

ORDINANCE NO. 97- 156

**ORDINANCE AMENDING THE CODE OF THE TOWNSHIP
OF WORCESTER CHAPTER 130 (SUBDIVISION AND
LAND DEVELOPMENT) SUBSECTION 130-44 (FEES AND
COSTS)**

The Board of Supervisors of Worcester Township does hereby enact and ordain:

SECTION 1 - AMENDMENT OF THE CODE

Chapter 130 (Subdivision and Land Development) Subsection 130.44 (Fees and Costs) is hereby amended by adding a subsection C. as follows:

* * * *

- C. Costs of Processing Subdivision and Land Development Escrow Accounts.

The administrative costs of processing Subdivision and Land Development Escrow account release requests in accordance with Worcester Township Board of Supervisors Resolution 97- 01 (as such Resolution may be amended from time to time).

SECTION 2 - DISCLAIMER

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired or liabilities incurred, or any permit issued, or any cause or causes of action existing under the Ordinances of the Township prior to the enactment of this Ordinance.

SECTION 3 - SEVERABILITY

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of

the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 4 - FAILURE TO ENFORCE NOT A WAIVER


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

SECTION 5 - EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after its approval as required by the law.

ORDAINED AND ENACTED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, this 19th day of February, 1997.

WORCESTER TOWNSHIP

BY: 
JOHN H. GRAHAM, Chairman
Board of Supervisors

ATTEST: 
CHASE E. KNEELAND, Secretary

MHK:vbw
011397

**WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 97-157

**AN ORDINANCE OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY,
PENNSYLVANIA AMENDING CHAPTER 150 (ZONING) OF THE
WORCESTER TOWNSHIP CODE TO SET FORTH A NEW PROCEDURE
BY WHICH THE BOARD OF SUPERVISORS MAY AMEND THE
WORCESTER TOWNSHIP ZONING ORDINANCE AND MAP AND BY
WHICH THE SUPERVISORS MAY CONSIDER APPLICATIONS TO
AMEND THE WORCESTER TOWNSHIP ZONING ORDINANCE AND MAP
RECEIVED FROM LANDOWNERS**

BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania that:

Section 1 - Amendment:

Article XXVIII (Amendments) of Chapter 150 (Zoning) of the Worcester Township Code is hereby deleted in its entirety and replaced with the new Article XXVIII set forth as follows:

ARTICLE XXVIII

AMENDMENTS

§150-234. Amendment by the Governing Body.

A. The Board of Supervisors may, from time to time, amend the Zoning Ordinance and/or the Zoning Map by proceeding in the manner set forth in this Section and as otherwise required by law.

B. An amendment proposed by the Board of Supervisors shall be prepared by the Township's Solicitor, the Zoning Officer or the Township Planning Commission. If a Board proposed amendment is not prepared by the Township Planning Commission, said proposed amendment shall be referred to the Township Planning Commission for review and comment.

C. The proposed amendment shall also be referred to the Montgomery County Planning Commission for review and comment.

D. The proposed amendment shall be advertised as required by the Pennsylvania Municipalities Planning Code.

E. If the proposed amendment would effect a change in the Zoning Map if adopted, the property so affected shall also be posted in the manner required (if so required) by the Municipalities Planning Code.

F. After advertising (and posting of the property, if any) has occurred, the Board of Supervisors shall hold a public hearing on the proposed amendment of the Zoning Ordinance and/or Zoning Map before voting on its adoption.

§150-235. Landowner Proposed Amendments:

A. Any Township landowner may submit a written proposal, on the form provided at the Township offices, requesting an amendment of the Zoning Ordinance or Zoning Map as they relate to the landowner's property and shall pay the fee fixed by the Board of Supervisors for such a submission.

B. Since amendment of the Township Zoning Ordinance or Map is a decision which falls within the legislative discretion of the Board of Supervisors, the Board shall have no obligation or duty to grant a hearing or to take any action on any proposal for amendment of the Zoning Ordinance or the Zoning Map submitted by a landowner.

C. If a Township landowner submits a proposal for the amendment of the Zoning Ordinance and/or Zoning Map, and the Board of Supervisors decides to take no action on the proposal, the Township staff shall return the application and fee submitted by the landowner and the Township shall take no further action on the submission.

D. If the Board of Supervisors decides to grant a hearing on a proposal to amend the Zoning Ordinance and/or Zoning Map as submitted by a Township landowner, the Township staff shall refer the proposal to the Township Planning Commission and the Montgomery County Planning Commission for review and comment. The Township staff shall also advertise the proposed amendment as required by the Municipalities Planning Code and, if the proposal involves any change to the Zoning Map, any affected property shall be posted. The Board of Supervisors shall hold such public hearing or hearings as they deem appropriate on the proposal submitted by the landowner to amend the Zoning Ordinance and/or Zoning Map, but the Board shall be under no obligation to take any final action on the proposal.

Section 2 - Severability:

If any Section, sentence, clause, phrase or portion of this Ordinance shall be construed to be unconstitutional or invalid by act of a court with competent jurisdiction, the remaining provisions hereof shall remain in full force and effect.

Section 3 - Effective Date:

This Ordinance shall become effective five (5) days after adoption as required by law.

DULY ENACTED AND ORDAINED this 19th day of February, 1997, by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, in lawful session duly assembled.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: *John H. Graham*
John H. Graham, Chairman

Attest: *Chase E. Kneeland*
Chase E. Kneeland, Secretary

JJG:slp
012897

WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 97-158

**AN ORDINANCE OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY,
PENNSYLVANIA, AMENDING CHAPTER 150 (ZONING)
ARTICLE V (R-AG-200 RESIDENTIAL-AGRICULTURAL DISTRICT)
SECTION 150-20.B(1) (LOT AREA AND WIDTH REGULATIONS FOR
CLUSTER OPTION) TO REDUCE THE MINIMUM LOT AREA FROM
40,000 SQ. FT. TO 35,000 SQ. FT.**

BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania that:

SECTION I. AMENDMENT

Article V (R-AG-200 Residential-Agricultural District) Section 150-20.B(1) (lot area and width regulations for cluster option) of Chapter 150 (of the Worcester Township Code, is hereby amended as follows:

Section 150-20. Lot Area and Width Regulations for Cluster Option

* * * *

B. Minimum Lot Area.

- (1) Lots with public water and public sewer services. On lots that are served by both public water and public sewer services, 11,000 sq. ft. shall be the minimum lot area that shall be provided for every building lot; provided, however, that 35,000 sq. ft. shall be the minimum lot size provided for lots directly abutting land in AGR, R-AG-175, R-175, R-150, R-125 or R-100 Zoning Districts and not otherwise separated by open space having a minimum width of 75 ft.

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SECTION II. Disclaimer

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in Court, or any rights acquired or liabilities under the Ordinances of the Township prior to the enactment of this Ordinance.

SECTION III. Severability

The provisions of this Ordinance are severable and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of this Board that this Ordinance would have still been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION IV. Failure to Enforce Not a Waiver

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

SECTION V. Effective Date

This Ordinance shall be effective upon its enactment.

ORDAINED AND ENACTED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, this 19th day of March, 1997.

WORCESTER TOWNSHIP

Attest: Chase E. Kneeland
Chase E. Kneeland, Secretary

By: John H. Graham
John H. Graham, Chairman
Board of Supervisors

MHK:slp
020497

WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 97-159

AN ORDINANCE AMENDING THE CODE OF WORCESTER TOWNSHIP, CHAPTER 150 (ZONING) BY CREATING A NEW RESIDENTIAL ZONING DISTRICT CALLED THE LPD LAND PRESERVATION DISTRICT TO PRESERVE OPEN LAND, SENSITIVE NATURAL AREAS AND THE RURAL COMMUNITY CHARACTER OF WORCESTER TOWNSHIP THAT WOULD BE LOST UNDER CONVENTIONAL TYPES OF DEVELOPMENT. ALTHOUGH THE REGULATIONS OF THE NEW DISTRICT STILL PERMIT DEVELOPMENT OF SINGLE-FAMILY DETACHED HOMES ON 80,000 SQUARE FOOT LOTS AS IS CURRENTLY PERMITTED UNDER THE REGULATIONS OF THE AGR RESIDENTIAL DISTRICT, THE LPD DISTRICT ALSO PERMITS (BY CONDITIONAL USE) SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT (WITH A SMALL OVERALL DENSITY INCREASE) IN CLUSTERED, COMPACT NEIGHBORHOODS LOCATED IN AN OPEN SPACE SETTING AND DESIGNED TO REDUCE THE PERCEIVED INTENSITY OF DEVELOPMENT FOR THE PRIMARY PURPOSE OF PRESERVING OPEN LAND, NATURAL FEATURES AND AREAS AVAILABLE FOR AGRICULTURE AS WELL AS TO PROVIDE PRIVACY AND NEIGHBORHOOD IDENTITY. THE LPD DISTRICT REGULATIONS FOR CLUSTERED DEVELOPMENT ALSO IMPOSE A MINIMUM OPEN SPACE REQUIREMENT OF AT LEAST 70%; PERMIT MINIMUM LOT SIZES AS LOW AS 15,000 SQUARE FEET (18,000 SQUARE FOOT AVERAGE); DESCRIBE THE PERMITTED USES, OPEN SPACE STANDARDS, REGULATIONS FOR THE OWNERSHIP AND MAINTENANCE OF THE OPEN SPACE, NEIGHBORHOOD DESIGN STANDARDS, FORMULAS FOR CALCULATING PERMITTED DENSITY AND OTHER DIMENSIONAL STANDARDS; AND PROVIDE REGULATIONS GOVERNING THE PROVISION OF SANITARY SEWER AND WATER FACILITIES. THE ORDINANCE ALSO ENACTS A NEW, OFFICIAL ZONING MAP FOR WORCESTER TOWNSHIP IN ORDER TO CHANGE THE CLASSIFICATION OF THAT PORTION OF A SIGNIFICANT NUMBER OF PROPERTIES IN THE NORTHERN CORNER OF THE TOWNSHIP FROM THEIR VARIOUS CURRENT RESIDENTIAL ZONING CLASSIFICATIONS TO THE CLASSIFICATION UNDER THE NEW LPD LAND PRESERVATION DISTRICT

The Board of Supervisors of Worcester Township hereby adopts an Ordinance amending the Worcester Township Code, Chapter 150 (Zoning) and enacting a new official Worcester Township Zoning Map as follows:

SECTION 1. The Worcester Township Code, Chapter 150 (Zoning) is hereby amended to add a new Article XVIB entitled the "LPD Land Preservation District" and providing for regulations within such new district as follows:

**ARTICLE XVIB
LPD Land Preservation District**

Section 150-110.10 Declaration of Legislative Intent

In expansion of the Declaration of Legislative intent found in Article I, Section 150-2, of this Ordinance, and the statement of Community Development Objectives found in Article I, Section 150-3, of this Ordinance, the primary purpose of the Land Preservation District (LPD) is to preserve open land, sensitive natural areas, and rural community character that would be lost under conventional development. In addition, the intent of this district is to permit a reasonable amount of residential development in the form of small, compact neighborhoods of single-family detached homes in an open space setting, located and designed to reduce the perceived intensity of development, preserve natural features and farmland, and provide privacy and neighborhood identity. Specific objectives are as follows:

- A. To preserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains and wetlands, by setting them aside from development.
- B. To preserve scenic views and elements of the Township's rural character, and to minimize perceived density, by minimizing views of new development from existing roads;
- C. To provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development.
- D. To create compact neighborhoods with direct visual access to preserved open land, with amenities in the form of neighborhood open space, and with a strong neighborhood identity.
- E. To implement the goals of the Township's comprehensive plan and open space/recreation plan.
- F. To reduce erosion and sedimentation by the retention of existing vegetation, and the minimization of development on steep slopes.

- G. To create new woodlands through natural succession and reforestation where appropriate, and to encourage the preservation and improvement of habitat for various forms of wildlife.
- H. To preserve areas of the Township with productive agricultural soils for continued or future agricultural use by preserving blocks of land large enough to allow for efficient farm operations.
- I. To provide for the preservation and maintenance of open land within the Township to achieve the above-mentioned goals and for active or passive recreational use by residents.

Section 150-110.11 Permitted Uses.

Land in the "LPD" Land Preservation District may be used for the following purposes:

- A. Single-family detached dwellings, in accordance with one of the following development alternatives:
 - (1) As standard lots, in accordance with the regulations of Sections 150-12 through 150-17 of the "AGR" Agricultural District.
 - (2) By conditional use, as a land preservation cluster, in accordance with the density and dimensional standards of the LPD District, provided the tract is 10 acres or greater in size, at least 70% of the tract is in open land, and lots are served by public sewers and public water.
- B. Open land, including neighborhood open space, comprising a portion of an LPD residential development, in accordance with the requirements of Section 150-110.13. Neighborhood open space is a specific type of open land.
- C. Any use, other than single-family detached dwellings, permitted in the "AGR" Agricultural District, provided such use meets all requirements of the "AGR" District.

Section 150-110.12 Neighborhood Design Standards

The following standards apply to all residential development proposed under Section 150-110.11(A)(2), except that a residence existing as of the date of adoption of this Ordinance does not need to be included in a neighborhood or to meet any of the other standards in this Section:

- A. All lots shall be grouped into neighborhoods which shall contain at least five, but no more than 25 lots, and are surrounded by open land.

- B. The maximum or minimum number of lots in a neighborhood may be increased or decreased, and neighborhoods may be assembled into larger groupings with the approval of the Board of Supervisors. However, the applicant must demonstrate that such an alternative plan is more appropriate for the tract in question, and will meet both the general intent and design standards of this ordinance, rather than being intended solely for economic savings.
- C. Neighborhoods are defined by the outer perimeter of contiguous lotted areas or abutting roads, and may contain lots, roads and neighborhood open space.
- D. A plan may contain one or more neighborhoods.
- E. Neighborhoods shall not encroach upon floodplain, wetlands, or land with slopes of 15% or greater.
- F. The outer boundaries of each neighborhood shall meet the neighborhood setback requirements specified in Section 150-110.15(C), herein.
- G. Neighborhoods shall be defined and separated by open land in order to provide direct access to open space and privacy to individual yard areas.
- H. Views of neighborhoods from exterior roads and abutting properties shall be minimized by the use of changes in topography, existing vegetation, or additional landscaping which meets the LPD landscaping requirements of the Township's Subdivision and Land Development Ordinance.
- I. All lots in a neighborhood shall take access from interior roads, rather than roads exterior to the tract.
- J. Neighborhood Open Space Standards. A neighborhood with ten or more residential lots must provide neighborhood open space, in compliance with the following standards:
- (1) The neighborhood shall have at least 1,000 square feet of open space per lot but no more than 6,000 square feet of open space per lot.
 - (2) The open space shall be central to the neighborhood it serves. Open space used to separate neighborhoods may not be counted as neighborhood open space.

- (3) All lots in a neighborhood shall face neighborhood open space or other open land (directly or across a road) for the full width of the lot, measured from the front or the rear of the lot. This open space shall be at least thirty (30) feet in depth.
- (4) Neighborhood open space shall have a minimum of 100 feet of road frontage and a minimum average width of 35 feet, measured along the narrowest dimension of the open space.
- (5) The open space shall be configured as a green or parkway.
 - (a) A green shall be surrounded by streets along at least half (50%) of its perimeter. It shall be designed and landscaped as a space for common neighborhood use.
 - (b) A parkway is a narrow strip of open space surrounded by streets on all sides.
- (6) The neighborhood open space may contain stormwater detention basins or parking areas, but these shall not be included in the required 1,000 square feet per lot.
- (7) The neighborhood open space shall count toward meeting the 70% open land requirements of the LPD.

Section 150-110.13 Open Land Standards

Protected open land shall meet the following standards:

- A. The following uses are permitted in open land areas:
 - (1) Conservation of open land in its natural state (for example, woodland, fallow field or managed meadow);
 - (2) Agricultural uses, including raising of crops or livestock, and farm buildings, excluding residences, which are needed to serve an active, viable agricultural operation;
 - (3) Neighborhood open space as specified in Section 150-110.12, herein.
 - (4) Passive non-commercial recreation including, but not limited to, trails, picnic areas, community gardens, and lawn areas;

- (5) Active, non-commercial recreation areas, such as play fields, playgrounds and courts, meeting the setback requirements in Section 150-110.15(C), herein;
 - (6) Wells and sewage drainage fields;
 - (7) Pasture for horses in accordance with the requirements of Section 150-177.B(4) of the Zoning Ordinance;
 - (8) Easements for drainage, access, sewer lines, water lines, or recreational purposes;
 - (9) Stormwater management facilities for the proposed development, provided such facilities occupy no more than ten percent (10%) of the required amount of open land;
 - (10) Parking areas where necessary to serve active recreation facilities with the appropriate number of spaces to be determined by the Board of Supervisors;
 - (11) Underground utility rights-of-way. Above-ground utility and road rights-of-way may pass through open land areas but shall not count toward the required minimum 70% total open land requirement.
- B. No portion of any building lot or road right-of-way area may be used for meeting the minimum required amount of open land.
- C. Open land areas, except for neighborhood open space and neighborhood setback areas, shall be located between existing public roads and the proposed homes. The proposed homes shall be located as far from public roads as the neighborhood setbacks and environmental conditions will allow. The only exceptions to this location requirement are listed below:
- (1) When the open space shall be used for a public park or trail connection shown in the Township's Open Space Plan and/or Comprehensive Plan, this open space may be located away from existing public roads, with the proposed homes closer to existing public roads, provided the Township supervisors determine that the proposed park or trail area meets Township goals and policies.

- (2) When there are significant woodlands, steep slopes, wetlands, flood-plains and/or historic buildings that would be preserved or protected by relocating the open space, this open space may be located away from existing public roads, provided the Township supervisors determine that the proposed preservation area meets Township goals and policies outlined in the Township's Open Space Plan and/or Comprehensive Plan.
- D. Safe and convenient pedestrian and maintenance access shall be provided to open land areas that are not used for agricultural purposes.
- (1) Each neighborhood shall provide one centrally located access point per 25 lots, a minimum of seventy-five (75) feet in width.
 - (2) Access to open land used for agriculture may be appropriately restricted with signage and/or fencing for public safety and to prevent interference with agricultural operations.
- E. Natural features shall generally be maintained in their natural condition, but may be modified to improve their appearance, functioning, or overall condition, as recommended by experts in the particular area being modified. Permitted modifications may include:
- (1) Reforestation.
 - (2) Woodland Management.
 - (3) Meadow Management.
 - (4) Buffer Area Landscaping.
 - (5) Streambank Protection.
 - (6) Wetlands Management.
- F. All open land areas that are not wooded or farmed shall be landscaped in accordance with the LPD landscaping requirements of the Township's Subdivision and Land Development Ordinance.

Section 150-110.14 Ownership and Maintenance of Common Facilities and Open Land

- A. All open land shall be permanently restricted from future subdivision and development. Under no circumstances shall any development be permitted in the open space at any time, except for those uses listed in Section 150.110.13(A), above.

B. Ownership. The following methods may be used, either individually or in combination, to own common facilities; however, open land shall be initially offered for dedication to the township. Common facilities shall not be transferred to another entity except for transfer to another method of ownership permitted under this section, and then only when there is no chance in the common facilities or in the open space ratio of the overall development. Ownership methods shall conform to the following:

- (1) Fee Simple Dedication to the Township. The Township may, but shall not be required to, accept any portion of the common facilities, provided that:
 - (a) There is no cost to the Township; and,
 - (b) The Township agrees to and has access to maintain such facilities.
- (2) Condominium Association. Common facilities may be controlled through the use of condominium agreements. Such agreements shall be in accordance with the Pennsylvania Uniform Condominium Act of 1980, as amended. All open land and common facilities shall be held as "common element".
- (3) Homeowner's Association. Common facilities may be held in common ownership by a homeowner's association, subject to all of the provisions for homeowner's associations set forth in Article VII, Section 705(f) of the Pennsylvania Municipalities Planning Code. In addition, the following regulations shall be met:
 - (a) The applicant shall provide the Township a description of the organization of the proposed association, including its by-laws, and all documents governing ownership, maintenance, and use restrictions for common facilities.
 - (b) The proposed association shall be established by the owner or applicant and shall be operating (with financial subsidization by the owner or applicant, if necessary) before the sale of any dwelling units in the development.
 - (c) Membership in the association shall be mandatory for all purchasers of dwelling units therein and their successors and assigns.

- (d) The association shall be responsible for maintenance and insurance of common facilities.
 - (e) Written notice of any proposed transfer of common facilities by the association or the assumption of maintenance for common facilities must be given to all members of the association and to the Township no less than thirty (30) days prior to such event.
 - (f) The association shall have adequate staff to administer, maintain, and operate such common facilities.
- (4) Transfer to a Private Conservation Organization or Montgomery County. With permission of the Township, an owner may transfer either fee simple title of the open space or easements on the open space to a private non-profit conservation organization or Montgomery County provided that:
- (a) The conservation organization is acceptable to the Township and is a bona fide conservation organization intended to exist indefinitely;
 - (b) The conveyance contains appropriate provisions for proper reverter or retransfer in the event that the organization or Montgomery County becomes unwilling or unable to continue carrying out its functions.
 - (c) The open space is deed restricted against development and the Township is given the ability to enforce these restrictions; and,
 - (d) A maintenance agreement acceptable to the Township is established between the owner and the organization or Montgomery County.
- (5) Dedications of Easements to the Township. The Township may, but shall not be required to, accept easements for public use of any portion of the common facilities. In such cases, the facility remains in the ownership of the condominium association, homeowner's association, or private conservation organization while the easements are held in public ownership. In addition, the following regulations shall apply:
- (a) There shall be no cost of acquisition to the Township.

- (b) Any such easements for public use shall be accessible to the residents of the Township.
 - (c) A satisfactory maintenance agreement shall be reached between the owner and the Township.
- C. Maintenance. Unless otherwise agreed to by the Board of Supervisors, the cost and responsibility of maintaining common facilities and open land shall be borne by the property owner, condominium association, homeowner's association, or conservation organization.
- (1) The applicant shall, at the time of preliminary plan submission, provide a plan for maintenance and operation of common facilities, in accordance with the following requirements:
 - (a) The plan shall define ownership;
 - (b) The plan shall establish necessary regular and periodic operation and maintenance responsibilities;
 - (c) The plan shall estimate staffing needs, insurance requirements, and associated costs, and define the means for funding the maintenance and operation of the open space on an on-going basis. Such funding plan shall include the means for funding long-term capital improvements as well as regular yearly operating and maintenance costs;
 - (d) At the Township's discretion, the applicant may be required to escrow sufficient funds for the maintenance and operation costs of common facilities for up to one year; and,
 - (e) Any changes to the maintenance plan shall be approved by the Township Board of Supervisors.
 - (2) In the event that the organization established to maintain common facilities, or any successor organization thereto, fails to maintain all or any portion of the common facilities in reasonable order and condition, the Township may, in accordance with Article VII, Section 705 of the Pennsylvania Municipalities Planning Code, assume responsibility for maintenance, in which case any escrow funds may be forfeited and any permits may be revoked or suspended.

The Township may enter the premises and take corrective action. The costs of such corrective action may be charged to the property owner, condominium association, homeowners association, conservation organization, or individual property owners who make up a condominium or homeowner's association and may include administrative costs and penalties. Such costs shall become a lien on said properties. Notice of such lien shall be filed by the Township in the office of the Prothonotary of the county.

Section 150-110.15 Density and Dimensional Standards

All development and use of land for a land preservation cluster under the LPD District standards shall meet the following density and dimensional standards:

A. Density

The following two steps shall be used to calculate density:

- (1) A yield plan, showing the maximum number of lots that could be developed, shall be prepared for the tract proposed for subdivision. This yield plan shall meet the lot size and other dimensional standards of Sections 150-12 through 150-17 of the "AGR" Agricultural District, as well as the lot area calculation and all other applicable standards of the Township's Zoning and Subdivision and Land Development ordinances.
- (2) The number of residential lots permitted under the yield plan shall be multiplied by 1.2 and rounded down to the next whole number to determine the number of lots permitted under LPD zoning.

B. Dimensional Standards

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| (1) Minimum Tract Size | 10 acres. |
| (2) Minimum Common Open Land
(% of gross tract acreage) | 70% |
| (3) Minimum lot size | 15,000 square feet |
| (4) Average lot size for all
lots in an LPD development | 18,000 square feet |
| (5) Minimum lot width | 75 feet |

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| (6) | Minimum front yard | 25 feet |
| (7) | Minimum side yard | 15 feet |
| (8) | Minimum rear yard | 25 feet |
| (9) | Maximum Building Coverage
(% of lot area) | 15% |
| (10) | Maximum Impervious Coverage
(% of lot area) | 25% |

C. Neighborhood Setbacks. The outer boundaries of all neighborhoods shall meet the following setbacks. The boundary is defined as the outer edge of lots abutting open land, or of roads adjacent to the fronts of those lots.

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| (1) | From pre-existing secondary collector and primary street ultimate rights-of-way, as defined by the Township | 300 feet |
| (2) | From all other pre-existing street ultimate rights-of-way, as defined by the Township | 200 feet |
| (3) | From all other tract boundaries | 100 feet |
| (4) | From existing homes on abutting properties | 300 feet |
| (5) | From cropland or pasture land | 50 feet |
| (6) | From buildings or barnyards housing livestock | 200 feet |
| (7) | From other residential neighborhoods within the same development | 100 feet |
| (8) | From active recreation areas such as courts or playing fields (not including tot-lots) | 100 feet |

- (9) All setback areas along external roads shall be landscaped to preserve scenic views and integrate the neighborhood into the surrounding landscape. This shall be done by deciduous reforestation, hedgerow preservation, use of naturalistic plantings and land forms, or other similar landscaping technique. All plantings should comply with the landscape ordinance in the Township's Subdivision and Land Development Ordinance.
- (10) The minimum setbacks set forth in subsections 150-110.15(c)(1) through C(8) above may be reduced by 50% at the discretion of the Township Board of Supervisors when the criteria set forth in Section 150-110.13(C) have been met.

Section 150-110.16 Sewage and Water Facilities

- A. Water Supply. All dwellings in an LPD land preservation cluster shall be served by public water supply facilities.
- B. Sewage Disposal
 - (1) All dwellings in an LPD land preservation cluster shall be served by public sewers.
 - (2) All buildings, lagoons, spray irrigation fields, and other above ground elements associated with sewage disposal shall be set back at least 100 feet from property lines. All below ground elements, except for those elements crossing, a property line, shall be set back at least 30 feet from property lines.

Section 150-110.17 Conditional Use Sketch Plan

All conditional use applications for a land preservation cluster under this Article shall include a sketch plan which shows the following information:

- A. A yield plan showing the maximum number of lots that could be developed under the standards of the AGR Agricultural District with sufficient information (normally required for a preliminary plan) to be able to correctly determine the maximum number of lots which could be developed under AGR standards.
- B. A calculation showing the maximum number of lots permitted under the LPD standards.

- C. The proposed layout of the residential lots and open space including topography, any existing improvements, and all natural features on the site including streams, waters of the Commonwealth, floodplains, wetlands, woodlands and slopes in excess of ten percent (10%).
- D. The location of proposed neighborhood open space, including a calculation showing the amount of required open space for each neighborhood.
- E. The location of neighborhoods and how views of these neighborhoods will be screened from exterior roads and abutting properties.

SECTION 2. Chapter 150 (Zoning) Section 150-5(A) is hereby amended to list the RPD Rural Preservation District and the LPD Land Preservation District among the classes of zoning districts within Worcester Township.

SECTION 3. The official Worcester Township "Zoning Map" referenced in Article II, Section 150-5(B) shall hereinafter refer to the "Zoning Map of Worcester Township, Montgomery County, Pennsylvania of September, 1997", a true and correct copy of which is attached hereto as Exhibit "A" and expressly incorporated herein and made a part hereof.

SECTION 4. REPEALER.

The Worcester Board of Supervisors, by virtue of this Ordinance, hereby repeals all other portions of any prior Ordinances or Resolutions of the Township insofar as they are inconsistent with this Ordinance.

SECTION 5. DISCLAIMER.

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired or liabilities incurred, or any permit issued, or any cause or causes of action existing under the Ordinances of the Township of Worcester prior to enactment of this Ordinance.

SECTION 6. SEVERABILITY.

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 7. FAILURE TO ENFORCE NOT A WAIVER.

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

SECTION 8. EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after its approval as required by law.

ORDAINED AND ENACTED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania this 17th day of September, 1997.

WORCESTER TOWNSHIP

ATTEST: _____

BY: John H. Graham
JOHN H. GRAHAM, CHAIRMAN

CHASE E. KNEELAND, SECRETARY

ATTEST: Chase E. Kneeland

Proposed LPD Zoning Boundary



PARCELID	BLOCK	UNIT	ADDRESS
670000777542	.011	.003	ERNEST LN
670001732001	.011	.009	1845GREEN HILL RD
670001732001	.011	.009	1845GREEN HILL RD
670003343001	.011	.012	SKIPPACK PIKE
670003340004	.011	.013	3360SKIPPACK PIKE
670003355007	.011	.022	SKIPPACK PIKE
670003346007	.011	.026	SKIPPACK PIKE
670003352001	.011	.027	SKIPPACK PIKE
670003349004	.011	.028	3340SKIPPACK PIKE
670001771502	.011	.039	GREEN HILL RD
670003326009	.011	.040	3440SKIPPACK PIKE
670003364106	.011	.049	SKIPPACK PIKE
670000777623	.011	.050	3451ERNEST LN
670000777587	.011	.052	3471ERNEST LN
670000777569	.011	.053	3480ERNEST LN
670003361001	.013	.001	3304SKIPPACK PIKE
670003364007	.013	.002	SKIPPACK PIKE
670003358004	.013	.018	3310SKIPPACK PIKE
670001735007	.013	.025	GREEN HILL RD
670003362009	.013	.032	SKIPPACK PIKE
670003367004	.013A	.001	3246SKIPPACK PIKE
670003370001	.013A	.002	3232SKIPPACK PIKE
670003370505	.013A	.003	3225SKIPPACK PIKE
670003373007	.013A	.004	SKIPPACK PIKE
670003376004	.013A	.005	3025SKIPPACK PIKE
670003376004	.013A	.005	3026SKIPPACK PIKE
670002135003	.013A	.006	MEADOW LN
670002135102	.013A	.007	MEADOW LN
670002135408	.013A	.008	MEADOW LN
670002135309	.013A	.009	MEADOW LN
670002135201	.013A	.010	MEADOW LN
670001913009	.013A	.011	HOLLOW RD
670004210106	.013A	.012	3199ZACHARIAS RD
670004210205	.013A	.013	3189ZACHARIAS RD
670004210304	.013A	.014	3179ZACHARIAS RD
670004210007	.013A	.015	3169ZACHARIAS RD
670000733109	.013A	.016	DEER CREEK RD
670000733208	.013A	.017	3170DEER CREEK RD
670000733307	.013A	.018	3180DEER CREEK RD
670000733505	.013A	.019	3179DEER CREEK RD
670000733406	.013A	.020	3169DEER CREEK RD
670001913504	.013A	.021	1900HOLLOW RD
670003376508	.013A	.022	SKIPPACK PIKE
670001138203	.013A	.023	3219FAWN RD
670001138154	.013A	.024	3229FAWN RD
670001138109	.013A	.025	3239FAWN RD
670003394004	.014	.005	SKIPPACK PIKE
670001069007	.014	.012	VALLEY FORGE RD
670003124004	.014	.013	1950SHUTT MILL RD
670001075001	.014	.024	VALLEY FORGE RD
670003127001	.014	.028	SHUTT MILL RD
670003380009	.014	.034	SKIPPACK PIKE
670003925004	.024	.005	2150WEBER RD
670000277007	.024	.006	BERKS RD
670003919001	.024	.007	2122WEBER RD
670003916004	.024	.008	WEBER RD
670003916004	.024	.008	WEBER RD
670000280503	.024	.009	2015BERKS RD
670000283001	.024	.024	2003BERKS RD
670003922007	.024	.032	2130WEBER RD

PARCELID	BLOCK	UNIT	ADDRESS
670003928001	.024	.053	2220WEBER RD
670000274001	.024	.071	2133BERKS RD
670003244001	.024	.074	2733SKIPPACK PIKE
670000280004	.024	.077	2051BERKS RD
670000278006	.024	.085	2107BERKS RD
670000274505	.024	.089	BERKS RD
670000278008	.024	.091	2125BERKS RD
670000277502	.024	.093	2113BERKS RD
670000280103	.024	.094	2043BERKS RD
670003918902	.024	.099	WEBER RD
670003915203	.024	.100	2042WEBER RD
670003915005	.024	.101	WEBER RD
670003915005	.024	.101	WEBER RD
670003916202	.024	.102	WEBER RD
670003916409	.024	.103	2062WEBER RD
670000279005	.024	.104	BERKS RD
670000280058	.024	.105	BERKS RD
670000280085	.024	.106	BERKS RD
670000280202	.024	.107	2021BERKS RD
670003244019	.024	.108	2721SKIPPACK PIKE
670000283128	.024	.109	BERKS RD
670002506001	.026	.002	2816MORRIS RD
670002500007	.026	.003	2826MORRIS RD
670002497001	.026	.004	2834MORRIS RD
670002491007	.026	.005	2858MORRIS RD
670002486003	.026	.006	2870MORRIS RD
670002485004	.026	.007	2904MORRIS RD
670002482007	.026	.008	MORRIS RD
670000946004	.026	.009	2222VALLEY FORGE RD
670003097004	.026	.010	SHEARER RD
670003014006	.026	.015	SCHULTZ RD
670003019001	.026	.016	SCHULTZ RD
670003931007	.026	.020	WEBER RD
670003241004	.026	.022	SKIPPACK PIKE
670003238205	.026	.023	SKIPPACK PIKE
670003949007	.026	.024	2159WEBER RD
670003013007	.026	.025	SCHULTZ RD
670003013007	.026	.025	SCHULTZ RD
670003013007	.026	.025	SCHULTZ RD
670003946001	.026	.027	2153WEBER RD
670003943004	.026	.028	2147WEBER RD
670003046001	.026	.031	2245SCHULTZ RD
670000952007	.026	.033	2284VALLEY FORGE RD
670000955004	.026	.035	2270VALLEY FORGE RD
670002509007	.026	.036	MORRIS RD
670002962004	.026	.039	2020SCHULTZ RD
670000712004	.026	.044	2819CURTIS LN
670002503004	.026	.051	MORRIS RD
670003094007	.026	.056	2060SHEARER RD
670003091001	.026	.057	2054SHEARER RD
670005005004	.026	.060	GERMANTOWN PIKE
670003238106	.026	.061	2855SKIPPACK PIKE
670003097553	.026	.071	SHEARER RD
670000956003	.026	.092	2272VALLEY FORGE RD
670002480009	.026	.093	2950MORRIS RD
670003238115	.026	.094	SKIPPACK PIKE
670003238187	.026	.095	SKIPPACK PIKE
670000724001	.026	.097	2820CURTIS LN
670002978501	.026	.098	2134SCHULTZ RD
670003016004	.026	.100	2125SCHULTZ RD

PARCELID	BLOCK	UNIT	ADDRESS
670003013106	026	101	SCHULTZ RD
670003019307	026	102	2171SCHULTZ RD
670003019208	026	103	2167SCHULTZ RD
670003019109	026	104	SCHULTZ RD
670003018605	026	105	2143SCHULTZ RD
670003018506	026	106	2139SCHULTZ RD
670002977601	026	110	SCHULTZ RD
670003961301	026	112	WEBER RD
670002505002	026	114	2322MORRIS RD
670000937004	027	001	2060VALLEY FORGE RD
670000937508	027	002	VALLEY FORGE RD
670003118001	027	003	2922SHEARER RD
670003112007	027	004	2910SHEARER RD
670003106004	027	005	2053SHEARER RD
670003100406	027	006	2047SHEARER RD
670003232004	027	007	SKIPPACK PIKE
670003229007	027	008	SKIPPACK PIKE
670003226001	027	009	2917SKIPPACK PIKE
670003223004	027	010	SKIPPACK PIKE
670005006003	027	012	GERMANTOWN PIKE
670005006003	027	012	GERMANTOWN PIKE
670003115004	027	013	2916SHEARER RD
670001114007	027	014	VALLEY FORGE RD
670003100001	027	015	SHEARER RD
670003109001	027	016	2059SHEARER RD
670003115508	027	017	SHEARER RD
670005007002	027	018	GERMANTOWN PIKE
670003100208	027	019	SHEARER RD
670003100307	027	020	2041SHEARER RD
670003994007	028	001	WENTZ CHURCH RD
670001186007	028	009	3220FISHER RD
670003991505	028	010	2150WENTZ CHURCH RD
670003982001	028	011	WENTZ CHURCH RD
670003982001	028	011	WENTZ CHURCH RD
670001102505	028	012	VALLEY FORGE RD
670001102505	028	012	VALLEY FORGE RD
670001102505	028	012	VALLEY FORGE RD
670001102505	028	012	VALLEY FORGE RD
670001102505	028	012	VALLEY FORGE RD
670001102505	028	012	VALLEY FORGE RD
670001195007	028	013	3102FISHER RD
670001201001	028	014	FISHER RD
670001111001	028	016	VALLEY FORGE RD
670003973001	028	017	2030WENTZ CHURCH RD
670003178004	028	018	3245SKIPPACK PIKE
670003190001	028	020	SKIPPACK PIKE
670003193007	028	021	SKIPPACK PIKE
670001102001	028	022	2047VALLEY FORGE RD
670001096007	028	024	2033VALLEY FORGE RD
670001162004	028	025	3013FISHER RD
670001117004	028	026	VALLEY FORGE RD
670001117004	028	026	VALLEY FORGE RD
670003967007	028	029	2016WENTZ CHURCH RD
670003970004	028	030	2018WENTZ CHURCH RD
670003976007	028	031	WENTZ CHURCH RD
670003964001	028	032	2012WENTZ CHURCH RD
670003181001	028	033	SKIPPACK PIKE
670001160004	028	034	3232FISHER RD
670001147001	028	035	3261FISHER RD
670001156604	028	037	3035FISHER RD

Query1

PARCELID	BLOCK	UNIT	ADDRESS
670003988004	028	045	2138WENTZ CHURCH RD
670003991001	028	043	2144WENTZ CHURCH RD
670005008001	028	050	GERMANTOWN PIKE
670005008001	023	050	GERMANTOWN PIKE
670005008001	028	050	GERMANTOWN PIKE
670001183001	028	052	3225FISHER RD
670001156505	028	053	3039FISHER RD
670001159007	023	055	3033FISHER RD
670001159502	023	056	FISHER RD
670001175009	028	059	3258FISHER RD
670001175108	028	060	3254FISHER RD
670001175207	028	061	3250FISHER RD
670003984008	028	062	2124WENTZ CHURCH RD
670003984206	028	063	2130WENTZ CHURCH RD
670001190003	028	065	3120FISHER RD
670003194105	023	066	SKIPPACK PIKE
670002472008	028	067	MORRIS RD
670000077009	028	069	2202ALLEGACH LN
670000077108	023	070	2204ALLEGACH LN
670000077207	028	071	2206ALLEGACH LN
670000077603	023	072	2207ALLEGACH LN
670000077504	023	073	ALLEGACH LN
670000077405	028	074	ALLEGACH LN
670000077306	028	075	2201ALLEGACH LN
670002129576	028D	025	2230LOCUST DR
670000116402	028E	001	3250BARLEY LN
670000116429	028E	002	BARLEY LN
670000116447	028E	003	BARLEY LN
670000116465	028E	004	3220BARLEY LN
670000116483	028E	005	BARLEY LN
670000116501	028E	006	BARLEY LN
670000116528	028E	007	3209BARLEY LN
670000116546	028E	008	BARLEY LN
670000116564	028E	009	BARLEY LN
670000116582	028E	010	BARLEY LN
670001186502	028E	011	3208FISHER RD
670001186709	028E	012	FISHER RD
670001186205	028E	013	3214FISHER RD
670001186205	028E	013	3214FISHER RD
670003199001	029	002	SKIPPACK PIKE
670003211007	029	006	SKIPPACK PIKE
670001090004	029	016	2021VALLEY FORGE RD
670001093001	029	017	2025VALLEY FORGE RD
670003145001	030	005	3421SKIPPACK PIKE
670003148007	030	006	3415SKIPPACK PIKE
670003151004	030	008	SKIPPACK PIKE
670003130007	030	009	SKIPPACK PIKE
670000580001	030	010	2015BUSTARD RD
670000577004	030	011	2021BUSTARD RD
670000574007	030	012	2025BUSTARD RD
670000571001	030	013	2029BUSTARD RD
670000565007	030	014	2041BUSTARD RD
670000556007	030	015	2045BUSTARD RD
670000553001	030	016	2055BUSTARD RD
670000550004	030	017	2061BUSTARD RD
670000541004	030	018	2065BUSTARD RD
670000538007	030	019	2067BUSTARD RD
670000535001	030	020	2068BUSTARD RD
670000532004	030	022	2073BUSTARD RD
670000535109	030	023	BUSTARD RD

Query1

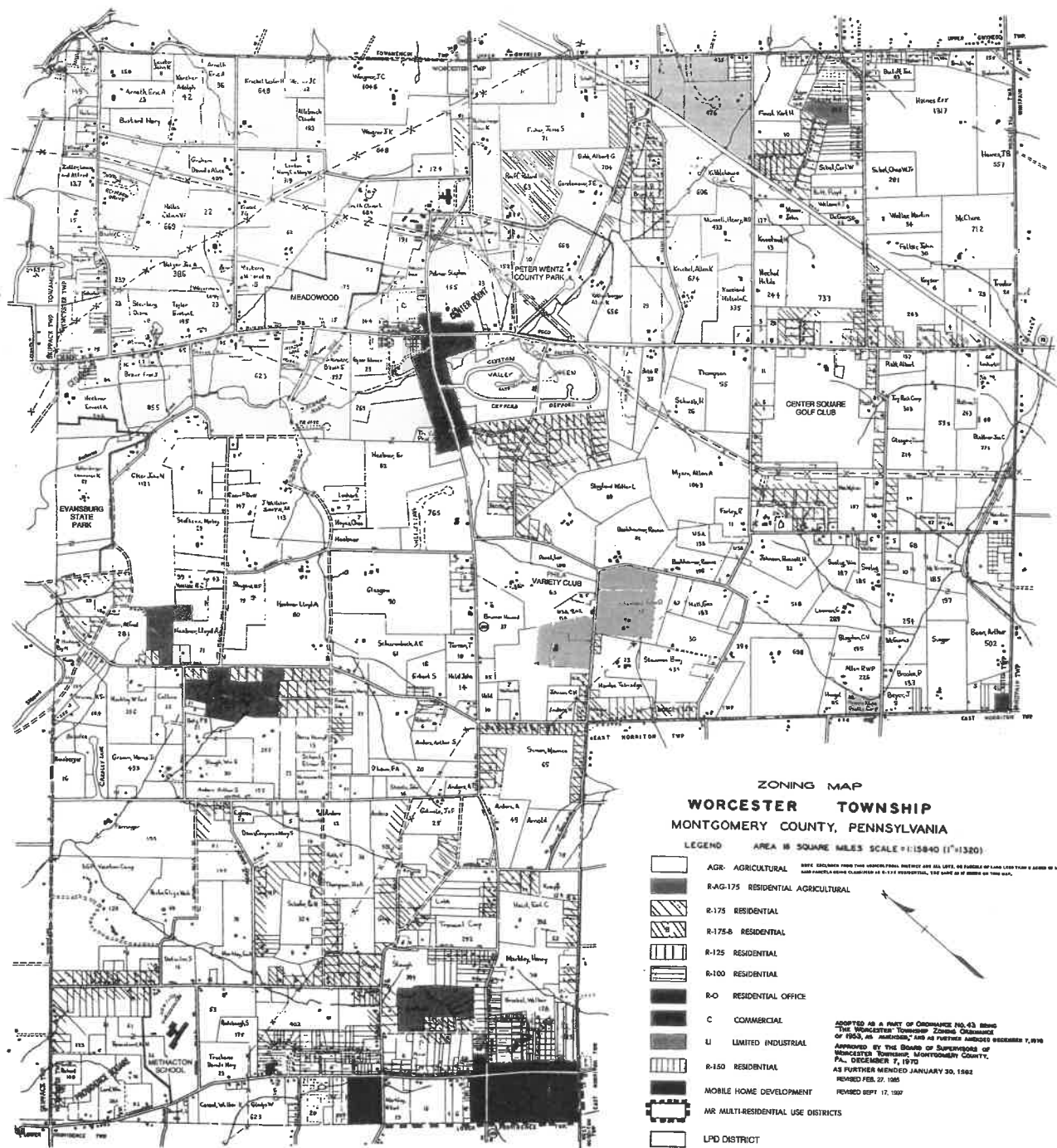
PARCELID	BLOCK	UNIT	ADDRESS
670000529007	030	024	20778BUSTARD RD
670000562001	030	025	2343BUSTARD RD
670000559004	030	025	2051BUSTARD RD
670003825104	030	027	1506UNRUH LN
670003825005	030	028	1507UNRUH LN
670000526001	030	029	2101BUSTARD RD
670000520007	030	032	2117BUSTARD RD
670000517001	030	033	2135BUSTARD RD
670000480002	030	034	2132BUSTARD RD
670000480101	030	035	2130BUSTARD RD
670000480209	030	038	BUSTARD RD
670000480308	030	039	2125BUSTARD RD
670000481001	030	040	2120BUSTARD RD
670000481109	030	041	2116BUSTARD RD
670000484007	030	042	2102BUSTARD RD
670000481505	030	044	2112BUSTARD RD
670004024004	030	046	2107WENTZ CHURCH RD
670004026002	030	047	WENTZ CHURCH RD
670004019001	030	048	2057WENTZ CHURCH RD
670004012007	030	050	WENTZ CHURCH RD
670004009001	030	051	2039WENTZ CHURCH RD
670004008004	030	052	2033WENTZ CHURCH RD
670004003007	030	053	2021WENTZ CHURCH RD
670004000001	030	054	2007WENTZ CHURCH RD
670003175007	030	055	3321SKIPPACK PIKE
670003172001	030	056	3327SKIPPACK PIKE
670003171002	030	057	3333SKIPPACK PIKE
670003170003	030	058	SKIPPACK PIKE
670003169004	030	059	3337SKIPPACK PIKE
670003163001	030	060	3349SKIPPACK PIKE
670003160004	030	061	3359SKIPPACK PIKE
670003157007	030	062	SKIPPACK PIKE
670003154001	030	063	SKIPPACK PIKE
670000496004	030	064	2008BUSTARD RD
670000493007	030	065	2012BUSTARD RD
670003175016	030	068	SKIPPACK PIKE
670004001009	030	069	WENTZ CHURCH RD
670000523008	030	070	BUSTARD RD
670004002008	030	071	2017WENTZ CHURCH RD
670004003502	030	072	2027WENTZ CHURCH RD
670000529025	030	073	BUSTARD RD
670000529016	030	074	BUSTARD RD
670000529034	030	075	BUSTARD RD
670000529052	030	076	BUSTARD RD
670000511007	030A	001	2155BUSTARD RD
670000503001	030A	002	2201BUSTARD RD
670000505004	030A	003	2207BUSTARD RD
670000502502	030A	004	BUSTARD RD
670001363505	030A	005	3415FRY RD
670000502007	030A	006	BUSTARD RD
670000499001	030A	007	BUSTARD RD
670000460004	030A	008	2240BUSTARD RD
670002464007	030A	009	3370MORRIS RD
670000463001	030A	010	2224BUSTARD RD
670000466007	030A	011	2210BUSTARD RD
670000469004	030A	012	2202BUSTARD RD
670000472001	030A	014	BUSTARD RD
670000472001	030A	014	BUSTARD RD
670001162508	030A	015	3350FISHER RD
670004031006	030A	016	WENTZ CHURCH RD

Query1

PARCELID	BLOCK	UNIT	ADDRESS
670004027505	030A	017	2125WENTZ CHURCH RD
670004029008	030A	018	2147WENTZ CHURCH RD
670004030007	030A	019	2151WENTZ CHURCH RD
670004033004	030A	020	2205WENTZ CHURCH RD
670004036001	030A	021	WENTZ CHURCH RD
670001144004	030A	022	3335FISHER RD
670002470001	030A	023	3322MORRIS RD
670002467202	030A	024	3344MORRIS RD
670002467103	030A	025	3352MORRIS RD
670002467004	030A	025	MORRIS RD
670001170401	030A	027	FISHER RD
670001170302	030A	028	3312FISHER RD
670001170203	030A	029	3318FISHER RD
670001170005	030A	030	3330FISHER RD
670001170104	030A	031	FISHER RD
670002463206	030A	032	MORRIS RD
670002463107	030A	033	3378MORRIS RD
670002463008	030A	034	MORRIS RD
670001364009	030A	037	3420FRY RD
670000462002	030A	038	BUSTARD RD
670000459104	030A	039	2246BUSTARD RD
670000459005	030A	040	2252BUSTARD RD
670001141601	030A	041	3343FISHER RD
670001141457	030A	042	3347FISHER RD
670001141205	030A	043	3353FISHER RD
670001141106	030A	044	FISHER RD
670001141304	030A	045	3351FISHER RD
670001141502	030A	046	3345FISHER RD
670001141403	030A	047	3349FISHER RD
670000487301	030B	001	2014BUSTARD RD
670000487202	030B	002	2016BUSTARD RD
670000487103	030B	003	2018BUSTARD RD
670001913054	030B	004	2022HOLLIS RD
670001913072	030B	005	2024HOLLIS RD
670001913099	030B	006	2026HOLLIS RD
670001913117	030B	007	2028HOLLIS RD
670001913135	030B	008	2030HOLLIS RD
670001913153	030B	009	2032HOLLIS RD
670001913171	030B	010	2034HOLLIS RD
670001913193	030B	011	2036HOLLIS RD
670001913215	030B	012	2038HOLLIS RD
670001913234	030B	013	2040HOLLIS RD
670001913252	030B	014	2042HOLLIS RD
670001913279	030B	015	2044HOLLIS RD
670001913297	030B	016	2046HOLLIS RD
670001913315	030B	017	2048HOLLIS RD
670001913594	030B	018	2047HOLLIS RD
670001913576	030B	019	2045HOLLIS RD
670001913558	030B	020	2043HOLLIS RD
670001913531	030B	021	2041HOLLIS RD
670001913513	030B	022	2039HOLLIS RD
670001913495	030B	023	2037HOLLIS RD
670001913477	030B	024	2035HOLLIS RD
670001913459	030B	025	2033HOLLIS RD
670001913432	030B	026	2031HOLLIS RD
670001913396	030B	027	2029HOLLIS RD
670001913378	030B	028	2027HOLLIS RD
670001913351	030B	029	2025HOLLIS RD
670001913333	030B	030	2023HOLLIS RD
670001913414	030B	031	HOLLIS RD

Query1

PARCELID	BLOCK	UNIT	ADDRESS
670000116609	030C	001	BARLEY LN
670000116609	030C	001	BARLEY LN
670000116609	030C	001	BARLEY LN
670000116703	030C	002	BARLEY LN
670000116726	030C	003	BARLEY LN
670000116744	030C	004	BARLEY LN
670000116762	030C	005	BARLEY LN
670000116789	030C	006	3276BARLEY LN
670000116807	030C	007	BARLEY LN
670000116863	030C	008	BARLEY LN
670000116845	030C	009	BARLEY LN
670000116827	030C	010	BARLEY LN
670000116831	030C	011	BARLEY LN



**ZONING MAP
WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

LEGEND AREA IN SQUARE MILES SCALE = 1:15840 (1"=1320')

	AGR- AGRICULTURAL
	R-AG-175 RESIDENTIAL AGRICULTURAL
	R-175 RESIDENTIAL
	R-175-B RESIDENTIAL
	R-125 RESIDENTIAL
	R-100 RESIDENTIAL
	R-O RESIDENTIAL OFFICE
	C COMMERCIAL
	U LIMITED INDUSTRIAL
	R-150 RESIDENTIAL
	MOBILE HOME DEVELOPMENT
	MR MULTI-RESIDENTIAL USE DISTRICTS
	LPD DISTRICT

NOTE: DISTRICTS WITH TWO COLORS FROM DISTRICTS ARE, BY LAW, 50 PERCENT OF LAND LESS THAN 5 ACRES IN AREA, AND ARE TO BE CLASSIFIED AS R-175 RESIDENTIAL, THE SAME AS OTHERS OF THE SAME.

ADOPTED AS A PART OF ORDINANCE NO. 43 BY THE WORCESTER TOWNSHIP ZONING COMMISSION OF 1965, AS AMENDED, AND AS FURTHER AMENDED DECEMBER 7, 1970. APPROVED BY THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA., DECEMBER 7, 1970 AS FURTHER AMENDED JANUARY 30, 1982. REVISED FEB. 27, 1985. REVISED SEPT. 17, 1987.

THIS MAP WAS PREPARED BY THE DISTRICT OF COUNTY PLANNING AND ZONING, 1500 PENNSYLVANIA AVE., PHILADELPHIA, PA. 19102. CONSULT THE DISTRICT FOR THE LATEST MAP, UNDER THE NAME OF THE DISTRICT.

JOHN H. GRAHAM, Chairman
FRANK L. DAVEY, Vice-Chairman
CHASE E. KNEELAND, Secretary/Treasurer
TOWNSHIP SUPERVISORS

WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 97-160

AN ORDINANCE AMENDING THE CODE OF WORCESTER TOWNSHIP, CHAPTER 130 (SUBDIVISION AND LAND DEVELOPMENT), ARTICLE V (DESIGN STANDARDS), SECTION 130-14 (GENERAL STANDARDS) TO PROVIDE THAT WHERE THERE IS NO PUBLIC WATER SUPPLY AVAILABLE FOR A PROPOSED SUBDIVISION OR LAND DEVELOPMENT, OR WHERE THE SUBDIVISION OR LAND DEVELOPMENT IS INACCESSIBLE TO SANITARY SEWERS, THE DEVELOPER SHALL OBTAIN CERTIFICATES OF APPROVAL FOR ON-SITE OR ALTERNATE SYSTEMS FROM THE MONTGOMERY COUNTY DEPARTMENT OF HEALTH

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

SECTION I. Amendment to Code

Section 130-14 of the Code of Worcester Township is hereby amended so that subsections "F" and "G" shall hereinafter read as follows:

Section 130-14. General Standards.

* * * *

- F. Where no public water supply is available for the proposed subdivision or land development, the Supervisors shall require the subdivider, developer or builder to obtain from the Montgomery County Department of Health certificates of approval as to the quality and adequacy of the water supply proposed to be utilized by the subdivider, developer or builder and approval of the type and construction methods to be employed in the installation of the individual water supply system.

- G. Where the subdivision or land development is inaccessible to sanitary sewers, the Supervisors shall require the subdivider, developer or builder to obtain from the Montgomery County Department of Health certificates of approval of the sewage disposal facilities to be provided by the subdivider, developer or builder.

SECTION II. Disclaimer

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in Court, or any rights acquired or liabilities under the Ordinances of the Township prior to the enactment of this Ordinance.

SECTION III. Severability

The provisions of this Ordinance are severable and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of this Board that this Ordinance would have still been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION IV. Failure to Enforce Not a Waiver

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

SECTION V. Effective Date

This Ordinance shall be effective upon its enactment.

ORDAINED AND ENACTED by the Board of Supervisors of the Township of Worcester, Montgomery County, Pennsylvania, this 15th day of October , 1997.

WORCESTER TOWNSHIP

Attest:

Chase E. Kneeland
Chase E. Kneeland,
Secretary

By:

John H. Graham
John H. Graham, Chairman
Board of Supervisors