an abutting lot, provided such spaces are located within 200 feet of the use.

C. Off-Street Loading Areas, Outdoor Storage, and Trash Disposal Areas.

(1) All loading areas and loading docks shall be located to the sides and rears of buildings. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least twenty-five (25) feet from residential property lines.

(2) Outdoor storage or display of materials shall not be permitted overnight.

(3) Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least twenty-five (25) feet from residential property lines.

D. Landscaping. Street trees, buffers, parking lot landscaping, detention basin landscaping, and landscaping around non-residential buildings shall be provided, in accordance with the Worcester Township Subdivision and Land Development Ordinance.

E. Signs. All signs shall comply with the requirements of Article XXI of the Worcester Township zoning ordinance. Commercial uses shall meet the standards of both Section 150-147 General Sign Regulations and Section 150-150 Signs Permitted in C and SC Districts.

F. Additional Subdivision and Land Development Standards. All development within this district shall adhere to the additional standards in Article XI of the Worcester Township Subdivision and Land Development Ordinance, Design Standards for the Center Point Village 1 and Center Point Village 2 Districts.

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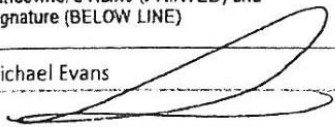
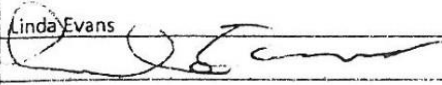
PA DEPARTMENT OF AGRICULTURE
ABFP-14, REV. 4/2005

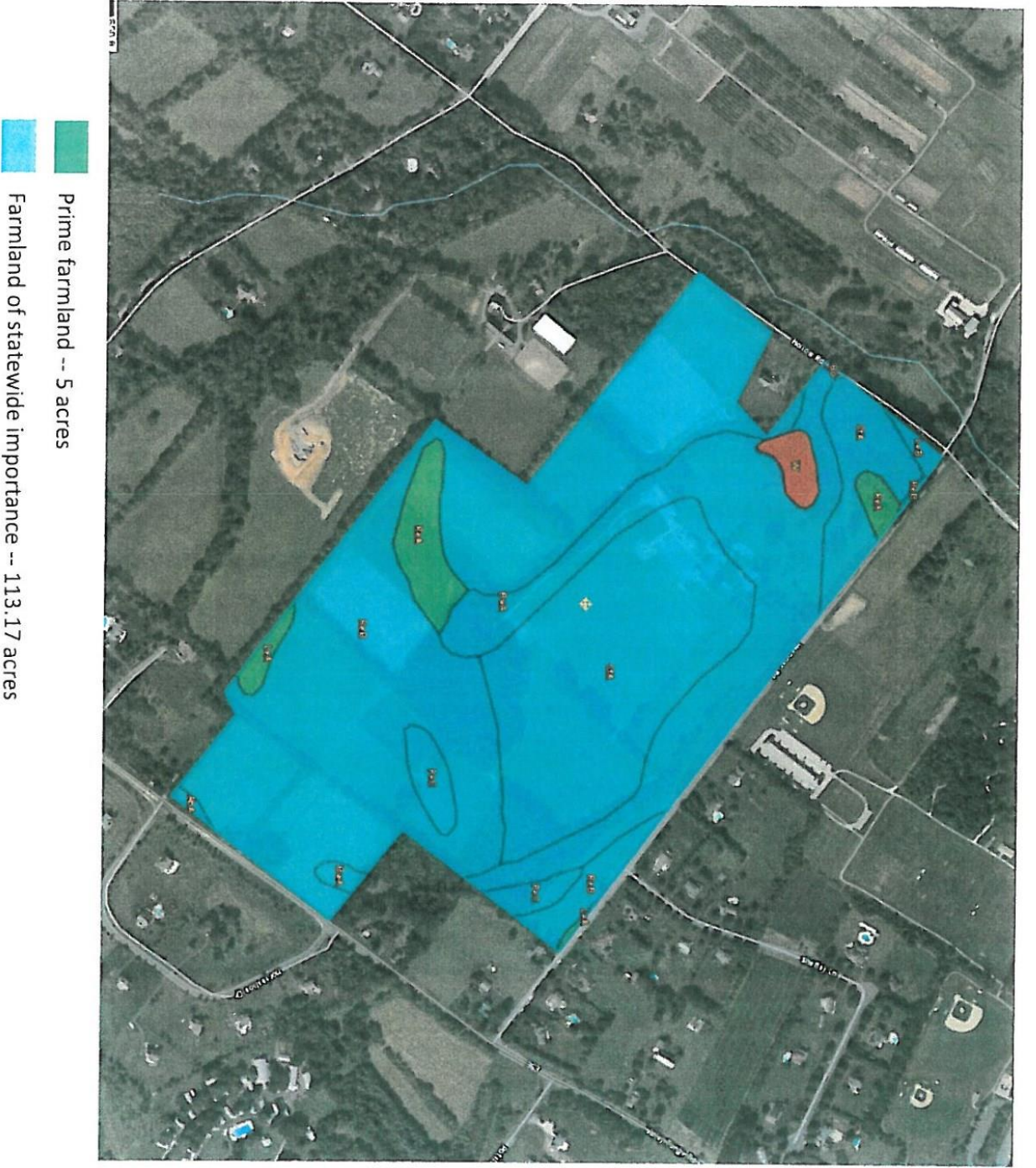
PROPOSAL FOR THE ADDITION OF AN AGRICULTURAL SECURITY AREA

This form is to be completed by the landowner(s) who propose(s) to form an agricultural security area under the Agricultural Area Security Law (Act 43 of 1981). Three copies of this form, including the required map (see below) shall be submitted certified mail, return receipt requested, to the township in which the proposed agricultural security area is located. If the proposed area is located in more than one township (municipality) the proposal shall be submitted to all governing bodies affected. The tax parcel number may be obtained from the property tax notice or the county mapping office. If a number cannot be found, the deed reference numbers/account numbers of the properties owned by the undersigned landowners within the proposed agricultural security area should be attached to each copy of this form (A county tax map, US Geological Survey topographic map, or other map as specified by the local government). Properties owned by each petitioner shall be identified on each map. In cases of joint ownership, all owners must sign the proposal.

LOCAL GOVERNMENT UNIT USE ONLY	
DATE RECEIVED	3/17/17
HEARING DATE	6/21/17
ACTION DATE	
<input type="checkbox"/>	APPROVED W/O MODIFICATION
<input type="checkbox"/>	MODIFIED, THEN APPROVED
<input type="checkbox"/>	REJECTED

1. Location of the proposed area: Worcester Township Montgomery 2. Total acreage in area: 119.47
(Township, Borough or City) (County)
3. Names and addresses of landowners proposing the area. Use additional paper with just columns if needed. Signers to this proposal give their consent to include the described land in the agricultural security area once it is approved.

Landowner's Name (PRINTED) and Signature (BELOW LINE)	Address (PRINT)	County Tax Parcel ID Number (PIN) & Account Number	Acreage
Michael Evans 	3110 Heebner Road, Collegeville	6700-01810-004	119.47
Linda Evans 			



Penn State Web Soil Survey Data for 3110 Heebner Road

TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE _____

**AN ORDINANCE AMENDING TO ESTABLISH REGULATIONS PERTAINING
TO THE LOCATION, PLACEMENT, CONSTRUCTION AND MAINTENANCE OF
TOWER-BASED WIRELESS COMMUNICATIONS FACILITIES AND
NON-TOWER WIRELESS COMMUNICATION FACILITIES, AND PROVIDING
FURTHER FOR THE REGULATION OF SUCH FACILITIES WITHIN THE
PUBLIC RIGHTS-OF-WAY AND OUTSIDE THE PUBLIC RIGHTS-OF-WAY**

NOW THEREFORE, IT IS HEREBY ORDAINED AND ENACTED, by the Board of Supervisors of Worcester Township, the Code shall be amended as follows:

SECTION I – Township Code Article III, Terminology, Section 150-9, is hereby amended to include the following definitions:

1. *Antenna* — Any system of wires, rods, discs, panels, flat panels, dishes, whips, or other similar devices used for the transmission or reception of wireless signals. An Antenna may include an omnidirectional Antenna (rod), directional Antenna (panel), parabolic Antenna (disc) or any other wireless Antenna. An Antenna does not include Tower-Based Wireless Communications Facilities as defined below.
2. *Co-location or Co-located* — The mounting of one or more Wireless Communication Facilities, including Antennae, on an existing Tower-Based Wireless Control Facility, or on any structure that already supports at least one Non-Tower Wireless Control Facility.
3. *Distributed Antenna Systems (DAS)* — A network of spatially separated Antenna sites connected to a common source that provides wireless service within a geographic area or structure.
4. *FCC* — Federal Communications Commission.
5. *Height of a Tower-Based WCF* – The vertical distance measured from the ground level, including any base pad, to the highest point on a Tower-Based Wireless Control Facility, including Antennae mounted on the tower and any other appurtenances.
6. *Monopole* — A Wireless Communication Facility that consists of a single pole structure, designed and erected on the ground or on top of a structure, to support communications Antennae and connecting appurtenances.
7. *Non-Tower Wireless Communications Facility (Non-Tower WCF)* — All non-tower wireless communications facilities, including but not limited to, antennae and Related Equipment. Non-Tower Wireless Control Facility shall not include support structures for Antennae or any Related Equipment that is mounted to the ground or at ground-level.

8. *Related Equipment* — Any piece of equipment related to, incidental to, or necessary for, the operation of a Tower-Based Wireless Control Facility or Non-Tower Wireless Control Facility, including, but not limited to, generators and base stations.
9. *Right-of-Way (ROW)* — The surface of and space above and below any real property in which the Federal, State or Township government has a regulatory interest, or interest as a trustee for the public, as such interests now or hereafter exist, including, but not limited to, all streets, highways, avenues, roads, alleys, sidewalks, tunnels, viaducts, bridges, skyways, and any unrestricted public or utility easements established, dedicated, platted, improved or devoted for utility purposes, but excluding lands other than streets. The phrase “in the Rights-of-Way” and means in, on, over, along, above and/or under the Rights-of-Way.
10. *Stealth Technology* — Camouflaging methods applied to Wireless Control Facilities, Antennae and other facilities which render them more visually appealing or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it minimally visible to the casual observer. Such methods include, but are not limited to, architecturally screened roof-mounted Antennae, building-mounted Antennae painted to match the existing structure and facilities constructed to resemble trees, shrubs, and light poles.
11. *Substantially Change or Substantial Change* — (1) Any increase in the height of a Wireless Support Structure by more than 10%, or by the height of one additional Antenna array with separation from the nearest existing Antenna not to exceed twenty (20) feet, whichever is greater, except that the mounting of the proposed Wireless Communications Facility may exceed the size limits set forth in the Township Code or in the Pennsylvania Wireless Broadband Collocation Act if necessary to avoid interference with existing Antennae; or (2) any further increase in the height of a Wireless Support Structure which has already been extended by more than 10% of its originally approved height or by the height of one additional Antenna array. Substantial Change may also include a certain size increase as defined by the Federal Communications Commission with regard to Related Equipment.
12. *Tower-Based Wireless Communications Facility (Tower-Based WCF)* — Any structure that is used for the purpose of supporting one or more Antennae, including, but not limited to, self-supporting lattice towers, guy towers, monopoles, utility poles and ground-based Distributed Antenna Systems facility structures. Distributed Antenna Systems’ hub facilities are also considered to be Tower-Based Wireless Communications Facilities.
13. *WBCA* – Pennsylvania Wireless Broadband Collocation Act (53 P.S. §11702.1 *et. seq.*)
14. *Wireless* — Transmissions through the airwaves including, but not limited to, infrared line of sight, cellular, PCS, microwave, satellite, or radio signals.
15. *Wireless Communications Facility (WCF)* — The Antennae, nodes, control boxes, towers, poles, conduits, ducts, pedestals, electronics and other equipment used for the purpose of transmitting, receiving, distributing, providing, or accommodating wireless communications services.

16. *Wireless Support Structure* — A freestanding structure, such as a Tower-Based Wireless Communications Facility, utility pole, or any other structure that could support the placement or installation of a Wireless Communications Facility, if approved by the Township.

SECTION II – Township Code is hereby amended to include a new chapter – Chapter 53, Wireless Communication Facilities – as follows:

SECTION 53-1. Purposes and Findings of Fact

- A. The purpose of this Article is to establish uniform standards for the siting, design, permitting, maintenance, and use of Wireless Communications Facilities in Worcester Township. While the Township recognizes the importance of Wireless Communications Facilities in providing high-quality communication services to its residents and businesses, the Township also recognizes that it has an obligation to protect public safety and to minimize the adverse visual effects of such facilities through the standards set forth in the following provisions.
- B. By enacting these provisions, the Township intends to:
 1. provide for the managed development of Wireless Communications Facilities in a manner that enhances the benefits of wireless communication and accommodates the needs of both Township residents and wireless carriers in accordance with federal and state laws and regulations;
 2. establish procedures for the design, siting, construction, installation, maintenance and removal of both Tower-Based and Non-Tower Wireless Communications Facilities in the Township, including facilities both in and outside Rights-of-way;
 3. address new wireless technologies, including but not limited to, distributed antenna systems, data collection units, cable wi-fi and other wireless communications facilities;
 4. minimize the adverse visual effects and the number of such facilities through proper design, siting, screening, material, color and finish and by requiring that competing providers of wireless communications services co-locate commercial communications antennas and related facilities on existing towers; and,
 5. promote the health, safety and welfare of the Township residents.

SECTION 53-2. Non-Tower Wireless Communications Facilities

- A. The following regulations shall apply to all Non-Tower Wireless Communications Facilities (Non-Tower WCFs):
 1. Permitted in All Zoning Districts Subject to Regulations. Non-Tower WCFs are permitted in all Zoning Districts subject to the restrictions and conditions prescribed below and subject to applicable permitting by the Township.

2. Prohibited on Certain Structures. Non-Tower WCFs shall not be located on single-family detached residences, single-family attached residences, or any residential accessory structure.
3. Historic Resources. Non-Tower WCFs shall not be located on a property, building or structure that is (a) listed on the National or Pennsylvania Registers of Historic Places, or is eligible to be so listed, (b) listed on any official inventory of historic structures maintained by the Township, or (c) in the historic villages of Cedars, Center Point or Fairview Village, with the boundaries of each historic village as shown on Exhibit A attached hereto, unless the owner is entitled to such installation by federal rules and regulations.
4. Standard of Care. Non-Tower WCFs shall be designed, constructed, operated, maintained, repaired, modified and removed in strict compliance with all current applicable technical, safety and safety-related codes, including but not limited to the most recent editions of the American National Standards Institute (ANSI) Code, National Electrical Safety Code, and National Electrical Code. Any Non-Tower WCF shall at all times be kept and maintained in good condition, order and repair by qualified maintenance and construction personnel, so that the same shall not endanger the life of any person or any property in the Township.
5. Wind. All Non-Tower WCF structures shall be designed to withstand the effects of wind according to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association, and Telecommunications Industry Association (ANSI/EIA/TIA-222-E, as amended).
6. Aviation Safety. Non-Tower WCFs shall comply with all federal and state laws and regulations concerning aviation safety.
7. Public Safety Communications. Non-Tower WCF shall not interfere with public safety communications or the reception of broadband, television, radio or other communication services enjoyed by occupants of nearby properties.
8. Radio Frequency Emissions. Non-Tower WCF shall not, by itself or in conjunction with other Non-Tower WCFs, generate radio frequency emissions in excess of the standards and regulations of the FCC, including but not limited to, the FCC Office of Engineering Technology Bulletin 65 entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields," as amended.
9. Removal. In the event that use of a Non-Tower WCF is discontinued, the owner shall provide written notice to the Township of its intent to discontinue use and the date when the use shall be discontinued. Unused or abandoned Non-Tower WCFs or portions of Non-Tower WCFs shall be removed as follows:
 - a. Abandoned or unused Non-Tower WCFs and Related Equipment shall be removed within two (2) months of the cessation of operations at the site unless a time extension is approved by the Township.

- b. If the Non-Tower WCF or Related Equipment are not removed within two (2) months of the cessation of operations at a site, or within any longer period approved by the Township, the Non-Tower WCF or Related Equipment may be removed by the Township and the cost of removal assessed against the owner of the Non-Tower WCF and/or against the owner of the property upon which the Non-Tower WCF or Related Equipment is located.
10. Timing of Approval. Within thirty (30) calendar days of the date that an application for a Non-Tower WCF is filed with the Township, the Zoning Officer shall notify the applicant in writing of any information that may be required to complete such application. Within ninety (90) calendar days of receipt of a complete application, the Zoning Officer shall make a final decision on whether to approve the application and shall advise the applicant in writing of such decision. If additional information was requested by the Township to complete an application, the time required by the applicant to provide the information shall not be counted toward the Township's ninety (90) day review period.
11. Insurance. The owner and operator of a Non-Tower WCF shall provide the Township with a certificate of insurance that includes the Township as an additional insured, and that evidences general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the Non-Tower WCFs.
12. Indemnification. The owner and operator of a Non-Tower WCF shall, at his or her sole cost and expense, indemnify, defend and hold harmless the Township, its elected and appointed officials, employees and agents, at all times against any and all claims for personal injury, including death, and property damage arising in whole or in part from, caused by or connected with any act or omission of the owner, its officers, agents, employees or contractors arising out of, but not limited to, the construction, installation, operation, maintenance or removal of the Non-Tower WCF. The owner and operator shall defend any actions or proceedings against the Township in which it is claimed that personal injury, including death, or property damage was caused by the construction, installation, operation, maintenance or removal of a Non-Tower WCF. The obligation to indemnify, hold harmless and defend shall include, but not be limited to, the obligation to pay judgments, injuries, liabilities, damages, reasonable attorneys' fees, expert fees, court costs and all other costs of indemnification.
13. Maintenance. To the extent permitted by law, the following maintenance requirements shall apply:
 - a. Non-Tower WCFs shall be fully automated and unattended on a daily basis, and shall be visited only for maintenance or emergency repair.
 - b. Maintenance shall be performed to ensure the upkeep of the facility in order to promote the safety and security.
 - c. Maintenance activities shall utilize the best available technology for preventing failures and accidents.

14. Reservation of Rights. In accordance with applicable law, the Township reserves the right to deny an application for the construction or placement of any Non-Tower WCF for numerous factors, which include but are not limited to, visual impact, design, and safety standards.
- B. The following additional regulations shall apply to Non-Tower WCFs that do not Substantially Change the physical dimensions of the Wireless Support Structure to which they are attached:
1. Permit Required. Non-Tower WCF applicants that propose the modification of an existing Wireless Support Structure shall obtain a Zoning Permit from the Township. In order to be considered for such permit, the applicant must submit a permit application to the Township, on the form as prescribed by the Township.
 2. Non-Tower WCFs that do not Substantially Change the physical dimension of the Wireless Support Structure may be eligible for a sixty (60) day timeframe for review. Applicants shall assert such eligibility in writing to the Township and provide documentation reasonably related to determining whether the application is eligible for the shortened review and, if warranted, such application shall be reviewed within the sixty (60) day timeframe.
 3. Related Equipment. Ground-mounted Related Equipment greater than three (3) cubic feet shall not be located within twenty-five (25) feet of a lot in residential use or zoned residential.
 4. Permit Fees. The Township may assess appropriate and reasonable permit fees directly related to the Township's actual costs in reviewing and processing the application for approval of a Non-Tower WCF or \$1,000, whichever is less.
- C. The following additional regulations shall apply to Non-Tower WCFs that Substantially Change the Wireless Support Structure to which they are attached:
1. Conditional Use Authorization. Non-Tower WCFs that Substantially Change an existing Wireless Support Structure shall be permitted by Conditional Use approval of the Board of Supervisors. Any such new construction and modifications that do not fall within the provisions and protections of the Pennsylvania Wireless Broadband Collocation Act are prohibited unless permitted by Conditional Use approval of the Board of Supervisors.
 2. Permit Fees. The Township may assess appropriate and reasonable permit fees directly related to the Township's actual costs in reviewing and processing the application for approval of a Non-Tower WCF that that Substantially Change the Wireless Support Structure to which they are attached.
- D. The following additional regulations shall apply to Non-Tower WCFs located outside of Rights-of-Way:
1. Development Regulations. Non-Tower WCFs shall be co-located on existing Wireless Support Structures, and shall be subject to the following conditions:

- a. The total height of any Wireless Support Structure and mounted Non-Tower WCFs shall not exceed the height limitation of the Wireless Support Structure permitted in the underlying zoning district by more than twenty (20) feet.
 - b. The owner and operator of Non-Tower WCFs must submit documentation that justifies the total height of the proposed Non-Tower WCF.
 - c. If Related Equipment is proposed to be located in a separate building or structure, the building or structure shall comply with all applicable requirements set forth in the zoning district.
 - d. A security fence not less than eight (8) feet in height shall surround any Related Equipment housed in separate building or structure, and landscaping shall be installed around the fencing, to provide four-season screening from all abutting properties. Vehicular access to the Non-Tower WCFs and Related Equipment shall not interfere with the parking or vehicular circulation for the site's principal use.
2. Design Regulations. Non-Tower WCFs shall meet the following design conditions:
 - a. Non-Tower WCFs shall employ stealth technology and shall be treated to match the Wireless Support Structure to which they are attached, in order to minimize aesthetic impact. The stealth technology utilized shall be approved of the Township.
 - b. Satellite dishes and Antennae used for the purpose of providing television, phone, and/or internet connections at a private residence or business only shall be exempt from the design regulations enumerated herein.
 3. Removal, Replacement and Modification. The removal, replacement and modification of Non-Tower WCFs and/or Related Equipment, for the purpose of upgrading or repairing the Non-Tower WCF and/or Related Equipment, shall be permitted, provided that such repair or upgrade increases neither the overall dimensions of the Non-Tower WCF nor the numbers of Antennae, and provide any required permit is obtained from the Township.
 4. Inspection. The Township reserves the right to inspect Non-Tower WCFs to ensure compliance with the provisions noted herein, and with any other provision in Township Code or Federal or State Law. The Township and/or its agents shall have the authority to enter the property upon which a Non-Tower WCF is located at any time, upon reasonable notice to the operator, to ensure such compliance.
- E. The following additional regulations apply to Non-Tower WCFs in Rights-of-Way:
1. Co-location. Non-Tower WCFs shall be co-located on existing Wireless Support Structures.
 2. Design Requirements. Non-Tower WCFs shall meet the following design conditions:

- a. All Non-Tower WCF components located above the surface grade shall be no greater than six (6') feet in height.
 - b. All equipment employed shall be the smallest and least visibly intrusive equipment feasible.
 - c. Antennae and all Related Equipment shall be treated to match the supporting structure, and Non-Tower WCFs and Related Equipment shall be painted, or otherwise coated, to be visually compatible with the Wireless Support Structure on which they are mounted.
3. Time, Place and Manner. The Township shall determine the time, place and manner of construction, maintenance, repair and/or removal of all Non-Tower WCFs in Rights-of-Way, based on public safety, traffic management, physical burden on the Right-of-Way, and related considerations, in the sole discretion of the Township.
4. Equipment Location. Non-Tower WCFs and Related Equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of the Rights-of-Way, as determined by the Township, in its sole discretion. In addition:
 - a. Ground-mounted equipment, walls, or landscaping shall not be located within eighteen (18) inches of the face of the curb, or within an easement extending onto a privately-owned lot.
 - b. Ground-mounted equipment that cannot be undergrounded shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features, to the satisfaction of the Township.
 - c. Graffiti on a Wireless Support Structure, Non-Tower WCF or Related Equipment shall be removed at the sole expense of the owner within ten (10) business days of the date of notice from the Township of the existence of the graffiti.
 - d. All underground vaults shall be reviewed and approved by the Township.
5. Relocation or Removal of Facilities. Within sixty (60) days following written notice from the Township, or such longer period as the Township determines is reasonably necessary or such shorter period in the case of an emergency, an owner of a Non-Tower WCF in the Right-of-Way shall, at his or her own expense, temporarily or permanently remove, relocate, change or alter the position of any Non-Tower WCF when the Township determines that such removal, relocation, change or alteration is reasonably necessary to construct, repair, maintain or install a Township or other public improvement in the Right-of-Way; conduct operations of the Township, or to conduct the operations of another government entity, in the Right-of-Way; vacate a roadway, or to establish or to release a utility or other easement; or, address an emergency as determined by the Township.

SECTION 53-3. Tower-Based Wireless Communication Facilities

- A. The following regulations shall apply to all Tower-Based Wireless Communications Facilities (Tower-Based WCFs):
1. Standard of Care. Tower-Based WCFs shall be designed, constructed, operated, maintained, repaired, modified and removed in strict compliance with all current applicable technical, safety and safety-related codes, including but not limited to, the most recent editions of the American National Standards Institute (ANSI) Code, National Electrical Safety Code, National Electrical Code, as well as the accepted and responsible workmanlike industry practices of the National Association of Tower Erectors. Tower-Based WCFs shall at all times be kept and maintained in good condition, order and repair by qualified personnel, so that the same shall not endanger the life of any person or any property in the Township.
 2. Conditional Use Approval. Tower-Based WCFs are permitted by Conditional Use approval of the Board of Supervisors. At the Conditional Use hearing the applicant shall:
 - a. Demonstrate the proposed height of the Tower-Based WCF is the minimum height required to operate the Tower-Based WCF. No applicant shall have the right under these regulations to erect a tower to the maximum height specified in this Article unless it proves the necessity for such height. The applicant shall demonstrate the Tower-Based WCF is proposed at the minimum height necessary for the service area.
 - b. Demonstrate that the communications system cannot adequately extend or infill its communications system by the use of antennae and/or Non-Tower WCFs.
 - c. Provide a propagation study evidencing the need for the Tower-Based WCF, as well as a description of the type and manufacturer of the proposed transmission/radio equipment.
 - d. Demonstrate the proposed Tower-Based WCF complies with all state and federal laws and regulations concerning aviation safety.
 - e. Provide a written commitment that it will allow other service providers to co-locate Non-Tower WCFs on the Tower-Based WCF where this is technically and economically feasible.
 - f. For a Tower-Based WCF that is located on a property with another principal use, provide documentation that the property owner has granted an easement for the proposed Tower-Based WCF, and that vehicular access will be provided to the facility.
 3. Engineer Inspection, Seal and Signature. Prior to the issuance of a permit authorizing construction and erection of a Tower-Based WCF, a structural engineer registered in Pennsylvania shall issue to the Township a written certification of the Tower-Based WCF's ability to meet the structural standards offered by either the

Electronic Industries Association or the Telecommunication Industry Association. All plans and drawings for a Tower-Based WCF shall contain a seal and signature of a professional structural engineer, licensed in the Commonwealth of Pennsylvania.

4. Visual appearance. Tower-Based WCFs shall employ stealth technology. All wireless communications equipment buildings and other accessory facilities shall be aesthetically and architecturally compatible with the surrounding environment and shall maximize the use of a like facade to blend with the existing surroundings and neighboring buildings to the greatest extent possible.
 - a. The Township may require that Related Equipment that houses electrical transmitters and like components be placed underground, unless determined to be detrimental to the functioning and physical integrity of such equipment.
 - b. In making these determinations, the Township may consider whether that proposed promotes the harmonious and orderly development of the zoning district involved; encourages compatibility with the character and type of development existing in the area; benefits neighboring properties by preventing a negative impact on the aesthetic character of the community; preserves woodlands and trees existing at the site to the greatest possible extent; and encourages sound engineering and land development design and construction principles, practices and techniques.
5. Co-location and Siting. An application for a Tower-Based WCF shall not be approved unless the Antenna and Related Equipment for the proposed Tower-Based WCF cannot be accommodated on an existing or approved structure or building. The owner of the Tower-Based WCF shall demonstrate that he or she has contacted the owners of tall structures, buildings, and towers within a one quarter ($\frac{1}{4}$) of a mile radius of the site proposed, and had sought permission to install an Antenna on those structures, buildings, and towers, and was denied for at least one of the following reasons:
 - a. The proposed Antenna and Related Equipment would exceed the structural capacity of the existing building, structure or tower, and its reinforcement cannot be accomplished at a reasonable cost.
 - b. The proposed Antenna and Related Equipment would cause radio frequency interference with other existing equipment for that existing building, structure, or tower and the interference cannot be prevented at a reasonable cost.
 - c. Such existing buildings, structures, or towers do not have adequate location, space, access, or height to accommodate the proposed equipment or to allow it to perform its intended function.
 - d. A commercially reasonable agreement could not be reached with the owner of such building, structure, or tower.
6. Permit Required for Modifications. To the extent permissible under applicable state and federal law, modification of an existing Tower-Based WCF that increases the

overall height of the Tower-Based WCF shall require a Township approval and the issuance of a Township permit.

7. Wind. Tower-Based WCFs shall be designed to withstand the effects of wind according to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association, and Telecommunications Industry Association (ANSI/EIA/TIA-222-E, as amended).
8. Height. Tower-Based WCFs shall be designed at the minimum functional height. The maximum total height of any Tower-Based WCF shall not exceed one hundred (100) feet, as measured vertically from the ground level, including any base pad, to the highest point on the structure, including Antennae and subsequent alterations. Should the owner of the Tower-Based WCF demonstrate that another provider of wireless communications services has agreed to co-locate facilities on the Tower-Based WCF, and this requires a greater tower height to provide satisfactory service for wireless communications, the total height of the Tower-Based WCF may exceed one hundred (100) feet only if a waiver is granted by the Board of Supervisors. However, in no event shall the Tower-Based WCF height exceed one hundred and fifty (150) feet.
9. Related Equipment Building. Any building or other structure housing Related Equipment shall comply with the required yard and height requirement of the applicable zoning district for an accessory structure.
10. Public Safety Communications. Tower-Based WCF shall not interfere with public safety communications or the reception of broadband, television, radio or other communication services enjoyed by occupants of nearby properties.
11. Maintenance. The following maintenance requirements shall apply:
 - a. Tower-Based WCFs shall be fully automated and unattended on a daily basis, and shall be visited only for maintenance or emergency repair.
 - b. Maintenance shall be performed to ensure the upkeep of the facility in order to promote the safety and security of the Township's residents.
 - c. Maintenance activities shall utilize the best available technology for preventing failures and accidents.
12. Radio Frequency Emissions. Tower-Based WCF shall not, by itself or in conjunction with other WCFs, generate radio frequency emissions in excess of the standards and regulations of the FCC, including but not limited to, the FCC Office of Engineering Technology Bulletin 65 entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields," as amended.
13. Historic Properties and Conservancy Lands. Non-Tower-Based WCFs shall not be located on a property that is (a) listed on the National or Pennsylvania Registers of Historic Places, or is eligible to be so listed, (b) in the historic villages of Cedars, Center Point or Fairview Village, with the boundaries of each historic village as

shown on Exhibit A attached hereto, (c) under conservation easement, or (d) within a designated view shed as shown on Exhibit B attached hereto, unless the owner is entitled to such installation by federal rules and regulations.

14. Signs. Tower-Based WCFs shall post a sign in a readily visible location identifying the name and phone number of a party to contact in the event of an emergency. The only other signage permitted on the Tower-Based WCF shall be those required by the FCC, or any other federal or state agency.
15. Lighting. Tower-Based WCFs shall not be artificially lighted, except as required by law. If lighting is required, the owner shall provide a detailed plan for sufficient lighting, demonstrating as unobtrusive and inoffensive an effect as is permissible under state and federal regulations.
16. Noise. Tower-Based WCFs shall be operated and maintained so as not to produce noise in excess of applicable noise standards under state law and the Township Code, except in emergency situations requiring the use of a backup generator, where such noise standards may be exceeded on a temporary basis only.
17. Aviation Safety. Tower-Based WCFs shall comply with all federal and state laws and regulations concerning aviation safety.
18. Timing of Approval. Within thirty (30) calendar days of the date that a Conditional Use application for a Tower-Based WCF is filed with the Township, the Township shall notify the applicant in writing of any information that may be required to complete such application. All applications for Tower-Based WCFs shall be acted upon within one hundred fifty (150) days of the receipt of a fully completed application. If additional information was requested by the Township to complete an application, the time required by the applicant to provide the information shall not be counted toward the one hundred fifty (150) day review period.
19. Non-Conforming Uses. Non-conforming Tower-Based WCFs which are hereafter damaged or destroyed due to any reason or cause may be repaired and restored at their former location, but must comply with all applicable terms and conditions of these regulations that are necessary to protect public health and safety. Co-location on existing non-conforming Tower-Based WCFs is permitted.
20. Removal. In the event use of a Tower-Based WCF is planned to be discontinued, the owner shall provide written notice to the Township of its intent to discontinue use and the date when the use shall be discontinued. Unused or abandoned Tower-Based WCFs or portions of Tower-Based WCFs shall be removed as follows:
 - a. All unused or abandoned Tower-Based WCFs and accessory facilities shall be removed within six (6) months of the cessation of operations at the site unless a time extension is approved by the Township.
 - b. If the Tower-Based WCF and/or accessory facility is not removed within six (6) months of the cessation of operations at a site, or within any longer period approved by the Township, the Tower-Based WCF and accessory facilities and equipment may be removed by the Township and the cost of removal assessed

against the owner of the Tower-Based WCF or against the owner of the property upon which the Tower-Based WCF is located.

- c. Any unused portions of Tower-Based WCFs, including Antennae, shall be removed within six (6) months of the time of cessation of operations, and the Township must approve all replacements of portions of a Tower-Based WCF previously removed.
21. Permit Fees. The Township may assess appropriate and reasonable permit fees directly related to the Township's actual costs in reviewing and processing the application for approval of a Tower-Based WCF.
22. FCC License. The owner or operator of a Tower-Based WCF shall submit a copy of his or her current FCC license, including the name, address, and emergency telephone number for the operator of the facility.
23. Reservation of Rights. In accordance with applicable law, the Township reserves the right to deny an application for the construction or placement of any Tower-Based WCF for numerous factors, including but are not limited to, visual impact, design, and safety standards.
24. Insurance. The owner and operator of a Tower-Based WCF greater than forty (40) feet in height shall provide the Township with a certificate of insurance evidencing general liability coverage in the minimum amount of \$5,000,000 per occurrence and property damage coverage in the minimum amount of \$5,000,000 per occurrence covering the Tower-Based WCF. The owner and operator of a Tower-Based WCF forty (40) feet or less in height shall provide the Township with a certificate of insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering each Tower-Based WCF.
25. Indemnification. The owner and operator of a Tower-Based WCF shall, at his or her sole cost and expense, indemnify, defend and hold harmless the Township, its elected and appointed officials, employees and agents, at all times against any and all claims for personal injury, including death, and property damage arising in whole or in part from, caused by or connected with any act or omission of the Person, its officers, agents, employees or contractors arising out of, but not limited to, the construction, installation, operation, maintenance or removal of the Tower-Based WCF. The owner and operator of a Tower-Based WCF shall defend any actions or proceedings against the Township in which it is claimed that personal injury, including death, or property damage was caused by the construction, installation, operation, maintenance or removal of Tower-Based WCF. The obligation to indemnify, hold harmless and defend shall include, but not be limited to, the obligation to pay judgments, injuries, liabilities, damages, reasonable attorneys' fees, expert fees, court costs and all other costs of indemnification.
26. Financial Security. Prior to permit issuance for a Tower-Based WCF, the owner and operator of a Tower-Based WCF shall provide to the Township financial security deemed by the Township to be sufficient to guarantee the removal of the Tower-

Based WCF. Said financial security shall remain in place until the Tower-Based WCF is removed.

B. The following additional regulations shall apply to Tower-Based WCFs located outside Rights-of-Way:

1. Development Regulations.

- a. Tower-Based WCFs less than forty (40) feet in height shall be permitted Conditional Use approval of the Board of Supervisors in all zoning districts.
- b. Tower-Based WCFs forty (40) or more feet in height shall only be permitted by Conditional Use approval of the Board of Supervisors in the following zoning districts only:
 - i. C – Commercial District;
 - ii. SC – Shopping Center; and,
 - iii. LI – Limited Industrial District.
- c. Tower-Based WCFs shall not be located within fifty (50) feet of any underground utility, with the exception of water and sanitary sewer lines.
- d. Sole Use on a Lot. A Tower-Based WCF may be permitted as the sole use on a lot, provided that the underlying lot is at least two acres. The minimum distance between the base of a Tower-Based WCF and any adjoining property line or street right-of-way line shall equal not less than 40% of the proposed Tower-Based WCF structure height.

2. Design Regulations.

- a. Tower-Based WCFs shall employ stealth technology in order to minimize aesthetic impact. The stealth technology utilized shall be approved of the Township.
- b. To the extent permissible by law, height extensions to an existing Tower-Based WCF shall require, at a minimum, a Zoning Permit issued by the Township.
- c. Tower-Based WCFs shall be designed structurally, electrically, and in all respects to accommodate co-locators.
- d. Tower-Based WCFs forty (40) or more feet in height shall be equipped with an anti-climbing device, as approved by the manufacturer.

3. Surrounding Environs.

- a. Existing vegetation, trees and shrubs located within three hundred (300) feet of Tower-Based WCFs shall be preserved to the maximum extent possible.

- b. A security fence constructed of wood or wood-like composite material, and having a minimum height of eight (8) feet, shall completely surround any Tower-Based WCF, guy wires, and Related Equipment for a Tower-Based WCF forty (40) feet or greater in height. The fence shall not be topped with barbed wire.
 - c. Landscaping. Landscaping shall be required to screen as much of a newly constructed Tower-Based WCF and Related Equipment as possible. The Township may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if, in the discretion of the Township, this approach achieves the same degree of screening.
 - 4. Access Road. An access road of at least twenty (20) feet in width, turnaround space and parking shall be provided to ensure adequate emergency and service access to Tower-Based WCF. Maximum use of existing roads, whether public or private, shall be made to the extent practicable. Road construction shall at all times minimize ground disturbance and the cutting of vegetation. Road grades shall closely follow natural contours to assure minimal visual disturbance and minimize soil erosion. Where applicable, the owner and operator of the Tower-Based WCF shall present documentation to the Township that the property owner has granted an easement for the proposed facility.
 - 5. Parking. For each Tower-Based WCF forty (40) feet or greater in height, there shall be two (2) off-street parking spaces.
 - 6. Inspection. The Township reserves the right to inspect Tower-Based WCFs to ensure compliance with the provisions herein and any other provisions found within the Township Code or state or federal law. The Township and/or its agents shall have the authority to enter the property upon which a Tower-Based WCF is located at any time, upon reasonable notice to the operator, to ensure such compliance.
- C. The following regulations shall apply to Tower-Based WCFs in Rights-of-Way:
 - 1. Development Regulations.
 - a. Tower-Based WCFs forty (40) feet or greater in height are prohibited in Rights-of-Way.
 - b. Tower-Based WCFs less than forty (40) feet in height and located along the following corridors and roadways, regardless of the underlying zoning district, shall be permitted by Conditional Use approval of the Board of Supervisors:
 - i. Berks Road;
 - ii. Bethel Road;
 - iii. Germantown Pike;
 - iv. Morris Road;
 - v. North Wales Road;
 - vi. Skippack Pike;
 - vii. Township Line Road;

- viii. Valley Forge Road; and,
 - ix. Water Street Road.
- c. Tower-Based WCFs shall not be situated in any Right-of-Way such that the Tower-Based WCF is directly between a residential dwelling unit and the roadway. However, Tower-Based WCFs may replace poles or other structures existing at the time of the adoption of these regulations, provided the Tower-Based WCF is of the same height, dimensions and location of the pole or other structure placed.
 - d. Tower-Based WCFs shall not be located within fifty (50) feet of any underground utility, with the exception of water and sewer lines.
2. Time, Place and Manner. The Township shall determine the time, place and manner of construction, maintenance, repair and/or removal of all Tower-Based WCFs in Rights-of-Way, based on public safety, traffic management, physical burden on the Right-of-Way, and related considerations, in the sole discretion of the Township.
3. Equipment Location. Tower-Based WCFs and Related Equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of Rights-of-Way as determined by the Township. In addition:
- a. In no case shall ground-mounted equipment, walls, or landscaping be located within eighteen (18) inches of the face of the curb.
 - b. Ground-mounted equipment that cannot be installed below ground shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features to the satisfaction of the Township.
 - c. Required electrical meter cabinets shall be screened to blend in with the surrounding area to the satisfaction of the Township.
 - d. Any graffiti on Tower-Based WCFs and Related Equipment shall be removed at the sole expense of the owner within ten (10) business days of the date of notice from the Township of the existence of the graffiti.
 - e. All underground vaults shall be reviewed and approved by the Township.
4. Design Regulations.
- a. Tower-Based WCFs shall employ the stealth technology in an effort to blend into the surrounding environment. The Stealth Technology utilized shall be subject to the approval of the Township.
 - b. To the extent permissible under state and federal law, any height extensions to an existing Tower-Based WCF shall require prior approval of the

Township, however in no instance shall any Tower-Based WCF be forty (40) feet or greater in height.

- c. Any proposed Tower-Based WCF shall be designed structurally, electrically, and in all respects to accommodate co-locators.
5. Relocation or Removal of Facilities. Within sixty (60) days following written notice from the Township, or such longer period as the Township determines is reasonably necessary or such shorter period in the case of an emergency, an owner of a Tower-Based WCF in the Right-of-Way shall, at his or her own expense, temporarily or permanently remove, relocate, change or alter the position of any Tower-Based WCF when the Township determines that such removal, relocation, change or alteration is reasonably necessary to: construct, repair, maintain or install a Township or other public improvement in the Right-of-Way; conduct operations of the Township, or to conduct the operations of another government entity, in the Right-of-Way; vacate a roadway, or to establish or to release a utility or other easement; or, address an emergency as determined by the Township.
6. Reimbursement for Use of Rights-of-Way. In addition to fees as described herein, every Tower-Based WCF in a Right-of-Way may be assessed annually fee, payable to the Township, which fee shall constitute fair and reasonable compensation paid to the Township for the use of the Right-of-Way, as established by the Township and included on the Township Fee Schedule. Such fee shall reflect expenses incurred by the Township including, but not limited to, the costs to monitor, inspect and report on the Tower-Based WCFs and Related Equipment located in the Right-of-Way, and the enforcement of applicable regulations.

SECTION III - Miscellaneous provisions.

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. This Ordinance shall become effective immediately upon enactment.

ENACTED AND ORDAINED by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this ____ day of ____, 20__.

FOR WORCESTER TOWNSHIP

By: _____
Susan G. Caughlan, Chair
Board of Supervisors

Attest: _____
Tommy Ryan, Secretary