

ERECTED INTO A TOWNSHIP IN 1733
TOWNSHIP OF WORCESTER
AT THE CENTER POINT OF MONTGOMERY COUNTY
PENNSYLVANIA

Board of Supervisors:

ARTHUR C. BUSTARD, CHAIRMAN
SUSAN G. CAUGHLAN, VICE CHAIRMAN
STEPHEN C. QUIGLEY, MEMBER

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

"GROWING GREENER ORDINANCE"

SUMMARY OF NEW ORDINANCE REQUIREMENTS

The Township of Worcester adopted Ordinance No. 2006-208 on March 22, 2006. This Ordinance has made significant changes to the Township's Zoning Ordinance and the Subdivision and Land Development Ordinance. The Ordinance changes apply to properties in the AGR and LPD Zoning Districts. All affected property owners who are considering subdivision of their property should obtain a copy of the "Growing Greener Ordinance" to become familiar with the new requirements. A summary of the "Growing Greener Ordinance" follows:

ZONING ORDINANCE REQUIREMENTS

- ❖ Applies only to residential development of parcels eight acres or larger in the AGR or LPD Districts.
- ❖ Does not change the number of homes that can be built under the old AGR criteria.
- ❖ Requires conservation design on parcels eight acres or larger, to conserve important natural resources.
- ❖ Exempts subdivisions resulting in three or fewer lots, regardless of the size of the starting tract.
- ❖ Provides three options for conservation design:

OPTION 1: Neighborhood Lots: Uses current AGR density of one home per 80,000 square feet (slightly under 2 acres) to determine the number of lots allowed, and requires 50% open space. The resulting lots (the same number as under the previous zoning) will average 40,000 square feet (slightly under 1 acre), while half of the buildable land on the tract plus all of the environmentally restricted land will be left open.

OPTION 2: Estate Lots: Allows one home per 160,000 square feet (approximately 4 acres), with no common open space required.

OPTION 3: Country Properties: Allows one home per 10 acres, with no common open space, and up to two smaller accessory units are permitted on each property.

Open space consists of half the buildable land plus all of the vulnerable natural resources (wetlands, floodplains, and steep slopes).

- ❖ The original landowner may choose to retain ownership of some of the open space for farming or horse pasture.
- ❖ In certain instances, development can be transferred from one parcel to another, with the approval of the Board of Supervisors, if this will protect important natural resources and is in the best interests of the Township.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS

- ❖ Design focuses on protecting natural resources and open space.
- ❖ Resources are identified on a detailed Existing Resources/Site Analysis Plan. This is required at the initial stages of development.
- ❖ A pre-application meeting and site visit is required to review the Existing Resources/Site Analysis Plan. This meeting/visit shall be arranged with the Township to review the site and identify design issues, concepts, and site layout, and to identify open space and natural resource areas.
- ❖ Open space design guidelines ensure that open space will contribute to a Township-wide network of preserved land.
- ❖ Requires a four-step design process for all development:
 1. Identify the important resources on the parcel. This includes natural resources, as well as historic and cultural features of importance to the Township.
 2. Designate the areas containing resources that are to be conserved. The remaining areas are available for development. The conserved area must be at least 50% of the total parcel.
 3. Locate the homes in the developable areas.
 4. Draw the roads and lot lines.