

ORDINANCE NO. 88

An Ordinance to amend, revise, re-enact, and codify the WORCESTER TOWNSHIP ordinance enacted March 23, 1953, and all amendments and supplements thereto.

WHEREAS all matters and things required by "The Second Class Township Code," being the Act of May 1, 1933, P. L. 103, as amended, in order that the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, may avail itself of the powers and authority conferred thereby, have been complied with.

NOW, THEREFORE by virtue of the powers and authority conferred as aforesaid, the Board of Supervisors of Worcester Township DOES ORDAIN:

SECTION 1. That the Worcester Township Ordinance which was enacted on March 23, 1953, including the Zoning Map which was made a part thereof, and including all amendments and supplements thereto, is hereby amended, revised and re-enacted to read as follows:

ARTICLE 1

SHORT TITLE: EFFECTIVE DATE: STATEMENT OF COMMUNITY OBJECTIVES:
INTERPRETATION: CONFLICT: VALIDITY: REPEALER

SECTION 100. Short Title: Effective Date. This ordinance shall be known and may be cited as "THE WORCESTER TOWNSHIP ZONING ORDINANCE OF 1953, as amended." This amendment, revision, and re-enactment shall become effective five (5) days after its passage.

SECTION 101. Declaration of Legislative Intent. This Ordinance enacted for the purpose of promoting the health, safety, morals and the general welfare of the Township, is in accordance with a comprehensive plan, to secure safety from fire, panic and other danger, to provide adequate light and air, to prevent the overcrowding of the land, to avoid undue congestion of population, to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements, to conserve the value of buildings, and to encourage the most appropriate use of land throughout the Township.

SECTION 102. Interpretation. In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the health, safety, morals, and the general welfare of the Township. The comprehensive plan in accordance with which this Ordinance is enacted and which is reflected in the provisions of this Ordinance has been formulated to implement the purpose set forth in Section 101 hereinabove, in the respects therein stated and more particularly with a view toward inter alia, the following objectives:

1. Guiding and encouraging the future development of the Township in accordance with comprehensive planning of land use and population, density that represents the most beneficial and convenient relationships among the residential, commercial, industrial and recreational areas within the Township, having regard to their suitability for the various uses appropriate to each of them and their potentiality for such uses, as indicated by topography and soil conditions, existing man-made conditions, and the trends in population, in the direction and manner of the use of land in building development, and in economic activity, considering such conditions and trends both within the Township and with respect to the relation of the Township to surrounding areas.
2. Protecting the character and social and economic stability of each of such areas and encouraging their orderly and beneficial growth.
3. Protecting and conserving the value of land and buildings throughout the Township appropriate to the various zoning districts established herein.

4. Bringing about through proper timing the gradual conformity of land use to the comprehensive plan aforesaid, and minimizing conflicts among the uses of land and buildings.
5. Aiding in bringing about the most beneficial relation between land use and the circulation of traffic throughout the Township. Having particular regard to and from the expressways, and to avoidance of congestion in streets and the provisions of safe and convenient access appropriate to the various land uses.
6. Aiding in providing a guide for public safety and action in the efficient provision of public facilities and services, in the provision of safe and proper sanitary sewage disposal and for private enterprise in building, development, investment, and other economic activity relating to land use: insofar as such objectives are consistent with the purpose set forth in Section 101 and with the aforesaid minimum requirements thereof. The provisions of this Ordinance shall be interpreted, administered and applied in such a manner as will facilitate attainment of the said objectives.

SECTION 103. Conflict. It is not intended by this Ordinance to repeal, abrogate, annul or interfere with any existing ordinances or enactment, or with any rule, regulation or permit adopted or issued thereunder, except insofar as the same may be inconsistent or in conflict with any of the provisions of this Ordinance, provided that where this Ordinance imposes greater restrictions upon the use of buildings or land, or upon the height and bulk of buildings, or prescribes larger open spaces than are required by the provisions of such ordinances, enactment, rule, regulation or permit, then the provisions of this Ordinance shall control.

SECTION 104. Validity. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or of any other part thereof.

SECTION 105. Repealer. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

ARTICLE II

ESTABLISHMENT OF DISTRICTS

SECTION 200. Classes of Districts. For the purpose of this Ordinance, the Township is hereby divided into classes of districts which shall be designated as follows:

R-Ag-175	Residential-Agricultural Districts
Agr	Agricultural Districts
R-200	Residential Districts
R-175	Residential Districts
R-150	Residential Districts
R-150	Multiple-Residential Districts
R-125	Residential Districts
R-100	Residential Districts
R-0	Residential-Office Districts
MHD	Mobile Home Development Districts
S-C	Shopping Center Districts
C	Commercial Districts
LI	Limited Industrial Districts
FFP	Federal Flood Districts

The locations and boundaries of such districts shall be as shown upon the map attached to and hereby made a part of this Ordinance, which shall be designated "Zoning Map." The said map, and all the notations, references and other data thereon, shall be as much a part of this Ordinance as if fully described herein.

SECTION 201. District Boundaries. The boundaries between districts are, unless otherwise indicated, either the center lines of streets, lanes, water courses and rights-of-way of power lines, and other public utilities,

or such lines extended, or lines parallel thereto. Where the boundaries of a single district are indicated as including directly opposite sides of a street, land, lake or water course, or right-of-way of a power line, railroad, or other public utility, for any portion of its length, the district so indicated shall be construed to apply to the entire bed at such street, lane, lake or water course, or right-of-way of such power line, railroad or other public utility, lying within such portion of its length. Where uncertainty exists as to the location of any said boundaries as shown on the Zoning Map, the following rules shall apply:

- A. Where a district boundary is indicated as approximately following the center line of a street, lane, lake or water course, or right-of-way of a power line, or other public utility, such center line shall be construed to be such boundary.
- B. Where a district boundary is indicated as approximately following a lot line or other property line, such lot line or property line shall be construed to be such boundary.
- C. Where a district boundary divides a lot or runs through undivided property, the location of such boundary, unless otherwise specified by figures on the Zoning Map, shall be determined by the use of the scale appearing on said map.
- D. Where figures are shown on the Zoning Map between a street and a district boundary, they shall indicate that the district boundary runs parallel to the street line at a distance therefrom equivalent to the number of feet so indicated, unless otherwise specified. Where scaled distances do not agree with such figures, the figures shall control.

SECTION 202. Federal and State Owned Property. Wherever Federal or State owned property is included in one or more zoning districts it shall be subject to the provisions of this Ordinance only insofar as permitted by the Constitution and laws of the United States of America and the Commonwealth of Pennsylvania.

ARTICLE III

R-AG-175 RESIDENTIAL-AGRICULTURAL DISTRICTS

In R-Ag-175 Residential-Agricultural Districts, the following regulations shall apply:

SECTION 300. Use Regulations. A building may be erected, altered or occupied, for any of the following purposes, and no other:

- A. Single-family detached dwelling:
- B. Conversion of single-family detached dwelling, subject to the provisions of Article XVI, Section 1606 herein:
- C. Agriculture:
- D. Any of the following uses when authorized as a special exception:
 1. Educational, religious, philanthropic use, excluding correctional or penal institutions, provided that minimum sized yards are provided as follows: When not more than 40 persons will use the building at any one time, there shall be a front and rear yard each having a minimum depth of 125 feet, and 2 side yards, each to have a minimum width of 100 feet, when between 40 and 100 persons will be using the building at any one time, there shall be a front and rear yard, each having a minimum depth of 150 feet and each side yard shall be 100 feet in width, when between 100 and 200 persons will be using the building at any one time, there shall be a front and rear yard, each to have a depth of at least 225 feet and each side yard a width of at least 175 feet, and when over 300 persons will be using the building at any one time, the front and rear yards shall have minimum depths of 300 feet, and side yards of at least 225 feet width, and further more no parking or rec-

reational uses shall be allowed in the required front yard, nor within 75 feet from side and rear lot lines, all to be suitably landscaped.

2. Hospital, convalescent home, home for the aged, sanitarium but excluding animal hospital, when yards are provided as recited in the foregoing paragraph.
3. Golf course, tennis club or country club, including club house and usual facilities, but excluding golf driving range and miniature golf course:
4. Passenger station for public transportation, telephone central office, any other public utility use directly related to and necessary for services within the Township:
5. Laboratory for scientific, agricultural or industrial research, provided that:
 - (a) There is no greater emission of smoke, noise, dust, odor or other disturbances than that customarily permitted in any Residential District:
 - (b) All activities, other than parking, shall be conducted wholly within an enclosed building, including storage of materials:
 - (c) No manufacturing shall be carried on, except that fabrication and testing of prototypes is permissible subject to the other requirements hereof:
 - (d) No building shall be erected or used which is nearer to the front or side lot lines than two hundred (200) feet, and nearer to rear lot line than eighty (80) feet, no parking shall be allowed nearer than fifty (50) feet to said lot lines, and the natural vegetation or other suitable planting within the open space thus provided shall be maintained:
6. Community center, park, athletic field, recreational use, provided that any of such uses be noncommercial or nonprofit, and provided that any source of illumination is so shielded that it is not visible beyond the property lines:
7. Cemetery, provided that the parcel of land devoted to this use is owned and operated by an organization conducting regular religious services from a house of worship building situated in the Township, and provided further that the total area devoted to such burial use shall contain not less than five (5) acres, nor more than twenty (20) acres.
8. A sample home to be used as a model for sale of other homes of similar construction within or without the township provided that such use be restricted to a period not in excess of two years or for such lesser period as fixed by the Zoning Hearing Board and provided that promptly on termination of the period fixed the premises be sold for a single family dwelling, and provided further that an adequate size off-street macadam or hard surface parking area be provided which will be removed and replaced with lawn at the expiration of the commercial period, that all signs and exterior illumination and all exterior advertising of any sort be subject to special order of the Zoning Hearing Board, that the only office in connection with such sample home be wholly contained in the sample home and be limited to the minimum necessary for sales of that type home, and provided further that the Zoning Hearing Board have the power to impose such other additional lawful restrictions as it considers advisable keeping in mind the character of the neighborhood and any peculiarities of the piece of land involved, with the right in the discretion of the Zoning Hearing Board to require a bond with adequate surety in an amount not in excess of Five Thousand (\$5,000) Dollars to guarantee the

performance of all of said conditions and provisions imposed by this ordinance, as amended from time to time, or by the Zoning Hearing Board.

- E. Signs when erected and maintained in accordance with the provisions of Article XIII hereof;
- F. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, subject to the provisions of Article XVI hereof.

SECTION 301. Height Regulations. The maximum height of buildings and other structures erected or enlarged in this District shall be:

- A. For any dwelling, thirty-five (35) feet, not exceeding two and one half ($2\frac{1}{2}$) stories;
- B. For any building accessory to any dwelling use, fifteen (15) feet, not exceeding one and one half ($1\frac{1}{2}$) stories;
- C. For silos for the only purpose of storing ensilage in Agricultural Districts, sixty (60) feet;
- D. For any other non-dwelling building, or other structure, or parts thereof, thirty-five (35) feet.

SECTION 302. Area, Width and Yard Regulations.

- A. Minimum Lot Area and Width. A lot area of not less than sixty thousand (60,000) square feet and a lot width of not less than one hundred seventy-five (175) feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this District, except that in the case of a use set forth in Section 300 D 4 herein, the minimum lot area and width requirements may be reduced when authorized as a special exception.
- B. Front Yard. There shall be a front yard on each lot which shall be not less than sixty (60) feet in depth from the ultimate right-of-way, and in no case shall the building line be closer to the center line of the road than seventy-five (75) feet.
- C. Side Yards:
 - 1. On each interior lot there shall be two (2) side yards, having an aggregate width of not less than eighty (80) feet, neither side yard having a width of less than thirty (30) feet; except that no farm building or other structure for keeping or raising of livestock or poultry shall be erected or used nearer to any lot line than one hundred twenty (120) feet, except a one-story poultry house with its greatest dimension not exceeding sixteen (16) feet, which may be located not closer than forty (40) feet from side boundaries.
 - 2. On each corner lot there shall be two (2) side yards, the side yard abutting on the street having a width of not less than fifty (50) feet from the ultimate right-of-way, and the side yard not abutting the street having a width of not less than thirty (30) feet; except that no farm building or other structure for keeping or raising of livestock or poultry shall be erected or used nearer to any lot line than one hundred twenty (120) feet.
- D. Rear Yard. There shall be a rear yard on each lot the depth of which shall be not less than seventy-five (75) feet, except that an accessory use structure less than ten (10) feet in height, may be erected within the rear yard not closer to the rear property line than forty (40) feet, but no farm building or other structure for keeping or raising of livestock or poultry shall be erected or used nearer to any rear lot line than one hundred twenty (120) feet, except a one-story poultry house with its greatest dimension not exceeding sixteen (16) feet, which may be located not closer

than forty (40) feet from side boundaries, and thirty (30) feet from the rear boundary.

- E. Building Coverage. Not more than fifteen (15) per cent of the area of any lot shall be occupied by buildings.

ARTICLE III-B

AGR AGRICULTURAL DISTRICTS

SECTION 300-B. AGR Agricultural District. The AGR agricultural district is intended to encourage agriculture, conservation, recreation and other open space purposes, and to promote and provide for a rational pattern of township growth. Accordingly, the district contains use and area regulations which:

1. Provide for farming.
2. Facilitate the conservation and proper utilization of ground water supplies and control of surface water flooding.
3. Facilitate the conservation of agricultural, creek valley and woodland areas.
4. Discourage premature and scattered, isolated higher density development which is difficult to service adequately with municipal services.

SECTION 301. Use Regulations. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

1. Single-family detached dwelling.
2. Conversion of single-family detached dwelling, subject to the provisions of article XVI, Section 1606, herein.
3. Farm use including tilling of the soil, nursery or the keeping of livestock and poultry, provided that any building used for the keeping of livestock and poultry shall be located not less than one hundred (100) feet from any street line and not less than fifty (50) feet from any other property line.
4. Any of the following uses when authorized as a special exception:
 - A. Educational, religious, philanthropic use, excluding correctional or penal institutions, provided that minimum sized yards are provided as follows: When not more than 40 persons will use the building at any one time, there shall be a front and rear yard each having a minimum depth of 125 feet, and 2 side yards, each to have a minimum width of 100 feet, when between 40 and 100 persons will be using the building at any one time, there shall be a front and rear yard, each having a minimum depth of 150 feet and each side yard shall be 100 feet in width, when between 100 and 200 persons will be using the building at any one time, there shall be a front and rear yard, each to have a depth of at least 225 feet and each side yard a width of at least 175 feet, and when over 300 persons will be using the building at any one time, the front and rear yards shall have minimum depths of 300 feet, and side yards of at least 225 feet width, and further more no parking or recreational uses shall be allowed in the required front yard, nor within 75 feet from side and rear lot lines, all to be suitably landscaped.
 - B. Hospital, convalescent home, home for the aged, sanitarium but excluding animal hospital, when yards are provided as recited in the foregoing paragraph.

- C. Golf course, tennis club or country club, including club house and usual facilities, but excluding golf driving range and miniature golf course.
- D. Passenger station for public transportation, telephone central office, any other public utility use directly related to and necessary for services within the Township.
- E. Laboratory for scientific, agricultural or industrial research, provided that:
 - (1) There is no greater emission of smoke, noise, dust, odor or other disturbances than that customarily permitted in any Residential District;
 - (2) All activities, other than parking, shall be conducted wholly within an enclosed building, including storage of materials;
 - (3) No manufacturing shall be carried on, except that fabrication and testing of prototypes is permissible subject to the other requirements hereof;
 - (4) No building shall be erected or used which is nearer to the front or side lot lines than two hundred (200) feet, and nearer to rear lot line than eighty (80) feet; no parking shall be allowed nearer than fifty (50) feet to said lot lines, and the natural vegetation or other suitable planting within the open space thus provided shall be maintained;
- F. Community center, park, athletic field, recreational use, provided that any of such uses be noncommercial or non-profit, and provided that any source of illumination is so shielded that it is not visible beyond the property lines.
- G. Cemetery, provided that the parcel of land devoted to this use is owned and operated by an organization conducting regular religious services from a house of worship building situated in the Township, and provided further that the total area devoted to such burial use shall contain not less than five (5) acres, nor more than twenty (20) acres.
- 5. Signs when erected and maintained in accordance with the provisions of Article XIII hereof.
- 6. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, subjected to the provisions of Article XV hereof.

SECTION 301B. Height Regulations. The maximum height of buildings and other structures erected or enlarged in this District shall be:

- A. For any dwelling, thirty-five (35) feet, not exceeding two and one half ($2\frac{1}{2}$) stories;
- B. For any building accessory to any dwelling use, fifteen (15) feet, not exceeding one and one half ($1\frac{1}{2}$) stories;
- C. For silos for the only purpose of storing ensilage in Agricultural Districts, sixty (60) feet;
- D. For any other non-dwelling building, or other structure, or parts thereof, thirty-five (35) feet.

SECTION 302B. Area, Width and Yard Regulations.

- A. Minimum Lot Area and Width. A lot area of not less than sixty thousand (60,000) square feet and a lot width of not less than one hundred seventy-five (175) feet at the building line shall be provided for every building or other structure erected or used

for any use permitted in this District, except that in the case of a use set forth in Section 300-D, 1 herein, the minimum lot area and width requirements may be reduced when authorized as a special exception.

- B. Front Yard. There shall be a front yard on each lot which shall be not less than fifty (50) feet in depth from the ultimate right-of-way, and in no case shall the building line be closer to the center line of the road than seventy-five (75) feet.
- C. Side Yards:
 - 1. On each lot there shall be two (2) side yards having an aggregate width of not less than seventy (70) feet, neither side yard having a width of less than thirty (30) feet, except that no farm building or other structure for keeping or raising livestock or poultry shall be erected or used nearer to any lot line than one hundred twenty (120) feet.
 - 2. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than fifty (50) feet from the ultimate right-of-way, and the side yard not abutting the street having a width of not less than twenty five (25) feet; except that no building or other structure for keeping or raising of livestock or poultry shall be erected or used nearer to any lot line than one hundred twenty (120) feet.
- D. Rear Yard. There shall be a rear yard on each lot, the depth of which shall be not less than seventy-five (75) feet, except that an accessory use structure may be erected within the rear yard not closer to the rear property line than forty (40) feet, but no building or structure for keeping or raising of livestock or poultry shall be erected or used nearer to any of the lot lines than one hundred twenty (120) feet, except that a one-story poultry house with its greatest dimension not exceeding sixteen (16) feet may be located not closer than forty (40) feet from the lot lines.
- E. Building Coverage. Not more than ten (10) per cent of the area of any lot shall be occupied by buildings, or be imperviously surfaced.

ARTICLE IV

R-200 RESIDENTIAL DISTRICTS

In R-200 Residential Districts, the following regulations shall apply:

SECTION 400. Use Regulations. A building may be erected, altered or used, and a lot may be used or occupied for any of the following purposes and no other:

- A. Single-family detached dwelling;
- B. Conversion of single-family detached dwelling, subject to the provisions of Article XVI, Section 1606, herein;
- C. Tilling of the soil, and the raising and harvesting of crops;
- D. Any of the following purposes when authorized as a special exception:
 - 1. Golf course, tennis club or country club, including club house and usual facilities but excluding golf driving range and miniature golf course;
 - 2. Community center, park, athletic field, recreational use, provided that any such uses be noncommercial or nonprofit and that any source of illumination is so shielded that it is not visible beyond the property lines;

3. Public utility use directly related to and necessary for services within the Township;
- E. Signs, subject to the provisions of Article XIII hereof;
- F. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, subject to provisions of Article XVI.

SECTION 401. Height Regulation. The maximum height of buildings and other structures erected or enlarged in this District shall be as prescribed in Section 301 of Article III herein, insofar as applicable to uses permitted in this District.

SECTION 402. Area, Width and Yard Regulations.

- A. Minimum Lot Area and Width. A lot area of not less than seventy thousand (70,000) square feet, and a lot width of not less than two hundred (200) feet at the building line shall be provided for every building or other structure erected, or used for any use permitted in this District, except that in the case of a use set forth in Section 400 D3 herein, the minimum lot area and width requirements may be reduced when authorized as a special exception.
- B. Front Yard. There shall be a front yard on each lot which shall be not less than sixty (60) feet in depth from the ultimate right-of-way.
- C. Side Yards:
 1. On each interior lot there shall be two (2) yards having an aggregate width of not less than eighty (80) feet, neither side yard having a width of less than thirty (30) feet.
 2. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than sixty (60) feet from the ultimate right-of-way, and the side yard not abutting the street having a width of not less than thirty (30) feet.
 3. On any lot, in any side yard not abutting a street, a detached garage may be erected and maintained within the rear part of the lot, if not closer to the side lot line than ten (10) feet, and not closer to the front lot line than one hundred twenty-five (125) feet.
- D. Rear Yard. There shall be a rear yard on each lot the depth of which shall be not less than seventy (70) feet, provided that an accessory use structure, less than ten (10) feet in height, may be erected within the rear yard not closer to the rear property line than ten (10) feet, nor within thirty (30) feet to any adjacent side lot line.
- E. Building Coverage. Not more than fifteen (15) per cent of the area of any lot shall be occupied by buildings.

ARTICLE V

R-175 RESIDENTIAL DISTRICTS

In R-175 Residential Districts, the following regulations shall apply:

SECTION 500. Use Regulations. A building may be erected, altered or used, and a lot may be used or occupied for any of the following purposes and no other:

- A. A use permitted in "R-200" Residential Districts;
- B. Any of the following purposes when authorized as a special exception:

1. House of worship, philanthropic use, excluding correctional or penal institution.

C. Signs subject to provisions of Article XIII, hereof.

SECTION 501. Height Regulations. The maximum height of buildings and other structures erected or enlarged in this District shall be as prescribed in Section 301 of Article III, herein, insofar as applicable to uses permitted in this District.

SECTION 502. Area, Width and Yard Regulations.

- A. Minimum Lot Area and Width. A lot area of not less than sixty thousand (60,000) square feet and a lot width of not less than one hundred seventy-five (175) feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this District, except that in the case of a use set forth in Section 400 D 3 herein, the minimum lot area and width requirements may be reduced when authorized as a special exception.
- B. Front Yard. There shall be a front yard on each lot which shall be not less than fifty (50) feet in depth from the ultimate right-of-way, and in no case shall the building line be closer to the center line of the road than seventy-five (75) feet.
- C. Side Yards:
 1. On each interior lot there shall be two (2) side yards having an aggregate width of not less than sixty (60) feet, neither side yard having a width of less than thirty (30) feet.
 2. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than fifty (50) feet from the ultimate right-of-way, and the side yard not abutting the street having a width of not less than thirty (30) feet.
 3. On any lot, in any side yard not abutting a street, a detached garage may be erected and maintained within the rear part of the lot, if not closer to the side lot line than ten (10) feet, and not closer to the front lot line than one hundred twenty-five (125) feet.

ARTICLE VI

R-150 RESIDENTIAL DISTRICTS

In R-150 Residential Districts, the following regulations shall apply:

SECTION 600. Use Regulations. A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes and no other:

- A. A use permitted in R-175 Residential Districts;
- B. Apartment house(s), townhouse(s), condominium(s), and other multi-family dwellings;
- C. Signs subject to provisions of Article XIII, hereof.

PART A

BUILDINGS OTHER THAN APARTMENT HOUSES, TOWNHOUSES, CONDOMINIUMS, OR OTHER MULTI-FAMILY DWELLINGS

For all permitted uses, except apartment houses, townhouses, condominiums, and other multi-family dwellings, the following requirements shall apply:

SECTION 601.1 Height Regulations. The maximum height of buildings

and other structures erected or enlarged in this District shall be as prescribed in Section 301 of Article III herein, insofar as applicable to uses permitted in this District.

SECTION 602.1 Area, Width and Yard Regulations.

- A. Minimum Lot Area and Width. A lot of not less than fifty thousand (50,000) square feet and a lot width of not less than one hundred fifth (150) feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this District, except that in the case of a use set forth in Section 400 D 3 herein, the minimum lot area and width requirements may be reduced when authorized as a special exception.
- B. Front Yards. There shall be a front yard on each lot which shall be not less than sixty (60) feet in depth from the ultimate right-of-way, and in no case shall the building line be closer to the center line of the road than seventy-five (75) feet.
- C. Side Yards:
 1. On each interior lot there shall be two (2) side yards, having an aggregate width of not less than fifty (50) feet, neither side yard having a width of less than twenty-five (25) feet.
 2. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than fifty (50) feet from the ultimate right-of-way, and the side yard not abutting the street having a width of not less than twenty-five (25) feet.
 3. On any lot, in any side yard not abutting a street, a detached garage may be erected and maintained within the rear part of the lot, if not closer to the side lot line than ten (10) feet, and if not closer to the front lot line than one hundred twenty-five (125) feet.
- D. Rear Yard. There shall be a rear yard on each lot, the depth of which shall be not less than seventy-five (75) feet, provided that an accessory use structure, less than ten (10) feet in height, may be erected within the rear yard not closer to the rear property line than ten (10) feet, and not closer than thirty (30) feet to any adjacent side lot line.
- E. Building Coverage. Not more than fifteen (15) per cent of the area of any lot shall be occupied by buildings.

PART B

APARTMENT HOUSES, TOWNHOUSES, CONDOMINIUMS,
AND OTHER MULTI-FAMILY DWELLINGS

For apartment houses, townhouses, condominiums, and other multi-family dwellings, the following requirements shall apply:

SECTION 601.2. Height Regulations. The height of multi-family dwellings shall not exceed forty-five (45) feet, and for buildings in excess of thirty-five (35) feet height, the side yards shall be increased one and one-half (1½) feet for each additional foot in height over thirty-five (35) feet.

SECTION 602.2. Area, Width and Yard Regulations.

- A. Minimum Lot Area and Width. A lot of not less than seven thousand (7000) square feet per family, and a lot width of not less than two hundred (200) feet at the building line shall be provided for every building hereafter erected as an apartment house, townhouse, condominium, or other multi-family dwelling shall be serviced by a public water system and a public sewerage system. Other means of water supply or waste disposal may be used only if the Township Engineer deems such alternate means appropriate, due consideration

being given to the size and location of the building, and size of the lot.

- B. Front Yards. There shall be a front yard on each street on which the lot abuts, the depth of which shall be at least sixty (60) feet.
- C. Side Yards. There shall be two side yards, one on each side of the principal building, or each multi-family dwelling, neither of which shall be less than thirty-five (35) feet wide, nor overlap on other yards of neighboring buildings.
- D. Rear Yard. There shall be a rear yard to each multi-family structure, the depth of which shall be at least seventy-five (75) feet, and it shall not overlap required yards of other structures.
- E. Building Coverage. Not more than twenty(20%) per cent of the area of each lot may be occupied by buildings, and/or other structures, or imperviously paved areas.
- F. Buffer Areas. Where more than one building for multi-family housing use is to be erected upon a tract of land, an unbuilt-upon buffer strip shall be provided between such buildings and adjoining properties. This buffer area shall be a minimum of 75 feet in width. It shall be landscaped and maintained by the developer and/or owner in shrubbery, trees and other plant materials, or both, as specified in the following subsection. Buffer areas may not be used for parking areas nor for recreational purposes.
- G. Shrubby and Trees. A buffer planting strip of not less than twenty (20) feet in width shall be provided in the buffer area. All buffer planting strips shall include a dense screen planting of trees, shrubs, or other plant materials, or both, to the full length of the lot line to serve as a barrier to visibility, air borne particles, glare, and noise. Such planting shall be located within the exterior fifty (50) feet of the buffer area, and shall be in accordance with the following requirements:
 - 1. Plant materials used in screen planting shall be at least five or six feet in height when planted and be of a species as will produce, within two years, a complete year-round evergreen visual screen at a height of five (5) feet. Required types of evergreen plant materials are hemlock, pine, spruce, fir, holly and yew species, - other species only when approved in writing by the Township planning agency.
 - 2. The screen planting shall be maintained permanently and any plant material which does not live shall be replaced within six (6) months.
 - 3. The screen planting shall be so placed that at maturity it will not be closer than three (3) feet from any ultimate right-of-way or property line.
 - 4. A clear-sight triangle shall be maintained at all street intersections and at all points where private vehicular access-ways intersect public streets.
 - 5. The screen planting shall be broken only at points of vehicular or pedestrian access.
 - 6. Plans for buffer yards shall be submitted for review by the Township planning agency and approval by the Board of Supervisors.

Deciduous trees shall be planted in the buffer area left over from the buffer strip, and shall be planted at least twenty(20) feet away from the strip, and so placed that when matured the branches of the adjoining trees will about meet. Such trees shall be not less than 2" to 2½" diameter at the base of the tree at time of planting. Such trees shall be maintained in a healthy condition, or replaced by new trees within six months.

SECTION 603.2. Building Length or Depth. The greatest dimension in length or depth of a one, two, or three story apartment building, townhouse, condominium or other multi-family building shall not exceed one hundred sixty (160) feet. No more than three such buildings may be attached to each other. Buildings so attached shall be at an angle approximately ninety (90°) degrees unless authorized as a special exception.

SECTION 604.2. Courts.

- A. Inner courts shall not be permitted.
- B. The minimum width of an outer court shall be forty (40) feet provided that if opposing walls of the court exceed the average height of opposing walls exceed thirty (30) feet. An outer court shall have an unobstructed space of not less than forty (40) feet opening upon the yard or street. The measurement of the unobstructed opening shall be taken as the minimum distance between the opposing walls at the opening upon the yard or street.
- C. The maximum depth of an outer court shall not exceed two times the width of the court.

SECTION 605.2. Application and Review, and Approval or Disapproval by the Board of Supervisors.

- A. Application for permits shall include the following:
 - 1. A plot plan showing location of lot and any present buildings, the proposed buildings, driveways, parking lots, landscaping and natural topographical features of the lot and within two hundred (200) feet of any lot line.
 - 2. Architectural plans for any proposed buildings.
 - 3. Detailed plans for water supply and sanitary waste disposal.
 - 4. Any other pertinent data or evidence that the Township may require.
- B. The Board of Supervisors shall review the plans and data submitted and shall have the power of approval or disapproval of the same. The Secretary of the Board of Supervisors shall notify the Zoning Officer in writing of their final decision and any special conditions agreed upon.

ARTICLE VI-B

MR MULTI-RESIDENTIAL USE DISTRICTS

SECTION 600-B. Objectives. MR Multi-Residential Use Districts are designed to make special provision for appropriate higher density residential uses on lots providing adequate parking, interior circulation and landscaping, in locations with access to arterial and collector streets and with adequate water supply and sewage facilities; and where sensitive, natural environmental constraints warrant special site planning, to protect the health and integrity of these environments.

SECTION 601-B. Use Regulations. A building may be erected, altered or used and a lot or land in the MR Multi-Residential Use District may be used or occupied for the following purposes when permitted by the Board of Supervisors as a conditional use.

- A. Single-family detached dwellings.
- B. Single-family semi-detached dwellings.
- C. Quadraplexes.
- D. Townhouses.
- E. Garden apartments.

- F. Apartment house.
- G. Any other recognized residential housing type as from time to time judicially approved or as demand may justify if supported at the time of the hearing on the proposed conditional use, excluding mobile homes and mobile home parks.

The standards and criteria for the allowance or denial of such conditional use shall be as set forth in this Article as well as any other provisions of this ordinance having general applicability. In addition, any instance where the Board of Supervisors is required to consider a request for a conditional use in accordance with the provisions of this Article, the Board shall in addition to such other considerations and determinations as may be required by law give full consideration to the standards for review set forth in Section 1502 of this ordinance as would be required of the Zoning Hearing Board in considering the request for a special exception. No other use shall be permitted in an MR Multi-Residential Use District by virtue of this article and the standards and regulations set forth in this article shall govern MR Multi-Residential district uses. However, any lot, land or tract of ground which is also in any other zoning district may be used for any purpose allowed in such other district subject to the standards and regulations governing such other district. The Board of Supervisors recognizes that as of the date of the adoption of this article all land contained in MR Multi-Residential Use Districts is also contained in some other zoning district and it is expressly the intention of the Board of Supervisors that the inclusion of such land in such other zoning district as set forth on the zoning map of Worcester Township as adopted hereby. It is the intention that the provisions hereof governing MR Multi-Residential Use Districts be considered an overlay on the existing zoning included within the MR Multi-Residential Use Districts.

SECTION 602-B. Contents of Multi-Residential Use Applications.

Each application for a multi-residential use shall include the following:

- A. A plan at an appropriate scale to insure legibility, not smaller than one inch equals fifty (50) feet showing the layout of the total area proposed to be developed, superimposed on its topography with contour lines at intervals of no more than five (5) feet.
- B. A smaller scale map locating the area in the township with respect to major roads and available utilities.
- C. Sufficient detail, layout plans, elevations, renderings and other necessary documentation prepared and scaled by a registered architect or engineer to demonstrate compliance with the site development standards of Section 607 and consistency with the requirements of Sections 608 through 610.
- D. A full statement of the order of proposed development if development by stages is proposed or contemplated.

SECTION 603-B. Filing Multi-Residential Use Applications. Each application for conditional use approval for a proposed multi-residential use shall request a hearing and shall be filed with the Township Secretary with payment of a deposit to the Township for expenses to be incurred by the Township in processing the application. The amount of the deposit shall be determined by the Township Engineer by computing or estimated actual expenses plus 15% for administrative costs. In no case shall any permit be issued to any applicant if any amount due here-under from the applicant to the Township but remains unpaid.

SECTION 604-B. Review of Multi-Residential Use Applications. Each application for approval of a conditional use for multi-residential uses shall be referred to the Montgomery County Planning Commission as required by Section 502 of the Pennsylvania Municipalities Planning Code. In addition, each such application shall be referred to the Worcester Township Planning Commission which shall review the application for conformity to the site development standards of Section 607, the applicable criteria of

the requirements of Section 608 through 610, and conformity or capability of conforming to applicable provisions of the Worcester Township Subdivision and Land Development Ordinance. The planning commission shall report thereon to the Board of Supervisors either orally or in writing at its hearing held in accordance with the provisions of Section 604.

SECTION 605-B. Hearing Upon Multi-Residential Use Applications.

The Board of Supervisors shall hold a public hearing which shall to the extent not inconsistent herewith or otherwise required by the context hereof be held in accordance with the ordinances, rules and regulations governing hearings of the zoning hearing board when that board is considering an application for a special exception. Notice of the hearing shall be given as would be required of the zoning hearing board. The hearing shall be held at a date consistent with planning commission review in accordance with Section 603 and, in any event, within forty-five (45) days from the date of the filing of the application and payment of the required fee in accordance with Section 602 above. The hearing shall be conducted in accordance with Sub-sections 4, 2 and 8 of Section 906 of the Pennsylvania Municipalities Planning Code and all references therein to the zoning hearing board shall for the purposes of this section be references to the Board of Supervisors. The board of Supervisors shall render a written decision within 45 days after the last hearing before it. Where the application is contested or denied, the decision shall be accompanied by findings of fact and conclusions based thereon together with the reasons therefor. A copy of the final decision shall be delivered to the applicant personally or mailed to him not later than the day following its date, unless the applicant or a representative of the applicant was present at the meeting of the Board of Supervisors at which the decision was announced, in which case, it shall not be necessary for the Board of Supervisors to take any further action to deliver a copy of the final decision to the applicant. Copies of the final decision shall be made available to any person who desires a copy thereof provided that such person shall reimburse the Township for the Township's cost incurred in producing such copy.

SECTION 606-B. Board Action on Multi-Residential Use Applications.

No conditional use for Multi-residential uses shall be granted by the Board of Supervisors unless it is found that the proposed development is consistent with the standards of Section 1802 of this ordinance and will satisfy the site development standards of Section 607 of this ordinance and that the proposed development can comply with the applicable requirements of Sections 608 through 610 of this Article. If the applicant demonstrates that his application satisfies the standards and can comply with the requirements as aforesaid, then the Board shall approve his application for conditional use unless at the hearing a specific issue is raised as to the aforesaid standards and requirements as they relate to the health, safety and general welfare of the community, in which case the applicant must further show that the use applied for would not violate the health, safety and general welfare of the community in relation to such specific issues before the applicant shall be entitled to approval of his application for conditional use. If the Board of Supervisors deems it necessary or appropriate in order to insure compliance with the aforesaid standards, the Board may approve the application subject to such conditions and restrictions or the applicant may for the purposes of appeal from the action of the Board treat such approval subject to conditions and restrictions as a denial of the application.

SECTION 607-B. Duration of Conditional Use Multi-Family Residential Use Approval. Every conditional use for multi-family residential uses granted by the Board of Supervisors shall expire at the expiration of eighteen (18) months unless construction has theretofore been commenced or unless the period has been extended for cause by the Board.

SECTION 608-B. Multi-Residential Use Districts and Site Development Standards. There shall be included in MR Multi-Residential Use Districts such tracts of ground as are set forth as an overlay in those areas designated on the official zoning map made a part hereof and incorporated herein by reference as fully as though set forth at length.

- A. Lot area and width. Every lot or parcel of ground proposed for development for multi-residential use shall contain in area not less than five (5) acres and shall at no point be narrower than three hundred (300) feet at any point.

- B. Density. There shall be a density of not more than eight (8) dwelling units per acre, but areas consisting of Flood Plain land and Public Utility right-of-ways shall not be included in computing acreage.
- C. Land Allocation. Coverage of the lot by principal buildings shall not exceed twenty-five (25%) percent of lot area. Building coverage and impervious paved areas for use by automobiles shall not exceed forty-five (45%) percent of lot area. Outdoor recreation area in aggregate shall constitute at least twenty (20%) percent of the lot area and shall be convenient for its use as regards shape, location, grade and seclusion.

SECTION 609-B. Yard Regulations.

- A. Front Yards. There shall be a front yard on each street on which the lot abuts, the depth of which shall be at least sixty (60) feet.
- B. Side Yards. There shall be two side yards, one on each side of the principal building, or each multi-family dwelling, neither of which shall be less than thirty-five (35) feet wide, nor overlap on other yards of neighboring buildings.
- C. Rear Yard. There shall be a rear yard to each multi-family structure, the depth of which shall be at least seventy-five (75) feet, and it shall not overlap required yards of other structures.
- D. Buffer Areas. Where more than one building for multi-family housing use is to be erected upon a tract of land, an unbuilt-upon buffer strip shall be provided between such buildings and adjoining properties. This buffer area shall be a minimum of 75 (75) feet in width. It shall be landscaped and maintained by the developer and/or owner in shrubbery, trees and other plant materials, or both, as specified in the following subsection. Buffer areas may not be used for parking areas not for recreational purposes.
- E. Shrubbery and Trees. A buffer planting strip of not less than twenty (20) feet in width shall be provided in the buffer area. All buffer planting strips shall include a dense screen planting of trees, shrubs or other plant materials or both, to the full length of the lot line to serve as a barrier to visibility, air borne particles, glare and noise. Such planting shall be located within the exterior fifty (50) feet of the buffer area, and shall be in accordance with the following requirements:
 1. Plant materials used in screen planting shall be at least five or six feet in height when planted and be of a species as will produce, within two years, a complete year-round evergreen visual screen at a height of five (5) feet. Required types of evergreen plant materials are hemlock, pine, spruce, fir, holly and yew species, -- other species only when approved in writing by the township planning agency.
 2. The screen planting shall be maintained permanently and any plant material which does not live shall be replaced within six (6) months.
 3. The screen planting shall be so placed that at maturity it will not be closer than three (3) feet from any ultimate right-of-way or property line.
 4. A clear-sight triangle shall be maintained at all street intersections and at all points where private vehicular accessways intersect public streets.
 5. The screen planting shall be broken only at points of vehicular and pedestrian access.
 6. Plans for buffer yards shall be submitted for review by the Township planning agency and approval by the Board of

Supervisors.

Deciduous trees shall be planted in the buffer area left over from the buffer strip, and shall be planted at least twenty (20) feet away from the strip, and so placed that when matured the branches of the adjoining trees will about meet. Such trees shall be not less than 2" to 2½" diameter at the base of the tree at time of planting. Such trees shall be maintained in a healthy condition or replaced by new trees within six months.

SECTION 610-B. Building Length or Depth. The greatest dimension in length or depth of a one, two or three story apartment building, townhouse, condominium, or other multi-family building shall not exceed one hundred sixty (160) feet. No more than three such buildings may be attached to each other. Buildings so attached shall be at an angle approximately ninety (90) degrees unless authorized as a special exception. No building shall exceed thirty-five (35) feet in height.

SECTION 611-B. Courts.

- A. Inner courts shall not be permitted.
- B. The minimum width of an outer court shall be forty (40) feet provided that it opposing walls of the court exceed the average height of thirty (30) feet, the width of the average height of opposing walls exceed thirty (30) feet. An outer court shall have an unobstructed space of not less than forty (40) feet opening upon the yard or street. The measurement of the unobstructed opening shall be taken as the minimum distance between the opening walls at the opening upon the yard or street.
- C. The maximum depth of an outer court shall not exceed two times the width of the court.

ARTICLE VII

R-125 RESIDENTIAL DISTRICTS

In R-125 Residential Districts the following regulations shall apply:

SECTION 700. Use Regulations. A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes and no other:

- A. A use permitted in R-175 Residential Districts.
- B. Any of the following purposes when authorized as a special exception:
 1. Educational, religious, philanthropic use, excluding correctional or penal institution.
 2. Hospital, convalescent home, home for the aged, sanitarium, excluding animal hospital and any institutions for mentally deficient or tubercular persons.
- C. Signs, subject to the provisions of Article XIII, hereof.
- D. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, subject to limitations provided in Article XVI.

SECTION 701. Height Regulations. The maximum height of buildings and other structures erected or enlarged in this District shall be as prescribed in Section 301 of Article III herein, insofar as applicable to uses permitted in this District.

SECTION 702. Area, Width and Yard Regulations.

- A. Minimum Lot Area and Width. A lot of not less than forty

thousand (40,000) square feet and a lot width of not less than one hundred twenty-five (125) feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this District, except that in the case of a use set forth in Section 400 D 3, herein, the minimum lot area and width requirements may be reduced when authorized as a special exception.

- B. Front Yards. There shall be a front yard on each lot which shall be not less than fifty (50) feet in depth from the ultimate right-of-way, and in no case shall the building line be closer to the center line of the road than seventy-five (75) feet.
- C. Side Yards:
 - 1. On each interior lot there shall be two (2) side yards having an aggregate width of not less than fifty (50) feet, neither side yard having a width of less than twenty-five (25) feet.
 - 2. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than fifty (50) feet from the ultimate right-of-way, and the side yard not abutting the street having a width of not less than twenty-five (25) feet.
 - 3. On any lot, in any side yard not abutting a street, a detached garage may be erected and maintained within the rear part of the lot, if not closer to the side lot line than eight (8) feet, and if not closer to the front lot line than one hundred twenty-five (125) feet.
- D. Rear Yard. There shall be a rear yard on each lot, the depth of which shall not be less than seventy-five (75) feet, provided that an accessory use structure may be erected within the rear yard not closer to the rear property line than eight (8) feet, and not closer than twenty (20) feet to any adjacent side lot line.
- E. Building Coverage. Not more than fifteen (15) percent of the area of any lot shall be occupied by buildings.

ARTICLE VIII

R-100 RESIDENTIAL DISTRICTS

In R-100 Residential Districts, the following regulations shall apply:

SECTION 800. Use Regulations. A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes, and no other:

- A. A use permitted in R-125 Residential Districts.

SECTION 801. Height Regulations. The maximum height of buildings and other structures erected or enlarged in this District shall be as prescribed in Section 301 of Article III, herein, insofar as applicable to uses permitted in this District.

SECTION 802. Area, Width and Yard Regulations.

- A. Minimum Lot Area and Width. A lot of not less than thirty thousand (30,000) square feet and a lot width of not less than one hundred (100) feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this District, except that in the case of a use set forth in Section 400 D 3, herein, the minimum lot area and width requirements may be reduced when authorized as a special exception.
- B. Front Yards. There shall be a front yard on each lot which shall not be less than fifty (50) feet in depth from the ultimate right-of way, and in no case shall the building line be closer to the

center line of the road than seventy-five (75) feet.

C. Side Yards:

1. On each interior lot there shall be two (2) side yards having an aggregate width of not less than fifty (50) feet, neither side yard having a width of less than twenty-five (25) feet.
2. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than fifty (50) feet from the ultimate right-of-way, and the side yard not abutting the street having a width of not less than twenty-three (23) feet.
3. On any lot, in any side yard not abutting a street, a detached garage may be erected and maintained within the rear part of the lot, if not closer to the side lot line than six (6) feet, and if not closer to the front lot line than one hundred ten (110) feet.

D. Rear Yard. There shall be a rear yard on each lot, the depth of which shall not be less than seventy-five (75) feet provided that an accessory use structure may be erected within the rear yard not closer to the rear property line than six (6) feet, and not closer than twenty (20) feet to any adjacent side lot line.

E. Building Coverage. Not more than twenty (20) percent of the area of any lot shall be occupied by buildings.

F. In applying the requirements of paragraphs A. through E. of this Section 802 to a subdivision or proposed subdivision of ten (10) or more lots, the Board of Supervisors in their discretion may either permit or require lot averaging so that lots which do not meet some or all of the requirements of paragraphs A. through E. may be approved provided that for each lot so approved there shall be either a (1) corresponding and equal increase in another lot or (2) land set aside which shall be so restricted in a manner to be designated in each case by the Board of Supervisors that the land so set aside cannot be used for future subdivision, or (3) any combination of (1) and (2); provided that there shall not be permitted any greater number of lots than would be permitted on the tract in question if all the requirements in paragraphs A. through F. of Section 802 were satisfied, and provided further that under no circumstances shall any lot be approved which is less than 25,000 square feet in area, nor less than 90 feet in width at the building line.

ARTICLE IX

R-0 RESIDENTIAL-OFFICE DISTRICTS

In R-0 Residential-Office Districts, the following regulations shall apply:

SECTION 900. Use Regulations. A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes and no other:

- A. A use permitted in R-100 Residential District;
- B. Offices for administration, executive, professional, sales and other similar uses the normal attributes of which do not involve retailing activities on the premises;
- C. Any use of the same general character as any of the uses hereinbefore specifically permitted, when authorized as a Special Exception;
- D. Signs subject to the provisions of Article XIII;

- E. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses.

SECTION 901. Height Regulations. The maximum height of buildings and other structures erected or enlarged in this District shall be as prescribed in Section 301 of Article III, herein, insofar as applicable to uses permitted in this District.

SECTION 902. Area, Width and Yard Regulations.

- A. Minimum Lot Area and Width. A lot of not less than thirty thousand (30,000) square feet and a lot width of not less than one hundred (100) feet at the building line shall be provided for every building or other structure erected or used for any use in this District, except that in the case of a use set forth in Section 400 D 3 herein, the minimum lot area and width requirements may be reduced when authorized as a special exception.
- B. Front Yards. There shall be a front yard on each lot which shall be not less than sixty (60) feet in depth from the ultimate right-of-way.
- C. Side Yards:
 - 1. On each interior lot there shall be two (2) side yards, having an aggregate width of not less than fifty (50) feet, neither side yard having a width of less than twenty-three (23) feet.
 - 2. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than fifty (50) feet from the ultimate right-of-way, and the side yard not abutting the street having a width of not less than twenty-three (23) feet.
 - 3. On any lot, in any side yard not abutting a street, a detached garage may be erected and maintained within the rear part of the lot, if not closer to the side lot line than six (6) feet, and it not closer to the front lot line than one hundred ten (110) feet, and if not closer than twenty (20) feet to any adjacent side lot line.
- D. Rear Yard. There shall be a rear yard on each lot, the depth of which shall be not less than seventy-five (75) feet, provided that an accessory use structure may be erected within the rear yard not closer to the rear property line than six (6) feet, and if not closer than twenty (20) feet to any adjacent side lot line.
- E. Building Coverage. Not more than twenty (20) percent of the area of any lot shall be occupied by buildings.

ARTICLE IX-A

MHD - Mobile Home Development District

SECTION 900-A. Declaration of Legislative Intent. In addition to the "Purpose" set forth in Section 101, of this ordinance, it is hereby declared to be the specific intent of this Article with respect to the MHD - Mobile Home Development District to establish standards of performance and promote the desirable benefits which planned, mobile home developments may have upon the community. It is further the intent of this Article to ensure the interdependency and compatibility of proposed mobile home developments with essential utilities and surrounding land uses in the township. It shall further be the intent of this district:

- A. To reflect the changes in the technology of home building and land development so that resulting economies may endure to the benefits of those who need homes;
- B. To further the general welfare by extending greater opportunities for better housing to all citizens and residents of Worcester Township;

- C. To provide for better quality and greater variety in type, design, and layout of mobile home developments by enforcing uniform standards;
- D. To provide for a diversity in housing types; and
- E. To encourage mobile home developments that are not detrimental to property values and the general welfare of the area in which they are proposed.

SECTION 901-A. Definitions. The following definitions shall apply in the MHD District:

- A. Common Area: any area or space designed for joint use of tenants occupying mobile home developments.
- B. Density: the number of mobile homes or mobile home stands per developable acre.
- C. Developable Acre: all land is defined as developable acreage except land area reserved for rights-of-way, floodplains (defined as alluvial soils in the Soil Survey of Montgomery County, U. S. Department of Agriculture: 1967; published by the U. S. Department of the Interior Geological Survey, June, 1969, and land area with slopes of fifteen (15%) percent or greater). Developable acreage is used in density calculations.
- D. Mobile Home: a single family dwelling intended for permanent occupancy, contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrived at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.
- E. Mobile Home Development: a parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use, consisting of two (2) or more mobile home lots.
- F. Mobile Home Lot: a parcel of land in a mobile home development, constructed with the necessary utility connections, patio, and other appurtenances necessary for the erection thereon of a single mobile home, and the exclusive use of its occupants.
- G. Mobile Home Stand: that part of an individual lot which has been reserved and prepared for the placement of the mobile home.
- H. Tract Area: total acreage of the mobile home development.

SECTION 902-A. Use Regulations. Conditional use. Mobile home development may be allowed as a conditional use in R-100 and R-125 Residential Districts by the Board of Supervisors pursuant to public hearing as per Section 903-A and subject to the following standards:

- A. The tract of land to be developed shall be in one ownership, or shall be the subject of an application filed by the owners of the entire tract, and it shall be agreed that the tract shall be developed under single direction and in the manner approved.
- B. Any area to be used as a Mobile Home Development must have a minimum gross area of ten(10) contiguous acres of land.
- C. Every area to be used as a Mobile Home Development must be served by the municipal sanitary waste disposal system, or a method of disposal approved by the Pennsylvania Department of Environmental Resources.
- D. Any site proposed for a Mobile Home Development shall be free from adverse influence by swamps, marshes, garbage or rubbish disposal area or other potential breeding places for insects or rodents.

- E. Any site proposed for a Mobile Home Development shall not be subject to flooding.
- F. Any site proposed for a Mobile Home Development shall not be subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor, or glare.
- G. Any site proposed for a Mobile Home Development shall be accessible to essential community facilities and services such as employment centers, shopping centers, schools, and police and fire protection.
- H. Access. Plans evidencing provision for safe and efficient ingress and egress to and from the public streets and highways servicing the mobile home development district without causing undue confusion or interference with the normal traffic flow shall be submitted to the Board of Supervisors and must be approved by the township engineer, who shall make the determination by concerning himself with the adequacy of the thoroughfare to carry the additional traffic generated by the mobile home development, as well as to the street frontage of the proposed district.

SECTION 903-A. Public Hearing. Prior to deciding to allow or deny a mobile home development, the Board of Supervisors shall hold a public hearing thereon pursuant to public notice. At least thirty (30) days prior to the date of hearing, one copy of the development proposal shall be transmitted to the township planning agency and one to the Montgomery County Planning Commission to provide these agencies an opportunity to submit recommendations.

SECTION 904-A. Accessory Uses.

- A. Accessory uses and structures customarily incidental to the maintenance, servicing and well-being of mobile home development residents shall be permitted only as part of an approved development plan for the site.
- B. Accessory uses on individual mobile home lots, customarily incidental to mobile homes, shall be permitted on the individual mobile home lots provided the provisions of Sections 1703.4, 1703.5, 1703.6 and other applicable sections of this ordinance are complied with.

SECTION 905-A. Areas for non-residential uses. No part of any mobile home development shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of the development. However, nothing in this Article shall be deemed as prohibiting the sale or resale of a mobile home located on a mobile home stand and connected to the pertinent utilities.

SECTION 906-A. Site Design.

- A. Lot Size. Mobile home lots in a mobile home development shall have a minimum lot size of five thousand (5000) square feet.
- B. Density. The total number of lots in a mobile home development shall not exceed a maximum density of five (5) per developable acre. All area not contained in developable acreage (as defined in Section 1701.1.3) shall be excluded from density calculations.
- C. Distance Between Structures.
 - 1. Mobile homes shall be separated from each other and from other buildings and structures at their closest points by a minimum of twenty (20) feet, provided, however, that said distance may be reduced to fifteen (15) feet in the event that a wall on one unit faces a wall of an adjacent unit which contains no principal window in a living area.
 - 2. In order to allow clustering of lots designed to encourage flexibility in site design, preservation of natural features, and to maximize creation of accessibility of recreation area,

distance between structures and minimum lot size may be reduced up to a maximum of twenty (20%) percent at the discretion of the Board of Supervisors.

- D. Setback from Park Boundary. No mobile home or accessory use may be located closer than fifty (50) feet to a boundary of a mobile home development. In the event a mobile home development abuts another such development, this provision will not apply; however, all other applicable setbacks prescribed herein shall apply.
- E. Setback from Streets. No mobile home or accessory use shall be located closer than twenty-five (25) feet to the ultimate right-of-way line of any public street, or to the edge of the cartway of private interior roadways in a mobile home development.
- F. Setback from Parking Facilities. No mobile home or accessory use shall be located within twenty-five (25) feet of any parking area with space for ten (10) or more automobiles.
- G. Buffers. The mobile home development shall have a permanent landscaped planting area of at least fifteen (15) feet in depth designed for screening residential, commercial and industrial uses which are adjoining and contiguous. The buffer shall be a minimum of six (6) feet and a maximum of ten (10) feet in height. The use of mounding shall be encouraged as a means of providing screening, provided their slope shall be a maximum of 3 to 1. In cases where an edge(s) of a mobile home development borders natural features which function as buffers, including but not limited to, mature woodland, severe grade changes or stream valleys, buffering may not be required along that edge(s), at the discretion of the Board of Supervisors. A landscaping plan shall be submitted, with the final plans, showing all pertinent information including the location, size and specie of all trees and shrubs to be preserved or planted.
- H. Groups or Clusters of units, so placed as to create interior spaces and courtyards, shall be incorporated whenever feasible.
- I. Site design shall discourage direct end-to-end exposure of mobile home units wherever possible.
- J. Gridiron layouts and street patterns, unrelated to the topography of the site, are to be avoided.
- K. The location of all mobile home developments shall be protected against any undesirable off-site views or any adverse influence (such as heavy commercial or industrial use, heavy traffic, or brightly lighted activities) from adjoining streets and areas.
- L. Common Areas.
 - 1. At least twenty (20) percent of the usable site area of the mobile home development must be in common space, including recreation space, space for laundry and storage facilities.
 - 2. The common space shall be designed as a contiguous area with paved pedestrian, and visual accessibility to all residents of the mobile home development.
 - 3. Recreation areas and facilities shall be provided to meet the anticipated needs of the residents of the development. Not less than ten (10) percent of the usable site area exclusive of lands within the required setback area, shall be devoted to recreation. Recreation areas should be of a size, shape and relief that is conducive to active and passive recreation.
 - 4. Service Building. The structure or structures containing the management office and other common facilities shall be conveniently located for the use intended. Consolidation of laundry, recreation, management, and other common facilities in a single building and location is encouraged, if the single location will adequately serve all mobile home lots.

5. Maintenance. After the successful completion of the development, provision acceptable to the township Board of Supervisors and Solicitor for the maintenance and/or ownership of the common open space, service and recreational facilities shall be established.
- M. Arrangement of Structures and Facilities. The tract, including mobile home stands, patios, structures, and all tract improvements, shall be organized in relation to topography, the shape of the plot, and the shape, size, and position of structures and common facilities. Special attention shall be given to new mobile home designs and to common appurtenances, that are available.
- N. Adaptation to tract assets. The mobile home unit shall be fitted to the terrain with a minimum disturbance of the land. Existing trees and shrubs, rock formations, stream courses and banks, and other natural features of the tract, shall be preserved to the maximum extent practical. Favorable views of outlooks shall be emphasized by the plan.
- O. Drainage Considerations. The following site drainage requirements shall apply to all mobile home developments:
1. The ground surface in all parts of every development shall be graded and equipped to drain all surface water in a safe, efficient manner. The velocity of run-off during and after development shall not exceed 1.5 feet per second as required by Chapter 102, Section 102.22 (c) of the Erosion Control Rules and Regulations published by the Pennsylvania Department of Environmental Resources, July 1, 1973 and as subsequently amended.
 2. Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled in a manner approved by the Pennsylvania Department of Environmental Resources.
 3. Wastewater from any plumbing fixture or sanitary sewer line shall not be deposited upon the ground surface in any part of a mobile home development.
 4. All applicable regulations and permit requirements to prevent accelerated soil erosion and resulting sedimentation as stipulated in the Pennsylvania Department of Environmental Resources Soil Erosion and Sedimentation Control Manual, July 1, 1973, and as subsequently amended, shall be followed by all parties engaged in establishment of a Mobile Home Development. The manual is available at the office of the Montgomery County Soil and Water Conservation District, Court House, Norristown, Pennsylvania.
- P. Ground Cover Requirement. Exposed ground surfaces in all parts of every mobile home development shall be paved, or covered with stone screenings, or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
- Q. Lighting Facilities. Lighting facilities shall be provided as needed and arranged in a manner which will protect the mobile home development residents, neighboring properties and adjacent highways from unreasonable direct glare or hazardous interference of any kind. Lighting facilities shall be required where deemed necessary by the Board of Supervisors for the safety and convenience of the mobile home development and shall be installed by the developer in areas developed subsequent to the enactment of this ordinance.

SECTION 907-A. Roadways.

- A. Standards. All applicable standards for streets and roads, con-

tained in "The Worcester Township Land Subdivision Regulations, and as subsequently amended, shall be adhered to in mobile home developments. In those developments wherein the roads are to be maintained by the developer as private internal roadways, cartway construction and width standards shall be enforced.

- B. Access Limitations. No mobile home lot shall have direct access to any public street, except in those mobile home developments wherein the lots are for sale. In such cases, mobile homes may have direct access only onto minor internal streets. In no case shall direct access from a mobile home be permitted onto the street(s) off which the mobile home development gains primary access.

SECTION 908-A. Parking.

- A. Spaces Required. Two(2) paved off-street parking spaces shall be provided for each mobile home. Such spaces may be in a common parking facility, provided that parking areas contained therein are within one hundred (100) feet of the mobile homes lots for which they are intended.
- B. Landscaping. Required Green Areas. Ten percent (10%) of all paved parking areas on each lot shall be devoted to green areas which must be interspersed within the paved parking areas to channel traffic or divide parking areas. The green areas required by this section shall not constitute a portion of any green area otherwise required by this Ordinance or any other Ordinance or regulation of the Township. The exact design and location of the green areas required by this section shall be disclosed on a development or subdivision or other similar plan and be permanently maintained as such.

SECTION 909-A. Utilities.

- A. Water Supply. An adequate supply of water shall be provided for mobile home developments, service buildings, and other accessory facilities as may be required by this ordinance. Where a public water supply system of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply shall be used exclusively.
- B. Underground Utilities. All electric, natural gas, telephone and any other utility lines shall be placed underground in all mobile home developments.
- C. The Pennsylvania Department of Environmental Resources is required to review and approve any plan for construction, alteration, or remodeling of a mobile home development.

SECTION 910-A. Mobile Home Stands. A concrete pad, property graded, placed and compacted so as to be durable and adequate for the support of the maximum anticipated loads during all seasons shall be used for all mobile homes. All mobile homes units shall be anchored to the pad, to withstand gusts of wind up to 95 miles per hour.

SECTION 911-A. Severability. If any portion of this Article IX-A or its accompanying amendments shall be declared invalid by any court of competent jurisdiction, those other portions hereof not in direct conflict thereto, shall be considered in full force and effect.

SECTION 912-A. Repealer. This Ordinance and its accompanying amendments shall repeal any prior enactments of any Ordinances within the Township inconsistent herewith.

Ordained and Enacted this 20th day of April, 1976.

ARTICLE X

SC SHOPPING CENTER

SECTION 1000. Declaration of Legislative Intent. In expansion of the declaration of legislative intent contained in Article I, Section 101, of this Ordinance, it is hereby declared to be the intent of this Article, with respect to shopping center zones, to establish reasonable standards for the height and size of buildings, the areas and dimensions of yards and open spaces, the provision of facilities to minimize traffic congestion, noise, glare, pollution, so to lessen the danger to the public safety and surrounding buildings values from traffic congestion, overcrowding of land, inadequate provision for water and sewage facilities and inadequate transportation; and to establish reasonable standards for a shopping center suitable with the general character of the adjoining district.

In a "SC" Shopping Center District the following regulations shall apply:

SECTION 1001. Use Regulations. In a "SC" Shopping Center District a building or combination of buildings may be erected or used, and a lot area may be used or occupied, for any of the following purposes, and no other:

- A. Retail store, including retail outlet or show room for uses permitted in Paragraph I hereof, but not including automobile sales agency, provided that no goods shall be displayed on the exterior of any building or on the lot, and provided that only incidental storage, including floor samples, shall be permitted;
- B. Restaurant;
- C. Office or studio;
- D. Following personal service shops, dealing directly with customers: beauty parlor, barber shop, clothes cleaning agency (not including a cleaning and dyeing plant), automatic self-service laundry, dressmaking, millinery or similar shop provided all repair or processing work is conducted in accord with Paragraph I below.
- E. Theatre, not including outdoor motion picture establishment; assembly hall, or community building, indoor recreational establishment or library, child day center.
- F. Bakery, confectionery, or custom shop for the production of articles to be sold at retail on the premises, provided that all baking or processing is conducted in accord with Paragraph I below.
- G. Bank;
- H. Passenger bus station; electric substation; telephone and telegraph offices;
- I. The following uses provided that if such uses are located on the ground floor they shall not be located within 20 feet of the front of the building and provided that they shall be effectively screened from the front portion of the building by a wall or partition;
 - 1. General servicing or repair.
 - 2. Upholstering.
 - 3. Carpentry or woodworking.
 - 4. Electrical, radio, television repair.
 - 5. Hand laundering, dry cleaning or pressing, provided no inflammable fluids are used.
 - 6. Tailoring, dress making or repair.
 - 7. Millinery repair or processing.

8. Watch or clock repair.
 9. Baking, confectionery making or similar processing.
 10. Frozen food lockers.
 11. Any similar use involving repair, processing or storage activity.
- J. Accessory use customarily incidental to any of above uses.
- K. Any use of the same general character as any of the above permitted uses, when authorized as a special exception by the Zoning Hearing Board, provided that such use shall be permitted subject to such reasonable restrictions as the Zoning Hearing Board may determine; and further provided that no trade or business shall be permitted which is either noxious or hazardous.
- L. Signs when erected and maintained in accordance with Article XIII of this Zoning Ordinance.

SECTION 1002. Development Requirements. The General Plan for a Shopping Center shall include specific evidence and facts showing that it has considered and made provision for, and the development shall be executed in accordance with the following essential conditions:

- A. The proposed development shall be constructed in accordance with an over-all plan, shall be designed as a single architectural unit with appropriate landscaping, and shall provide initially for the construction of either a minimum of seven thousand five hundred (7,500) square feet of floor area, and not less than three (3) of the uses listed in Section 1001 above as permitted in a Shopping Center District.
- B. The total area shall be not less than five (5) acres.
- C. All buildings shall be arranged in a group or in groups.
- D. No more than twenty(20) percent of the lot area shall be occupied by buildings.
- E. The distance, at the closest point, between any two buildings, or groups or units of attached buildings shall be not less than twelve (12) feet.
- F. The maximum height of any building or structure, or parts thereof, erected or enlarged in this District shall be thirty-five (35) feet.
- G. Adequate areas shall be provided for loading and unloading of delivery trucks and other vehicles; servicing of shops by refuse collection, fuel, fire and other service vehicles; automobile accessways and pedestrian walks. All areas provided for use by vehicles and all pedestrian walks shall be constructed in accordance with Township specifications.
- H. Provision shall be made for safe and efficient ingress and egress to and from public streets and highways serving the center without undue congestion to or interference with normal traffic flow. All points of vehicular access to and from public streets shall be located not less than 200 feet from the intersection of any public street lines with each other.
- I. No building may be located closer than one hundred (100) feet to the ultimate right-of-way of any public street or alley; no closer than fifty (50) feet of a side or rear property line adjacent to an agricultural or residential district, or within twenty-five (25) feet at any property line.
- J. No parking access and service area may be located closer than twenty-five (25) feet of a side or rear property line adjacent to

an agricultural or residential district.

- K. Not less than three (3) square feet of automobile parking space with suitable access shall be provided for each square foot of gross floor area devoted to patron use.
- L. Parking, loading or service areas used by motor vehicles shall be located entirely within the lot lines of the shopping center and shall be physically separated from public streets.
- M. A planting strip shall be provided along each property line which is opposite or adjacent to a Residence District, on which shall be placed suitable shrubbery. Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference of any kind.
- N. The proposed shopping center shall be served by adequate water and sewage disposal facilities, the adequacy of which shall be demonstrated and guaranteed.
- O. The Board of Township Supervisors may prescribe particular requirements or any further reasonable conditions deemed appropriate with respect to the suitability of the shopping center in the neighborhood.

SECTION 1003. Application and Review by the Board of Supervisors, and the approval or disapproval by the same.

- A. Plans for any "SC" Shopping Center use shall be submitted to the Board of Supervisors prior to the issuance of any zoning permit as provided in Article XVII. If, however, portions of the project are to be completed in successive stages, a less detailed sketch or layout of the area not scheduled for immediate development occurs, a plan showing all of the required detail shall then be submitted prior to the construction of any portion. Information to be shown on all Shopping Center plans shall include:
 - 1. A plot plan of the lot showing the location of all present and proposed buildings, sidewalks and other areas to be devoted to pedestrian use, drives, parking lots, loading and unloading areas and other construction features on the lot, and all buildings, streets, alleys, highways, streams and other topographical features of the lot and within two hundred (200) feet of any lot line.
 - 2. Architectural plans for any proposed buildings.
 - 3. The location, dimensions, and arrangement of areas to be devoted to planting, lawns, trees or any other purpose.
 - 4. A description of the commercial uses proposed, including approximate number of employees, and an indication of the number of customers in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards.
 - 5. Engineering and architectural plans for the treatment and disposal of sewage.
 - 6. Any other data or evidence that the Board of Supervisors may require.
- B. The Planning Commission shall review all plans for "SC" Shopping Center uses submitted them and shall submit these plans, with recommendations thereon, to the Board of Supervisors for final approval.
- C. Upon receipt of plans for any "SC" Shopping Center use the Board of Supervisors shall have the power of approval or disapproval of these plans. The secretary of the Board of Supervisors shall

notify in writing the Zoning Officer of their final decision and any special conditions agreed upon regarding any "SC" Shopping Center use.

ARTICLE XI

"C" COMMERCIAL DISTRICTS

SECTION 1100. Declaration of Legislative Intent. In expansion of the declaration of legislative intent contained in Article I, Section 101 of this Ordinance, it is hereby declared to be the intent of this Article, with respect to commercial zones, to establish reasonable standards for the height and size of buildings, the areas and dimensions of yards and open spaces, the provision of facilities to minimize traffic congestion, noise, glare, pollution, so to lessen the danger to the public safety and surrounding buildings values from traffic congestion, over-crowding of land, inadequate provision for water and sewage facilities and inadequate transportation, and to establish reasonable standards for a commercial zone suitable with the general character of the neighborhoods, which are of a predominantly colonial and historical type, and to allow a reasonable number and variety of uses for the convenience of the residents of the community suitable with the natural features of the land.

In a "C" Commercial District the following regulations shall apply:

SECTION 1101. Use Regulations. A building may be erected, altered, or used and occupied for any of the following purposes, and no other, provided that any changes, new buildings or alterations be made to conform to a colonial appearance as far as practical, so that the old residential type neighborhood may be retained and perpetuated as far as possible through the use of stone and brick and roofs of considerable slope surfaced with heavy slate or wood shingles or materials that give such an appearance, and with illumination to be of a subdued nature, and further provided that the existing slope or grade of the lot be satisfactory for the proposed use, and that it will be neither necessary or desirable to substantially alter the contour of the lot, but that the existing grade of lot will be substantially retained:

- A. Any use permitted in the least restricted Residential District abutting the particular "C" Commercial District in question, or if there is no such abutting Residential District, then any use permitted in the Residential District located nearest to any point within the particular "C" Commercial District in question, provided that where two or more Residential Districts would thus be included, the use regulations of the less restricted of such Residential Districts shall apply;
- B. Club, fraternity house, lodge, rooming house, tourist home;
- C. Business or professional office, studio, bank, savings and loan association, financial institution, municipal use excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation, indoor warehousing and storage of materials that are not of radio active nature, nor emit obnoxious odors, and that can be handled without creating noticeable noise beyond property lines.
- D. Retail establishment for sale of dry goods, variety and general merchandise, hardware, hardware tools, clothing, food, drugs, furnishings or other household supplies, sale and repair of jewelry, watches, clocks, optical goods, musical, professional or scientific instruments;
- E. Restaurant, tearoom, retail bakers, confectionary or ice cream shop, or other places serving food or non-alcoholic beverages, provided none of these employ more than five (5) persons;
- F. Bakery, confectionary or custom shop for the production of articles to be sold at retail on the premises, and not employ more than five (5) persons;

- G. Florist shop, greenhouse for the production of flowers and plants to be sold at retail on the premises, and not employing more than five (5) persons;
- H. Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking or similar shop;
- I. Indoor theater, bowling alley, billiard room or other place of indoor amusement or recreation;
- J. Newspaper publishing, job printing, when employing not more than five (5) persons;
- K. New automobile sales and service agency when provided with indoor show room provided that:
 - (a) All parking and sales of used cars on the premises be limited to trade-ins on new cars sold on the premises;
 - (b) The area of floor space for auto servicing and repairs shall not exceed twice the indoor show area;
 - (c) No used cars be stored outdoors except those in running condition and having a current state inspection sticker legally affixed thereto;
 - (d) A roster of all used cars stored on the premises be kept and made available to the Township showing the circumstances as to how each was acquired.
- L. Gasoline Service Stations when limited up to three bays and customary sales room and including sanitary toilet rooms, provided that any outdoor display of merchandise be kept within twenty-five (25) feet of the building, or on the pump islands; and provided that between the hours of 10:00 P.M., and 6:00 A.M., prevailing time, it will be closed with no illumination evident excepting a dim night light indoors. Such stations may have one interior lighted non-moving plastic type sign of such height, design, size, intensity of illumination, and of such location as may be approved by the Board of Supervisors.
- M. An automobile repair shop employing not more than three (3) persons provided that:
 - (a) It is a small type neighborhood repair shop conducted in only one room, and with any body work limited to but a small part of the work done in the shop;
 - (b) Not more than three (3) vehicles be parked outdoors on the premises for any one night;
 - (c) No one vehicle, including wrecked, junked, or disabled vehicle, or automobile without the current state inspection sticker legally attached, shall be parked outdoors for more than one (1) week in any one year;
 - (d) The premises will not be used as a daytime nor nighttime parking lot for any vehicles except those of employees while actually on duty;
- N. Animal hospital, kennel when on a lot containing at least two (2) acres, provided that the operation is so arranged and conducted that no noise nor odor is noticeable beyond lot lines;
- O. The following uses when authorized as a special exception:
 - 1. Any use of the same general character as any of the uses hereinbefore specifically permitted without requirement of a special exception;
 - 2. Hotel, automobile court (motel), hospital or sanitarium,

provided satisfactory sewage disposal facilities can be arranged;

3. Wholesaling, plumbing and other building materials and supplies;
 4. Wholesale establishments in connection with permitted retail establishments, warehousing of merchandise for retail sale within the district;
 5. Undertaking establishments;
 6. Hand or automatic self-service laundry, provided there is special and adequate provisions for waste disposal;
 7. Parking lot serving two or more commercial establishments within the district;
 8. Multiple use office building.
- P. Signs subject to the applicable provisions of Article XIII, herein.
- Q. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, subject to such conditions and regulations as are imposed by the Zoning Ordinance as amended.

SECTION 1102. Height Regulations. The maximum height of any building erected or used for any dwelling use permitted by Section 1101 herein, shall be as prescribed for the Residential District designated in accordance with said Section 301 A and B, and the maximum height of any other building or other structure, or parts thereof erected or used in this District shall be thirty-five (35) feet. The height of any sign, or illumination fixture shall not exceed twenty-five (25) feet.

SECTION 1103. Area, Width and Yard Regulations.

- A. Minimum Lot Area and Width. For any building erected or used for any dwelling use permitted by Section 1101 A herein, there shall be a lot area and a lot width, and with yards, as prescribed for the Residential District designated in accordance with said Section 1101 A. Minimum lot area for any other use shall be no less than that necessary to provide yard requirements in paragraphs B, C, D, and E below, and the parking requirements of Article XIV.
- B. Front Yard. There shall be a front yard on each lot which shall be not less than thirty-five (35) feet in depth from the ultimate right-of-way.
- C. Side Yards:
1. On each interior lot there shall be two (2) side yards, one yard to be at least fifteen (15) feet wide and the other to be at least twenty-five (25) feet wide.
 2. On each corner lot there shall be abutting the street a side yard having a width of not less than thirty-five (35) feet from the ultimate right-of-way, and the side yard not abutting the street shall be at least fifteen (15) feet wide.
 3. On a lot, the interior side line which abuts a Residential or Agricultural District, the side yard abutting such District shall have a width of not less than that required in the adjoining District.
 4. On any lot in any side yard not abutting a street, a detached garage may be erected and maintained within the rear part of the lot, if not closer to the side lot line than six (6) feet and if not closer to the front lot line than one

hundred (100) feet.

- D. Rear Yard. There shall be a rear yard on each lot the depth of which shall not be less than thirty (30) feet.
- E. Building Coverage. Not more than thirty (30) per cent of the area of any lot shall be occupied by buildings. Required yards shall be maintained in lawn, shrubs, plantings, and trees as far as practical.

SECTION 1104. Additional Regulations. The following additional regulations shall apply notwithstanding the fact that they seem to be accepted as accessory practices in some localities with some of the permitted uses mentioned in this Article:

- A. No moving signs, nor strings of pennants, nor strings of lights shall be displayed outdoors, and all signs and illumination shall conform to the provisions of the zoning ordinance.
- B. No merchandise, vehicles, signs, advertising banners, trash or rubbish of any kind shall be parked, placed, displayed, kept or stored within thirty-five (35) feet of the right-of-way of any highway, nor within fifteen (15) feet of any side lot line, nor within thirty (30) feet of any rear property line, nor shall bonfires be permitted within such areas.
- C. No wastes, other than sanitary wastes, shall be deposited in the ground.

SECTION 1105. Accessory Dwelling Units. One single permanent dwelling unit per lot as an accessory use to the permitted retail operations on such lot may be allowed provided that an additional twenty thousand (20,000) square feet of lot area is added to the minimum requirements of Section 1103 of this Article, and provided that such dwelling unit shall be occupied only by owner or employees employed on the premises and the immediate families of such owner and employees.

SECTION 1106. Application and Review by the Board of Supervisors and approval or disapproval by the same.

- A. Plans for any "C" Commercial use shall be submitted to the Board of Supervisors prior to the issuance of any zoning permit as provided in Article XVII. Information to be shown on all commercial plans shall include:
 - 1. A plot plan of the lot showing the location of all present and proposed buildings, sidewalks, and other areas to be devoted to pedestrian use, drives, parking areas, loading and unloading areas and other construction features on the lot and all buildings, streets, alleys, highways, streams and any other natural and topographical features of the lot and within one hundred (100) feet of any lot line.
 - 2. Architectural plans for any proposed buildings.
 - 3. The location, dimensions, and arrangements of areas to be devoted to planting, lawns, trees, or any other purpose.
 - 4. A description of the commercial use proposed, including approximate number of employees.
 - 5. Engineering and architectural plans for the treatment and disposal of sewage.
 - 6. Any other data or evidence that the Board of Supervisors may require.
- B. The Planning Commission may review all plans for commercial uses submitted to them and may submit recommendations thereon to the Board of Supervisors.

- C. Upon receipt of plans for any commercial use the Board of Supervisors shall have the power of approval or disapproval of these plans. The secretary of the Board of Supervisors shall notify in writing the Zoning Officer of their decision and any special conditions agreed upon regarding any commercial use.

ARTICLE XII

LI LIMITED INDUSTRIAL ZONE

SECTION 1200. Declaration of Legislative Intent. In expansion of the declaration of legislative intent contained in Article I, Section 101 of this Ordinance, it is hereby declared to be intent of this Article with respect to limited industrial zones, to establish reasonable standards for the height and size of buildings, the areas and dimensions of yards and open spaces, and the provision of facilities and operation of industries to minimize traffic congestion, noise, glare, air pollution, water pollution, and fire and safety hazards in industrial zones.

In an "LI" Limited Industrial District the following regulations shall apply:

SECTION 1201. Use Regulations. The specific uses permitted in this district shall be the erection, construction, alteration or use of buildings or premises for the following uses and no other:

- A. Uses allowed in the Agricultural District, subject to the same conditions as required in that District.
- B. Any individual use not specifically excluded, which meets the provisions of Sections 1202 to 1213 inclusive of this Article.
- C. Dwelling quarters for watchmen and caretakers employed on the premises shall be permitted in connection with any industrial establishments.
- D. The following uses shall not be permitted:

- Abattoir
- Acetylene gas manufacture and/or storage
- Acid manufacture (hydrochloric, nitric, picric, sulphuric, sulphurous, carbolic)
- Airport
- Ammonia, bleaching powder or chlorine manufacture
- Ammunition manufacture and/or storage
- Arsenal
- Asphalt manufacture or refining
- Blast furnace
- Bone distillation
- Celluloid manufacture
- Cement, lime, gypsum or plaster of Paris manufacture
- Coal distillation
- Coke ovens
- Creosote treatment or manufacture
- Dead animal and offal reduction
- Distillation of bones, coal, petroleum, refuse grain or wood (except in the manufacture of gas)
- Distillation of tar
- Explosives, fireworks and gun powder manufacture or storage
- Fat rendering
- Fertilizer manufacture
- Forge plant
- Hog farm
- Incineration, reduction, storage or dumping of slaughterhouse refuse, rancid fats, garbage, dead animal or offal
- Oilcloth or linoleum manufacture
- Ore reduction
- Petroleum or kerosene refining, distillation or derivation of by-products and/or storage
- Potash works

Power forge (riveting, hammering, punching, chipping, drawing, rolling or tumbling of iron, steel, brass or copper, except as a necessary incident of manufacture of which these processes form a minor part, and which are carried on without objectionable noise outside the plant)
 Rolling mill
 Steel furnace, blooming mill or rolling mill
 Stock yards
 Tar distillation or manufacture

SECTION 1202. Smoke Control:

- A. No smoke shall be emitted from any chimney or other source a visible grey greater than No. 1 on the Ringlemann Smoke Chart as published by the U. S. Bureau of Mines.
- B. Smoke of a shade not darker than No. 2 on the Ringlemann Chart may be emitted for not more than four minutes in any thirty (30) minutes.
- C. These provisions, applicable to visible grey smoke, shall also apply to visible smoke of a different color, but with an apparent equivalent opacity.

SECTION 1203. Control of Dust and Dirt, Fly Ash, and Fumes, Vapors and Gases:

- A. No emission shall be made which can cause any damage to health, to animals or vegetation of other forms of property, or which can cause any excessive soiling at any point.
- B. No emission of liquid or solid particles from any chimney or otherwise shall exceed 0.3 grains per cubic foot of the covering gas at any point.
- C. For measurement of the amount of particles in gases resulting from combustion, standard correction shall be applied to a stack temperature of five hundred (500) degrees F. and fifty (50) per cent excess air.

SECTION 1204. Control of Noise. At no point on the boundary of this District shall the sound pressure level of any operation exceed the described levels in the designated octave bands shown below for the districts indicated.

SOUND LEVELS

Octave Band in Cycles per second	Along Agricultural or Residential District Boundaries-Maximum Permitted Sound Level in Decibels	At any other point on the lot Boundary Maximum permitted Sound Level in Decibels
0 to 75	72	79
75 to 150	67	74
150 to 300	59	66
300 to 600	62	59
600 to 1200	46	53
1200 to 2400	40	47
2400 to 4800	34	41
Above 4800	32	39

SECTION 1205. Control of Odors. There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at lot boundary line. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fall. There is hereby established as a guide in determining such quantities of offensive odors Table III (Odor Thresholds) in Chapter 5 of "Air Pollution Abatement Manual," copyright 1951 by Manufacturing Chemists Association, Inc., Washington, D. C.

SECTION 1206. Control of Glare or Heat. Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point beyond the lot lines.

SECTION 1207. Control of Vibration. No vibration which is discernible to the human sense of feeling shall be perceptible without instruments at any point beyond the lot line.

SECTION 1208. Control of Radioactivity or Electrical Disturbance. There shall be no activities which emit dangerous or harmful radioactivity. There shall be no electrical disturbance (except from domestic household appliances) adversely affecting the operation of any equipment located beyond the property of the creator of such disturbance.

SECTION 1209. Outdoor Storage and Waste Disposal.

- A. No flammable or explosive liquids, solids or gases shall be stored in bulk above ground; provided however, that tanks or drums of fuel directly connecting with energy devices, heating devices or appliances located on the same lot as the tanks or drums of fuel are excluded from this provision.
- B. All outdoor storage facilities for fuel, raw materials and products and all fuel; and all raw materials and products stored outdoors shall be enclosed by a fence adequate to conceal the facilities from any adjacent properties.
- C. No materials or wastes shall be deposited upon a lot in such form or manner that may be transferred off the lot by natural causes or forces.
- D. All material or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise be attractive to rodents or insects shall be stored outdoors only in closed containers.

SECTION 1210. Electric, Diesel, Gas or Other Power. Every use requiring power shall be so operated that the service lines, sub-station, etc. shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry; shall be so constructed, installed, etc. to be an integral part of the architectural features of the plant, or if visible from abutting residential properties shall be concealed by coniferous planting.

SECTION 1211. Industrial Waste or Sewage. No use shall be conducted in such a way as to discharge any treated or untreated sewage or industrial waste treatment and disposal except as shall be approved by the Sanitary Water Board.

SECTION 1212. Provision and Use of Water. All water requirements shall be stated in the application. Water shall be supplied from wells only after approved or accepted geologic study furnished by the applicant and certification by a professional geologist that the underground water supply and levels will not be appreciably altered in such a way to endanger the water level and supply for other properties; or in lieu of such study, water not exceeding 120 gallons per hour may be taken from a well, and in the drilling of wells after a depth of 100 feet is reached, drilling shall be discontinued after a flow of five gallons per minute is reached or obtained.

SECTION 1213. Height Regulations. The maximum height of the buildings and other structures, or parts thereof, erected or enlarged in this District shall be thirty-five (35) feet.

SECTION 1214. Area, Width and Yard Regulations.

- A. Floor Area Ratio. The total floor area of principal and accessory buildings shall not exceed thirty-five (35) percent of the lot area.
- B. Lot Area. No light industrial district shall be less than

twenty (20) acres, and no individual lot size shall be less than five (5) acres.

- C. Lot Area Ratio, Principal and accessory buildings shall not occupy more than twenty (20) percent of the lot area.
- D. Yard Requirements (excluding parking areas):
 - 1. Front yard. One hundred (100) feet from ultimate right-of-way line.
 - 2. Side yards. Side yards shall be fifty (50) feet each, except that no industrial building shall be located;
 - (a) Closer than two hundred (200) feet to an agricultural residence district, nor any parking area closer than one hundred (100) feet to any agricultural residence area. One hundred (100) feet of the required minimum distance shall be landscaped with trees, shrubs and grass.
 - 3. Rear yard. Fifth (50) feet, subject to exception above.

SECTION 1215. Application and Review by the Board of Supervisors, and the Approval or Disapproval by the same.

- A. Plans for any "LI" Limited Industrial use shall be submitted to the Board of Supervisors prior to the issuance of any zoning permit or certificate of occupancy as provided in Article XVII, and such plans shall include the following:
 - 1. A plot plan of the lot showing the location of all present and proposed buildings, drives, parking lots, waste disposal fields and other constructional features on the lot; and all buildings, streets, alleys, highways, streams and other topographical features of the lot and within two hundred (200) feet of any lot line.
 - 2. Architectural plans for any proposed buildings.
 - 3. A description of the industrial operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards.
 - 4. Engineering and architectural plans for the treatment and disposal of sewage and industrial waste.
 - 5. Engineering and architectural plans for the handling of any excess traffic congestion, noise, glare, air pollution, water pollution, fire hazard or safety hazard.
 - 6. Designation of the fuel proposed to be used and any necessary architectural and engineering plans for controlling smoke.
 - 7. The proposed number of shifts to be worked and the maximum number of employees of each shift.
 - 8. Any other pertinent data or evidence that the Board of Supervisors may require.
- B. The Planning Commission may review all plans for "LI" Limited Industrial uses submitted to them and may submit these plans, with recommendation thereon, to the Board of Supervisors for final approval.
- C. Upon receipt of plans for any "LI" Limited Industrial use, and any recommendations thereon by the Planning Commission, the Board of Supervisors shall have the power of approval or disapproval of these plans. The secretary of the Board of Supervisors shall notify, in writing, the Zoning Officer of their final decision and any special conditions agreed upon regarding

any "LI" Limited Industrial use.

ARTICLE XII-A

FFHD (FEDERAL) FLOOD HAZARD DISTRICT

ARTICLE I - GENERAL PROVISIONS

Section 1.1 - Purpose. The purpose of these provisions is to prevent the loss of property and life, the creation of health and safety hazards, the disruption of commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and the impairment of the tax base by:

- A. regulating uses, activities, and development which, acting alone or in combination with other existing or future uses, activities, and development, will cause unacceptable increases in flood heights, velocities and frequencies.
- B. restricting or prohibiting certain uses, activities, and development from locating within areas subject to flooding.
- C. requiring all those uses, activities and developments that do occur in flood-prone areas to be protected and/or flood-proofed against flooding and flood damage.
- D. protecting individuals from buying lands and structures which are unsuited for intended purposes because of flood hazards.

Section 1.2 - Applicability. These provisions shall apply to all lands within the jurisdiction of Worcester Township and shown as being located within the boundaries of the designated flood plain districts which are considered as a part of the Official Zoning Map.

Section 1.3 - Compliance. No structure or land shall hereafter be used and no structure shall be located, relocated, constructed, reconstructed, enlarged, or structurally altered except in full compliance with the terms and provisions of this ordinance and any other applicable ordinances and regulations which apply to uses within the jurisdiction of this ordinance.

Section 1.4 - Warning and Disclaimer of Liability. The degree of flood protection sought by the provisions of this ordinance is considered reasonable for regulatory purposes and is based on acceptable engineering methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by, man-made or natural causes, such as ice jams and bridge openings restricted by debris. This ordinance does not imply that areas outside the flood plain districts or that land uses permitted within such districts will be free from flooding or flood damages.

This ordinance shall not create liability on the part of the Township or any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

ARTICLE II - ESTABLISHMENT OF ZONING DISTRICTS

Section 2.1 - Description of Districts

- A. Basis of Districts - The various flood plain districts shall include areas subject to inundation by waters of the one hundred (100) year flood. The basis for the delineation of these districts shall be the Flood Insurance Study for the Township of Worcester prepared by the Federal Insurance Administration dated September 16, 1980.
 1. The Floodway District (FW) is delineated for purposes of this Ordinance using the criteria that a certain area within the flood plain must be capable of carrying the waters of the one hundred (100) year flood without increasing the water surface elevation of that flood more than one (1) foot at any

point. The areas included in this District are specifically, defined in the Floodway Data Table of the above referenced Flood Insurance Study and shown on the accompanying Flood Boundary and Floodway Map.

2. The Flood-Fringe District (FF) shall be that area of the 100 year flood plain not included in the Floodway District. The basis for the outermost boundary of this District shall be the one hundred (100) year flood elevations contained in the flood profiles of the above referenced Flood Insurance Study (FIS) and as shown on the accompanying Flood Boundary and Floodway Map.
3. The General Flood Plain District (FA) shall be that flood plain area for which no detailed flood profiles and elevations are provided. Such areas are shown on the Maps accompanying the FIS prepared by the FIA. In determining the necessary elevations for the purposes of this Ordinance, other sources of data may be used such as:
 - (a) Corps of Engineers - Flood Plain Information Reports
 - (b) U. S. Geological Survey - Flood Prone Quadrangles
 - (c) U.S.D.A., Soil Conservation Service - County Soil Surveys (Alluvial Soils)
 - (d) Known Highwater Marks from Past Floods
 - (e) Other sources.

B. Overlay Concept

1. The Flood Plain Districts described above shall be overlays to the existing underlying districts as shown on the official Zoning Ordinance Map and as such, the provisions for the Flood Plain Districts shall serve as a supplement to the underlying district provisions.
2. Where there happens to be any conflict between the provisions or requirements of any of the Flood Plain Districts and those of any underlying district the more restrictive provisions and/or those pertaining to the Flood Plain Districts shall apply.
3. In the event any provision concerning a Flood Plain District is declared inapplicable as a result of any legislative or administrative actions or judicial discretion, the basic underlying district provisions shall remain applicable.

Section 2.2 - Zoning Map. The boundaries of the Flood Plain Districts are established as part of the Official Zoning Map of the Township which is declared to be a part of the Ordinance and which shall be kept on file at the Worcester Township offices.

Section 2.3 - District Boundary Changes. The delineation of any of the flood plain districts may be revised by the governing body where natural or man-made changes have occurred and/or more detailed studies conducted or undertaken by the U. S. Army Corps of Engineers, a River basin commission or other qualified agency or individual documents the notification for such change. However, prior to any such change, approval must be obtained from the Federal Insurance Administration (FIA).

Section 2.4 - Interpretation of District Boundaries. Initial interpretations of the boundaries of the Flood Plain Districts shall be made by the Zoning Officer. Should a dispute arise concerning the boundaries of any of the Districts, the Zoning Hearing Board shall make the necessary determination. The person questioning or contesting the location of the district boundary shall be given a reasonable opportunity to present his case to the Board and to submit his own technical evidence if he so desires.

ARTICLE III - DISTRICT PROVISIONS

All uses, activities, and development occurring within any flood plain district shall be undertaken, only, in strict compliance with the provisions of this Ordinance and with all other applicable codes and ordinances such as the Township Building Code, and Township Subdivision and Land Development Ordinance. In addition, all such uses, activities, and development shall be undertaken only in compliance with Federal or State law including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U. S. C. 1334.

Under no circumstances shall any use, activity and/or development adversely affect the capacity of the channels or floodways of any water-course, drainage ditch, or any other drainage facility or system. Wells to be used as a source of water supply shall not be permitted within any flood plain district due to the hazard of infiltration and contamination caused by flooding.

Prior to any proposed alternation or relocation of any stream, water-course, etc. within the municipality, a permit shall be obtained from the Department of Environmental Resources, Dams and Waterways Management Bureau Division. Further, notification of the proposal by the township, Waterways management Bureau shall be given to all affected adjacent municipalities. Copies of such notifications shall be forwarded to both the Federal Insurance Administration and the Department of Community Affairs.

Section 3.1 - Floodway District (FW). In the Floodway District no development shall be permitted except where any rise in flood heights caused by the proposed development will be fully offset by accompanying improvements which have been approved by all appropriate local and/or State authorities as required above.

- A. Permitted Uses - In the Floodway District the following uses and activities are permitted provided that they are in compliance with the provisions of the underlying district and are not prohibited by any other ordinance and provided that they do not require structures, fill, or storage or materials and equipment.
1. Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, truck farming, forestry, sod farming, and wild crop harvesting.
 2. Public and private recreational uses and activities such as parks, day camps, picnic grounds, golf courses, boatlaunching and swimming areas, hiking, and horseback riding trails, wildlife and nature preserves, game farms, fish hatcheries, trap and skeet game ranges, and hunting and fishing areas.
 3. Accessory residential uses such as yard areas, gardens, play areas, and previous parking areas.
 4. Accessory industrial and commercial uses such as yard areas, previous parking and loading areas, airport landing strips, etc.

Section 3.2 - Flood-Fringe District (FF) - In the Flood-Fringe District the development and/or use of land shall be permitted in accordance with the regulations of the underlying district provided that all such uses, activities, and/or development shall be undertaken in strict compliance with the flood-proofing and related provisions contained in all other applicable codes and ordinances.

Section 3.3 - General. Flood Plain District (FA)

- A. In the General Flood Plain District no development, use or activity (including fill, grading and/or substantial improvements to structures, etc.) shall be permitted unless the applicant for the proposed development, uses or activity has demonstrated that the proposed undertaking, when combined with all other existing and anticipated development, uses and activities, will not increase the water surface elevation of the one hundred (100) year flood more than one (1) foot at any point. The engineering

principle, equal reduction of conveyance, shall be used to make the determination of increases in flood heights.

- B. In the floodway portion of the District no development shall be permitted except where the effect of such development on flood heights is fully offset by accompanying improvements. Only those uses and/or activities provided for in the Floodway District (FW) shall be permitted in the floodway portion of this District.
- C. All uses, activities and/or development shall be undertaken in strict compliance with the flood-proofing and related provisions contained in all other applicable codes and ordinances.

ARTICLE IV - SPECIAL EXCEPTIONS AND VARIANCES - Additional Factors To Be Considered - In passing upon applications for Specific Exceptions and Variances the Zoning Hearing Board shall consider all relevant factors and procedures specified in other sections of the Zoning Ordinance and the following:

- A. The danger to life and property due to increased flood heights or velocities caused by encroachments. No special exception or variance shall be granted for any proposed use, development, or activity that will cause any increase in flood levels in the Floodway District.
- B. The danger that materials may be swept on to other lands or downstream to the injury of others.
- C. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.
- D. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners.
- E. The importance of the services provided by the proposed facility to the community.
- F. The requirements of the facility for a waterfront location.
- G. The availability of alternative locations not subject to flooding for the proposed use.
- H. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
- I. The relationship of the proposed use to the comprehensive plan and flood plain management program for the area.
- J. The safety of access to the property in times of flood of ordinary and emergency vehicles.
- K. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site.

The Zoning Hearing Board may refer any application and accompanying documentation to any request for a special exception or variance to any engineer or other qualified person or agency for technical assistance in evaluating the proposed project in relation to flood heights and velocities and the adequacy of the plans for protection and other related matters.

Special Exceptions and/or variances shall only be issued after the Zoning Hearing Board has determined that the granting of such will not result in (a) unacceptable or prohibited increases in flood heights, (b) additional threats to public safety, (c) extraordinary public expense, (d) create nuisances, (e) cause fraud or victimization of the public, or (f) conflict with local laws or ordinances.

ARTICLE VI: ADMINISTRATION. A zoning permit shall be required for all construction and development which includes but is not limited to paving, filling, grading, excavation, mining, dredging or drilling operations, etc.

ARTICLE VII: DEFINITIONS

- A. Development - any man-made change to improved or unimproved real estate including but not limited to buildings or other structures, the placement of mobile homes, streets, and other paving, utilities, filling, grading, excavation, mining, dredging, or drilling operations and the subdivision of land.
- B. Flood - a temporary inundation of normally dry land areas.
- C. Flood Plain - (1) a relatively flat or low land area adjoining a river, stream, or watercourse which is subject to partial or complete inundation; (2) an area subject to the unusual and rapid accumulation of runoff of surface waters from any source.
- D. Flood Plain Districts - those flood plain districts specifically designated in the Township Zoning Ordinance as being inundated primarily by the one hundred (100) year flood. Included would be areas identified as Floodway District (FW), Flood-Fringe (FF), and General Flood Plain District (FA).
- E. One Hundred Year Flood - a flood that, on the average, is likely to occur once every 100 years (i.e. that has a one (1) percent chance of occurring each year, although the flood may occur in any year.)

Note: This Article XII-A was enacted into an ordinance #84 the 13th day of February, 1981, at the direction of the authorities having to do with the Federal Flood Insurance Program. Flood maps as prepared for said authorities may be examined at the office of the Township Secretary or Engineer.

ARTICLE XIII

SIGNS

Any sign erected or maintained after the effective date of this Ordinance shall conform to the following regulations:

SECTION 1300. Signs permitted in "R-Ag-175" Residential-Agricultural Districts and in Residential Districts. In "R-Ag-175" Residential-Agricultural Districts and in all Residential Districts, the following signs shall be permitted, and no other:

- A. Official street and traffic signs, and any signs required by law;
- B. Professional, accessory use, home occupation or name-signs on the same lot with and indicating the name, profession or activity of the occupant of a dwelling, provided that the area of any one side of any sign shall not exceed two hundred (200) square inches, and provided that not more than one (1) such sign shall be erected for each permitted use or dwelling;
- C. Sign for a school, church, hospital, sanitarium, club or other institution of a similar nature, on the same lot therewith, for the purpose of displaying the name of the institution and its activities or services, provided that the area on any one side of such sign shall not exceed fifteen (15) square feet, and provided that not more than one such sign shall be erected on any one street frontage of any property in single and separate ownership;
- D. Trespassing signs and signs indicating private ownership of roadways or other property, on the same premises therewith, provided that the total area on any one side of such signs shall not exceed one hundred fifty (150) square inches, and shall be

spaced at intervals of not less than one hundred (100) feet of street frontage, and provided that one such sign not exceeding four (4) square feet shall be allowed per property, for each road frontage.

E. Real Estate signs as follows:

1. For advertising the sale or rental of the premises upon which the sign is erected, provided that the total area on any one side of such sign on any one street frontage of any property in single and separate ownership shall not exceed six (6) square feet;
2. For advertising, on the premises, the sale or development of homes, within a subdivision, the recorded plot of which contains less than ten (10) lots, provided that the area of any one side of such sign shall not exceed fifteen (15) square feet, and provided that not more than one such sign shall be erected along any one road within any such subdivision;
3. For advertising, on the premises, the sale or development of homes within a subdivision, the recorded plot of which contains (10) or more lots, provided that the area of any one side of any such sign shall not exceed twenty-five (25) square feet, and provided that not more than two (2) such signs shall be erected within any such subdivision.

F. Signs in connection with the identification, operation or protection of any public utility or municipal activity, on the same lot therewith, provided that the total sign area on any one street frontage of any property in single or separate ownership shall not exceed eight (8) square feet.

G. For a laboratory or sale of agricultural products, signs on the same lot therewith indicating the name of the owner or occupant and the product sold or services or activities performed on the premises, provided that the total sign area on any one street frontage of any property in single and separate ownership shall not exceed thirty-five (35) square feet.

H. Directional signs, provided that the area of any one side of any such sign shall not exceed three (3) square feet, and provided that such signs shall be spaced at intervals of not less than five hundred (500) feet of street frontage, and provided that the use to which it refers is permitted in the district in which the use is located.

I. Temporary signs of contractors, mechanics, painters and artisans erected and maintained on the premises where the work is being performed during the period in which such work is being performed, provided that the area of any one side of such sign shall not exceed twelve (12) square feet, and provided that not more than one such sign shall be erected on any property in single and separate ownership, and provided that such sign shall be promptly removed upon completion of the work.

SECTION 1301. Signs permitted in R-0 Residential Office Districts. In R-0 Residential Office Districts the following signs shall be allowed, and no other:

- A. Any sign permitted in Residential and Agricultural Districts provided the use to which it refers is permitted in R-0 Residential Office Districts.
- B. A sign referring to the business of the office on the lot where located and shall not exceed sixteen (16) square feet.

SECTION 1302. Signs permitted in "C" Commercial Districts, and in "SC" Shopping Center Districts. In "C" Commercial Districts, and in "SC" Shopping Center Districts, the following signs shall be permitted, and no other:

- A. Any sign permitted in "R-Ag-175" Residential-Agricultural Districts and in all Residential Districts, provided the use to which it refers is permitted in the "C" Commercial District, or "SC" Shopping Center District;
- B. Signs in connection with tourist homes or rooming houses, on the same lot therewith, provided that the area of any one side of such sign shall not exceed six (6) square feet, and provided that not more than one such sign shall be erected on any one street frontage of any property in single and separate ownership;
- C. Business or commercial sign on the same lot as the use to which it refers, provided that the total sign area on any one street frontage of any property in single and separate ownership shall not exceed thirty-five (35) square feet;
- D. In "SC" Shopping Center Districts, in addition to signs permitted for individual establishments, there shall be permitted one (1) sign indicating the name of the shopping center, provided that the size, location and orientation of such sign shall be as designated on or in connection with the required development plan.
- E. Outdoor signs in connection with gasoline service stations, including temporary signs (excluding signs on pump islands when less than ten (10) feet above paving around pump island) shall not exceed one hundred (100) square feet one hundred fifty (150) square feet for a corner lot in which the sign area on any one road frontage shall not exceed one hundred (100) square feet) and the area of any one sign shall not exceed thirty-seven and one-half ($37\frac{1}{2}$) square feet, and no sign shall extend more than twenty-five (25) feet above the mean pavement level.

SECTION 1303. Signs permitted in "LI" Limited Industrial Districts. In "LI" Limited Industrial Districts the following signs shall be permitted, and no other:

- A. Any sign permitted in any other District provided that the use to which it refers is permitted in the "LI" Limited Industrial District;
- B. For any commercial or industrial use, a sign to display the name of the owner or occupant of the premises and the activity conducted thereon, on the same lot therewith, provided that such sign shall not exceed eight (8) feet in height and twelve (12) feet in length, provided the sign may be ten (10) feet by twenty (20) feet if located more than two hundred (200) feet from the street line;
- C. Such other signs as may be authorized by special exception.

SECTION 1304. General Sign Regulations for all Districts. In all Districts the following general sign regulations shall apply:

- A. No sign shall be placed in such a position as to endanger traffic on a street by obscuring a clear view or by confusion with official street signs or signals, by virtue of position or color;
- B. No sign, other than official street signs, shall be erected or maintained within the street right-of-way.
- C. No sign, other than a directional sign, shall be erected in any district in which the use to which it refers is unlawful, except by a special exception;
- D. No sign shall project more than twenty-four (24) inches over a public walkway, nor shall it be located within twelve (12) feet of the curb line, and the lower edge of such projecting sign shall be not less than ten (10) feet above the walk level;

- E. No sign shall be erected on another person's property without written permission thereof filed with the Board of Supervisors;
- F. Every sign permitted in this Ordinance shall be constructed of durable materials and shall be maintained in good condition and repair at all times.
- G. No moving signs shall be permitted in the Commercial Districts.

SECTION 1305. Illumination of Permitted Signs:

- A. In "R-Ag-175" Agricultural-Residential Districts and all Residential Districts the following permitted signs may be illuminated, and no other:
 - 1. Professional sign of a physician, dentist, healer, justice of the peace, and such other person whose services in emergency are customarily considered essential to the public health, safety, and welfare, provided that the illumination is white light only, and provided further that the total illumination for any such sign shall not exceed the equivalent of that given by a 25 watt incandescent light source;
 - 2. Sign of a school, church, hospital, sanitarium, club or other institution of similar nature, laboratory or municipal building, provided that the illumination is white light only, and provided further that the total illumination for any such sign shall not exceed the equivalent of that given by a 60 watt incandescent light source;
 - 3. Signs for regulation of traffic, marking of hazards and the like.
- B. In R-0 Residential-Office Districts, any permitted sign may be illuminated in the same manner as provided in Residential and Agricultural Districts.
- C. In "C" Commercial Districts, "SC" Shopping Center Districts and "LI" Limited Industrial Districts, any permitted sign, building or structure may be illuminated.
- D. Any permitted illumination of signs, buildings or structures in any District shall be subject to the following regulations:
 - 1. There shall be no illumination of a flashing, intermittent or moving type;
 - 2. Outside illumination and/or flood-lighting shall be so shielded that the source of light shall not be visible from any point off the lot on which the sign, building or structure is directly illuminated; and in a subdued manner and without glare; nor reflected beyond lot boundary lines.
 - 3. There shall be no neon signs permitted; nor signs made of plexiglass, plastic material or similar material, nor any interior illuminated sign, except that of plain, clear, colorless glass which may be etched, and any markings or lettering on the glass shall be in black only, or in etching and the illumination shall not exceed that given by a 25 watt incandescent bulb.
 - 4. Illuminated signs must be stationary and/or constant in intensity and color at all times when such sign is in use and no illuminated sign shall have a flashing, moving, rotating, oscillating or similar device.
 - 5. Any business or outdoor advertising sign existing prior to the adoption of this ordinance and which does not conform to these provisions shall not be altered, or changed in overall dimensions, except to conform to the provisions of this ordinance.

SECTION 1306. Permits for Signs. A permit shall be obtained from the office of the Zoning Officer for each of the following types of signs and a fee paid in accordance with Article XVII, Section 1708 herein:

- A. Directional sign;
- B. Temporary sign exceeding fifteen (15) square feet, of contractors performing services;
- C. All business or commercial signs, or replacement thereof, excepting temporary real estate for sale signs not exceeding fifteen (15) square feet, and temporary signs of non-profit organizations.

ARTICLE XIV

OFF-STREET PARKING AND LOADING

SECTION 1400. Required Off-Street Parking Facilities. Any building or other structure erected, altered or used, and any lot used or occupied, for any of the following purposes shall be provided with minimum off-street parking spaces as set forth below, together with adequate passageways or driveways or other means of circulation and access to and from a street or way:

- A. Dwelling: One (1) all weather parking space on the same lot therewith, plans to be submitted with application with building permit and provided that sufficient all-weather parking space shall be provided on the lot to accommodate all cars used by the occupants of the lot.
- B. Rooming House: One (1) all weather parking space for each room for rent, on the same lot therewith or on land adjacent thereto.
- C. For any of the following uses the required parking spaces shall be all-weather and shall be located on the same lot therewith or on land adjacent thereto:
 1. Church, school, theater, public auditorium, assembly or meeting room or other similar place of public or private assembly; One (1) parking space for every five (5) seats provided for public assembly.
 2. Stadium or other similar place of assembly; One (1) parking space for every five (5) seats.
 3. Hospital, convalescent home or sanitarium: One (1) parking space for every four (4) beds.
 4. Community center, library, museum or other similar place: One (1) parking space for every eight hundred (800) square feet of floor area in public use.
 5. Institutional Home: One (1) parking space for every ten (10) occupants.
 6. Residential Club: One (1) parking space for every two (2) occupants, plus one parking space for every one hundred (100) square feet of floor area in public use.
 7. Apartment house: At least one and one half ($1\frac{1}{2}$) spaces for each apartment.
- D. For any of the following uses required parking spaces shall be all-weather and shall be paved, and such parking spaces shall be located on the same lot therewith except as provided in Section 1401 below:
 1. Retail store or shop. One (1) parking space for every one hundred (100) square feet of store sales floor space.

2. Department store or super market. One parking space for every fifty (50) square feet of store sales floor space.
3. Indoor theater: One parking space for every four (4) seats.
4. Hotel, tourist homes, motel or automobile court. One (1) parking space for each rental unit.
5. Office building: One parking space for every one hundred (100) square feet of ground floor area, plus one (1) parking space for each two hundred (200) square feet of floor space above ground floor.
6. Restaurant, cafe or tea room: One parking space for every fifty (50) square feet of floor space devoted to patron use.
7. Laboratory or any industrial establishment: One parking space for every two (2) employees.
8. Other commercial buildings: One parking space for every one thousand (1,000) square feet of floor area, or fraction thereof, except when otherwise authorized as a special exception consistent with the requirements set forth herein for comparable establishments.
9. Open areas used for commercial purposes: One parking space for every fifteen hundred (1,500) square feet of area, or fraction thereof.

SECTION 1401. Reduction of Requirements by Special Exception.

The parking spaces required in Section 1400 D herein may be located elsewhere than on the same lot when authorized as a special exception, subject to the following conditions:

- A. That the owners of two (2) or more establishments shall submit with their application for special exception, a site showing joint use and location of a common off-street parking area;
- B. That some portion of the common off-street parking area lies within two hundred (200) feet of an entrance, regularly used by patrons, into the buildings served thereby; and
- C. That the Zoning Hearing Board may, in its discretion, reduce the required aggregate amount of required parking space upon determination that the greater efficiency is effected by joint use of a common parking area, but in no case shall the ratio of total off-street parking area to total sales area be reduced to less than one to one.

SECTION 1402. Design Requirements for Industrial, Commercial, Residential-Office and Shopping Center Lots. All parking lots in industrial, commercial, residential-office, or shopping center districts shall be operated and maintained in accordance with all of the following conditions:

- A. They shall not be used for the sale, repair, or dismantling of any vehicles, equipment, materials or supplies;
- B. They shall be properly graded for drainage; surfaced with concrete, asphaltic concrete, asphalt, oil or any dust-free surfacing and maintained in good condition, free from weeds, dust, trash or debris;
- C. They shall be provided with entrances and exits so located as to minimize traffic congestion and the effect of headlight glare;
- D. They shall be provided with wheel or bumper guards so located and arranged that no part of any parked vehicles will extend beyond the boundaries of the parking lot;
- E. Lighting facilities shall be so arranged that they neither unreasonably nor unnecessarily disturb occupants of adjacent resi-

dential properties nor interfere with traffic by either location or glare;

- F. A planting strip shall be provided along each property line which is opposite or adjacent to a Agricultural or Residential District, on which shall be planted hedge, evergreens or other suitable shrubbery, so arranged as to minimize noise, glare and dust from all parking facilities;
- G. There shall be no more than one (1) attendant shelter building containing not more than fifty (50) feet of gross floor area and set in a distance of not less than twenty (20) feet from any boundary of the parking lot which abuts a residential district.

SECTION 1403. Reduction of Facilities. Off-street parking facilities existing at the effective date of this Ordinance shall not subsequently be reduced to an amount less than required hereunder for a similar new building or new use. Off-street parking facilities provided to comply with the provisions of this Ordinance shall not subsequently be reduced below the requirements of this Ordinance.

SECTION 1404. Required off-street loading and unloading facilities. In addition to required off-street parking spaces, the foregoing uses shall be provided with adequate off-street loading space.

ARTICLE XV

NON-CONFORMING USE

SECTION 1500. Land. Any land, the existing lawful use of which at the time of passage of this Ordinance, does not conform with the regulation of the District in which it is located, shall have such use considered as non-conforming use, which may continue on such land but shall be subject to all the other pertinent regulations covering non-conforming uses.

SECTION 1501. Buildings. Any lawful building or the lawful use of any building existing at the time of the passage of this Ordinance that does not conform to use, height, location, size or bulk, with the regulations of the District in which it is located, shall be considered a non-conforming building or use, and may continue such use in its present location, but shall be subject to all other pertinent regulations covering non-conforming uses.

SECTION 1502. Buildings Under Construction. A building for which a valid zoning permit has been issued and/or is actually under construction to the extent of completion of footings may be completed as a non-conforming use. Buildings not under actual construction at the time of passage of this Ordinance shall be built in conformity with its requirements.

SECTION 1503. Change of Use. A non-conforming building or use shall be considered as such unless and until it complies with the regulations of the district in which it is located. Such use shall not be changed to a use designated for a district having less restrictive regulations.

SECTION 1504. Discontinued Use. A non-conforming use, when discontinued, may be resumed at any time within one (1) year from such discontinuance, but not thereafter. The resumption may be of the same class and use but shall not be resumed as a non-conforming use or a lower class, except that a special exception may be granted upon appropriate conditions and safeguards for resumption within a two (2) year period.

SECTION 1505. Extension. Any lawful non-conforming use of a portion of a building may be extended throughout the building, and any lawful non-conforming building or any building of which a lawful non-conforming use is made may be extended upon the lot occupied by such building and held in single and separate ownership on the effective date of zoning in the township (1953), when authorized by a special exception, provided that the area and volume of such building shall not be increased by more than a total of twenty-five (25) percent of the area and/or volume of such building existing on the date it first became a lawful non-conforming building or a building of which a lawful non-conforming use is made, and provided

further than any structural alteration, extension or addition shall conform with all height, area, width, yard and coverage requirements for the District in which it is located.

SECTION 1506. Change or Resumption of Non-conforming uses. The Zoning Hearing Board shall have discretion to determine what resumption or change of non-conforming use is of the same class of use and permissible.

SECTION 1507. Building Destroyed by Fire, Explosion, Accident or Calamity. A non-conforming building which has been damaged or destroyed by fire, explosion, accident or calamity (as contrasted to deterioration due to time or neglect) may be reconstructed and used for the same non-conforming use, provided that: (1) The reconstructed building shall not exceed in height, area and volume the building destroyed; (2) Building reconstruction shall be started within one (1) year from the date the building was destroyed and shall be carried on without interruption.

SECTION 1508. Building Condemned. A non-conforming building which has been legally condemned shall not be rebuilt or used except in accordance with the provisions of this Ordinance.

SECTION 1509. Temporary Non-conforming Use. A temporary non-conforming use, which will benefit the public health or welfare or promote proper development of a district in conformity with the intent of this Ordinance, may be permitted for a period of not more than (1) month on the approval of the Zoning Hearing Board, but any such use to be permitted for a longer period shall require a public hearing thereon, after which a Zoning Hearing Board Certificate may be issued for a period not exceeding one (1) year in any case.

SECTION 1510. Non-Conforming Signs. Any sign, signboard, billboard or advertising device existing at the time of the passing of this Ordinance that does not conform in use, location, height, or size, with the regulations of the District in which it is located, shall be considered a non-conforming use and may continue in such use in its present location for a period of three (3) years from the date of the passage of this Ordinance, but not after. The continuation of such non-conforming use after the expiration of three (3) years shall be a violation of this Ordinance.

SECTION 1511. Abatement of Certain Non-Conforming Uses. All non-conforming uses of land shall be discontinued and all non-conforming buildings or structures shall be torn down, altered or otherwise made to conform within ten (10) years of the adoption of this Ordinance, in the cases of junk yards, commercial animal or stock yards, and lumber yards not on the same lot with a plant, sales facility or a factory.

SECTION 1512. Zoning Permit Required. Zoning permits shall be required for non-conforming uses existing at the time of passage of this Ordinance and shall be issued by the Zoning Officer upon application without charge stating that the use is non-conforming.

ARTICLE XVI

GENERAL PROVISIONS

SECTION 1600. Effect of Private Covenants. Nothing herein contained shall be construed to render inoperative any enforceable restriction established by covenants running with the land, and which restrictions are not prohibited by or are not contrary to the regulations herein established.

SECTION 1601. Lots of Records. A lot which is of public record in single and separate ownership at the time of enactment of this Ordinance may be used for a permitted use in the district in which it is located, provided however, that the minimum and maximum regulations of this district in regards to yards are met and upon submission of satisfactory evidence to the fact that the smaller lot will provide safe and effective sanitary sewage disposal.

SECTION 1602. Reduction of Lot Area. No lot shall be so reduced that the area of the lot, or the dimensions of the required open spaces shall be less than herein prescribed by this Ordinance.

SECTION 1603. Modification of Front Yard Requirements. Where an unimproved lot of record is situated on the same street frontage with two (2) improved lots or one (1) improved lot, the front yard requirement for that district may be modified so that the front yard shall be an average of the existing and the required front yard.

SECTION 1604. Obstructions to Vision at Intersections Prohibited. On any lot no wall, fence or other structure shall be erected or altered, and no hedge, tree, shrub or other growth shall be maintained which may cause danger to traffic on a street, by obscuring the view.

SECTION 1605. Accessory Uses. Accessory uses authorized in this Ordinance shall include, but not by way of limitation, the following:

- A. Uses Accessory to Agriculture: Greenhouses; roadside stand for the sale of products produced on the premises; barn; keeping, breeding, and management of livestock and poultry but only in such quantities and to such as are customarily incidental to the principal use; preparation of products produced on the premises for disposal thereof by marketing or otherwise;
- B. Uses Accessory to Dwellings:
 1. Private garage; private parking space; private stables, barn, shelter for pets, small poultry and animal houses, subject to the provisions of Section 1637, and Section 1638 herein, provided that any of such buildings be reasonable in size and number to the dwelling on the lot.
 2. Private greenhouse;
 3. Private swimming pool;
 4. Living quarters for household employees, caretakers or watchmen;
 5. Professional office or studio of a doctor, dentist, osteopath, optician, chiropractor, teacher, artist, architect, surveyor, landscape architect, veterinarian, without boarding animals and without sound beyond lot lines, musician, lawyer, engineer, magistrate or practitioner of a similar character, or rooms for the home occupations listed below, provided that office, studio or rooms are located in a dwelling in which the practitioner resides, or in a building accessory thereto; and provided further that no goods are publicly displayed on the premises, and provided when a person makes an accessory use of either the basement or the first floor of a dwelling, such use shall not exceed fifty (50) percent of the floor area of the basement or first floor, as the case may be, unless authorized as a special exception, and no accessory use above the first floor shall be permitted. The following home occupations shall be allowed:
 - (a) Custom dressmaking, millinery, tailoring, sewing of fabric for custom apparel and custom home furnishing;
 - (b) Foster family care;
 - (c) Any office in which chattels or goods, wares or merchandise are not commercially created, exchanged or sold;
 - (d) Tutoring;
 - (e) Fine arts studio in which are created only individual works of art;

- (f) The renting of rooms within the dwelling in which the lessor resides, or in a building accessory thereto, to not more than two (2) nontransient persons, with or without the provision of table board for such persons.

- C. Uses Accessory to Non-Commercial Recreational Use: Customary recreational, refreshments and service uses and buildings in any non-commercial recreational area.

Uses authorized in this Ordinance as accessory to a dwelling shall not be deemed to include a business, hospital, clinic, animal hospital, barber shop, beauty parlor, other personal service shop, tea room, hotel or any similar use, nor facilities for use and storage of airplanes.

SECTION 1606. Conversions. The Zoning Hearing Board may allow by special exception the conversion of a single family dwelling, in existence prior to the enactment of the zoning ordinance in 1953, into a dwelling for a greater number of families, subject to the following requirements:

- A. Each dwelling unit shall have not less than six hundred (600) square feet of floor area, and providing not less than three hundred (300) square feet for each intended occupant;
- B. The lot area per family is not reduced thereby to an amount less than seventy-five (75) percent of that required by this Ordinance for the district in which the designated lot is located;
- C. The yard and building area requirement for the district in which the building is located shall not be reduced;
- D. There is no external alteration of the building except as may be necessary for reasons of safety. Stairways shall be located inside the building. Fire escapes, if necessary, shall be located to the rear of the building;
- E. The Zoning Hearing Board shall specify the maximum number of families permitted to occupy such building, and may prescribe such further conditions and restrictions as the Board may consider appropriate;
- F. The off-street parking requirements of this Ordinance, or any other arrangements as deemed appropriate by the Zoning Hearing Board, are met;
- G. The conversion shall be authorized only for a large dwelling with relatively little economic usefulness as a conforming use, or for any other arrangement within the intent and purpose of this Ordinance, which may be deemed appropriate by the Zoning Hearing Board, and which has ample room for any required indoor stairways.

SECTION 1607. Access to Public Street. Except as provided in the following section, each and every lot shall abut a public street for at least fifty (50) feet at the right-of-way line. However, when a lot has less frontage than the required width at the building line, then the width of the lot from the front and towards the rear shall uniformly increase so that the required width at the building line is attained at a distance of not more than eighty (80) feet from the street line. However, in those instances where the necessary width at the building line is attained further back, than eighty (80) feet, the Board of Supervisors may approve the lot when it has an area of buildable land substantially in excess of that required in the district in which it is located.

SECTION 1608. A lot whose access to a public road is by a relatively narrow strip of land, and having less than fifty (50) feet road frontage may be created and built upon only when determined by the Board of Supervisors that the lot is considerably larger than required for a lot in the district in which it is located, not including any portions of the lot having a width of less than eighty (80) feet, and with the access strip to be not less than twenty (20) feet in width, and a part of the lot, and such that it is devoid of sudden change, and driveway to be of dustless

construction.

SECTION 1609. Public Utilities and Municipality. The provisions of this Ordinance in regards to set backs and front yards shall not apply to the placing and maintenance of wayside telephone booths which do not obstruct vision of traffic, nor to the placing and maintenance of telephone, electric and sewer lines for local services.

The provisions of this Ordinance shall not apply to land owned by the Township, nor to the construction and uses of buildings and facilities for municipal purposes by the Township and their maintenance, if after a public hearing the Board of Supervisors shall decide that such building or extension thereof, or such use of premises is reasonably necessary for the convenience and welfare of the public.

SECTION 1610. Projections into Required Yards. No building and no part of a building shall be erected within or shall project into any required yard in any District, except that

- A. An unenclosed porch, not more than fourteen (14) feet in height, may be erected to extend into a required front or rear yard a distance of not more than ten (10) feet, provided that in no case shall it extend into such front or rear yard more than one half ($\frac{1}{2}$) the required depth of the yard.
- B. A terrace, platform or landing place, not covered by a roof, canopy or trellis, which does not extend above the level of the first floor of the building, nor more than two (2) feet above grade, may be erected to extend into a required yard a distance of not more than twelve (12) feet, provided that it shall not extend into such yard more than forty (40) percent of the required depth or width of the yard.
- C. A porte-cochere, or car port, may be erected over a driveway in a required side yard, provided that such structure is:
 1. Not more than fourteen (14) feet in height and twenty-five (25) feet in depth;
 2. Entirely open on at least three (3) sides, exclusive of the necessary supporting columns and customary architectural features; and
 3. Does not extend into the side yard more than twelve (12) feet, nor more than one half of the required width of the yard.
- D. A buttress, chimney, cornice, pier or pilaster of a building may project not more than eighteen (18) inches into a required yard.
- E. Open, unenclosed fire escapes, steps, bay windows and balconies may project not more than three (3) feet into a required yard.

SECTION 1611. Height Limitation of Fences and Walls. No fence or wall, except a retaining wall, or a wall of a building permitted under the terms of this Ordinance, over five (5) feet in height, shall be erected within any of the open spaces required by this Ordinance unless that portion of the fence or wall which exceeds five (5) feet in height has a ratio of open area to solid area of at least 4 to 1. The Zoning Hearing Board may authorize the erection of walls or fences of greater height in such cases as may be necessary to provide adequate protection, shielding or screening of open storage or equipment areas, if allowed in "R-Ag-175" Residential-Agricultural, "LI" Limited Industrial, "C" Commercial, and "SC" Shopping Center Zones. A living fence is allowed if maintained under a height of ten (10) feet.

SECTION 1612. Minimum Habitable Floor Area. No dwelling shall be constructed unless the same shall have an inhabitable floor area of at least nine hundred (900) square feet, exclusive of basements, unfinished attics, and porches.

SECTION 1613. Boundary Tolerances. Where a district boundary line divides a lot held in single and separate ownership, at the effective date of this Ordinance, the use regulations applicable to the less restricted district shall extend over the portion of the lot in the more restricted district a distance of not more than fifty (50) feet, beyond the district boundary line, provided that in the case of a lot other than a corner lot, the regulations as to the use in the less restricted district may extend a distance of more than fifty (50) feet beyond the district boundary line when authorized as a special exception.

SECTION 1613-B. Isolation Distances for Drilled Wells. No drilled well shall be located closer than forty (40) feet to a lot boundary line. (This shall include drilled wells of any kind more than ten (10) feet in depth.)

SECTION 1614. Site for Disposal System on the Lot. In those parts of the Township where public sewage disposal is not provided, areas of sufficient size shall be provided on a slope away from the house, to assure a suitable site of sufficient size for the location and installation of a gravity operated sanitary sewage disposal system to meet the standards promulgated by the Department of Environmental Resources to implement the Pennsylvania Sewage Facilities Act.

SECTION 1615. Minimum Lot Sizes and Widths with Respect to Sewage Disposal. The following regulations shall apply notwithstanding the District area and width regulations of this Ordinance.

- A. In all sections of the township which are not served with sanitary sewers and public water supply, lots shall have a minimum area of sixty thousand (60,000) square feet, a minimum width at the building line of one hundred seventy-five (175) feet and a minimum depth of two hundred fifty (250) feet;
- B. In those instances where soil tests indicate that due to poor permeability of the soil, more area is needed than specified above to provide an adequate sized site for the installation of an adequate sized sub-surface waste disposal system, the area of the lot shall be increased to such a size as seems necessary to provide enough suitable space for the installation of the required system.

SECTION 1615-1. Minimum Lot Sizes with Respect to Cul-de-sacs. In those instances where a cul-de-sac, or proposed road or street, does not continue or extend to a boundary line of the tract being sub-divided, those lots being serviced, or having frontage on the cul-de-sac or street shall have a minimum area of one and three-quarters (1 3/4) acres each.

SECTION 1616. Areas Not to be Used When Determining Lot Area.

- A. In no case shall any bodies of water, or swampy or marshy land, or land subject to periodic flooding, be included when determining lot area for zoning purposes.
- B. In no case shall land lying between the center-line of the public road, and the ultimate right-of-way (or street line) be considered in determining lot area.
- C. In the case of an irregular shaped lot, any part of the lot with a width of less than seventy (70) feet shall not be used in determining lot area.

SECTION 1617. Averaging of Lot Sizes. In any subdivision made under the subdivision regulations of Worcester Township in Agricultural and Residential Districts, excepting R-100, the area of the individual lots may be varied from the minimum requirements of such district provided that: (I) the size of no lot shall be reduced more than 10 percent with respect to width and areas of the requirements for the District, (II) the average of the areas of the individual lots within the sub-division shall not be less than the minimum required for the District, and (III) no land of such size as to be capable of further subdivision under the applicable District regulations shall be included in determining the average lot area, unless the possibility of such further subdivision is eliminated

either by a deed restriction or agreement in form acceptable to the Township and duly recorded in the Office for the Recording of Deeds of Montgomery County, or by transfer of development rights to the Township, or by a dedication for park purposes. In the case of any lot approved under this provision, all requirements of the District regulations shall apply other than to lot area per family.

SECTION 1618. Averaging Adjacent Lots. When it appears not to be against the public interest in a subdivision containing over four (4) lots, the area of an individual lot other than a corner lot, may be decreased by an amount up to seven (7) percent if and when the area of an adjoining side lot laid out for building purposes in such subdivision is increased by at least an equal area, but in no case shall the area of any such lots be less than an acre.

SECTION 1619. Overlapping Yards. In those parts of a lot where yards as defined in Section 2100, R-1, in Article XXI, overlap, the provisions governing the yard with the most stringent restrictions shall apply.

SECTION 1620. Lot Depth. Every lot to be used for residential purposes shall have a minimum depth of two hundred thirty (230) feet.

SECTION 1621. Ultimate Right-of-Way. The ultimate right-of-way of all public roads in the township shall be as shown on the Zoning Map, as amended to conform with this section, provided that in the approval of a subdivision plan the Board of Supervisors may require that the ultimate right-of-way be increased on any road, or section thereof, when it appears that such increase is desirable.

SECTION 1622. Building Line. In no parts of the Township shall the building line be less than seventy-five (75) feet from the center line of the road of roads, bounding the lot, except as provided in Section 1608.

SECTION 1623. Location of Filling Station Equipment. In a commercial gasoline station a pump, light standard, air tower, water outlet, or similar installation of a gasoline filling station, may be placed in the required front yard but in no case closer to the street line than twenty-five (25) feet.

SECTION 1624. Private Garages. Nothing in these regulations shall prohibit the erection of a private garage within a rear or side yard if entirely separated from the main building, and located at least ten (10) feet further back from the street line than the rearmost portion of the main building, set back at least one hundred twenty-five (125) feet from the street line, and if located at least ten (10) feet from the side and rear lot lines, except in case of a corner lot in which case the garage shall be set back from the side street line not less than the required width of such side yard in the district where located.

SECTION 1625. Tennis Courts. No tennis courts shall be maintained in the required front yard and side yards.

SECTION 1626. Swimming Pools. Swimming pools for the purposes of this ordinance shall be considered structures, and shall be subject to the same rules and regulations as govern other structures, and provided that those longer than fifty (50) feet, or larger in area than eight hundred (800) square feet, shall be built only when authorized by special exception. In no case shall they be located closer than thirty (30) feet to lot lines.

SECTION 1627. Height of Structures. No structure shall be so high as to require a top light at night under Federal or State regulations, and all structures shall be maintained so that no such light is necessary through legislation, regulations or otherwise.

SECTION 1628. Illumination. In all sections of the Township, flood-lighting and illumination shall be in all instances so shielded that the source of light shall not be visible from any point off the lot, provided the source of light exceeds that given off by a twenty-five (25) watt incandescent bulb.

SECTION 1629. Metal Structures. No metal buildings or structures may be erected in the Township within two hundred (200) feet of lot lines, unless authorized by special exception.

SECTION 1630. House Trailers. No house trailers, no mobile homes will be permitted within the confines of this Township except as a temporary accessory use on a farm when authorized as a special exception, and as provided in the Mobile Home Development District.

SECTION 1631. In all sections of the Township a drainage easement of a minimum of fifteen (15) feet width shall be provided on each side of all property lines.

SECTION 1632. Junk Yards. No junk yards or auto graveyards will be permitted within the confines of this Township.

SECTION 1633. Stock Yards. No stock yards shall be permitted within the confines of this Township.

SECTION 1634. Piggeries. Piggeries are not allowed in any of the Districts except in the Agricultural and Residential-Agricultural Districts, and then only providing the principal use of the land is not the raising of pigs, and subject to the provisions of Section 1605 A, herein. Furthermore no piggeries will be permitted within the confines of the Township where any garbage is used for feed, except that which comes from the kitchen of the household of the lot where the pigs are kept.

SECTION 1635. Pigs Prohibited. No pigs may be kept in a Residential District.

SECTION 1636. Dog Kennels. No commercial dog kennels will be permitted within the confines of this Township, nor shall more than four (4) dogs over three (3) months old be kept on any lot excepting farms of over twenty (20) acres, nor shall the boarding of dogs be allowed, nor shall dogs be acquired and kept for sale.

SECTION 1637. Dog Houses, Kennels and Pens. (a) A pen, or a kennel, for a dog shall in no instance be located in the required front or side yards, and not closer than twenty-five (25) feet to the rear lot line. For the purpose of this section, a fenced in lot of at least three-fourths of its area is not considered a pen.

SECTION 1638. Housing of Animals, Livestock and Poultry. Livestock and poultry, whether kept for pleasure or profit, shall not be housed nearer to front lot lines than one hundred twenty-five (125) feet, and not closer to side and rear lot lines than one hundred twenty-five (125) feet, excepting that a small, one-story poultry house with its greatest dimensions not exceeding sixteen (16) feet, and height under eight (8) feet may be located not closer than forty (40) feet from side lot lines and thirty (30) feet from the rear line, in districts where allowable, with a similar exception for small animals, excepting pigs of any size, provided that in all cases only such limited numbers may be kept that will not cause any noticeable odor beyond lot lines.

SECTION 1639. Prohibited Uses. In all parts of the Township, no building may be erected, altered or used, and no lot or premises may be used for any trade, processing or business, which is noxious or offensive by reason of odor, dust, smoke, gas, vibration, illumination, glare or noise or which constitutes a public hazard whether by fire, explosion or otherwise.

SECTION 1640. Outside Lighting. All outside lighting shall be shielded so that the source of light shall not be visible from any point off the lot on which the building or area being illuminated is located, nor may the light be reflected beyond lot lines.

SECTION 1641. Vehicle Ingress and Egress. Vehicular ingress and egress between any lot and an abutting street, for any use permitted in this Ordinance, shall be so located and designed as to further the purpose of this Ordinance as set forth in Section 102 of Article I herein. And furthermore in no case shall a driveway be located closer than four (4) feet to any side property line, except in case of a common driveway.

(For this purpose a "common driveway" shall be defined as a private way overlapping or abutting a property line, and owned and used jointly by two or more land owners, and which provides for vehicular and pedestrian access between a public street and a parking area within the lot or lots.)

SECTION 1642. Elevated Sand Mounds. Any elevated portion of a sewage disposal system over two (2) feet in height shall be considered a structure for the purposes of this section, and shall not be located in any required side yard, nor within thirty (30) feet of any lot line.

SECTION 1643. Curb Line. In those instances where no curbing presently exists, either by the waiving of curbing requirement, or otherwise, the curb line shall be assumed to be not closer to the edge of the cartway of the road than ten (10) feet, or twelve (12) feet on primary roads.

SECTION 1644. School busses when parked or stored on private property shall be screened from off-lot viewing.

SECTION 1645. Nothing in these regulations shall prohibit one unilluminated accessory building, not exceeding 300 square feet area, and not exceeding 10 feet height from being placed in the rear yard if separated from the principal building by not more than fifteen (15) feet, and located not closer than forty (40) feet to the nearest side line, and not closer than two-hundred (200) feet from the rear property line, and completely screened from off lot viewing by evergreen trees and a rustic fence not more than ten (10) feet from the accessory structure, to the satisfaction of the zoning officer, said screening to be effective for all the time that the building is so located, otherwise this section is null and void.

SECTION 1646. Notwithstanding the reference to public roads in this ordinance, roads may be privately owned if they are designed and built according to Township specifications with a cartway width of at least twenty (20) feet and with stabilized shoulders of at least four (4) feet width with the flowline a minimum distance from the edge of the cartway of four (4) feet, so that the roads would be acceptable to become public roads if the Township is later petitioned to take them over, and with the roads not to serve more than five (5) lots each, and each lot to be substantially larger in area than required for the district in which they are located, and with a definite ownership schedule filed with the Township as to the owner (s) of the roads, and any other conditions that the Board of Supervisors may see prudent to require.

SECTION 1747. No corrals or pens for animals shall be located within one hundred (100) feet of highways, or seventy-five (75) feet of other property lines, where due to the activity of the animals, most of such areas are devoid of sod.

SECTION 1648. Any yard with frontage on a road or street shall be subject to all requirements of a front yard, including set-backs.

SECTION 1649. Parking lots shall not be located in required yards, except when authorized by a special exception, and in no case shall the area of any impervious paved area when added to other impervious areas on a given lot exceed twenty (20%) percent of the area of the lot.

SECTION 1650. Required yards shall not extend more than twenty (20) feet into required buffer areas.

SECTION 1651. Windmills. Windmills shall be maintained so that there is no noticeable noise in their operation beyond property lines, and shall be located at least two (2) feet away from all property lines for each foot in its height, with a minimum distance of eighty (80) feet away from property lines.

ARTICLE XVII
ADMINISTRATION

SECTION 1700. Zoning Officer Appointment and Qualifications. Except as otherwise provided by the Township Building Code the provisions of this Ordinance shall be enforced by a Zoning Officer with the aid of the police department and other municipal agencies. The Zoning Officer, shall be

appointed at the first meeting of the Township Supervisors following the adoption of this Ordinance, to serve until the first day of January next following; and shall thereafter be appointed annually to serve a term of one (1) year and/or until his successor is appointed. The Zoning Officer may succeed himself. He shall receive such compensation as the governing body by resolution shall provide.

SECTION 1701. Duties and Powers. It shall be the duty of the Zoning Officer and he shall have power to:

- A. Keep a record of all plans and applications for permits, and all permits issued with notations as to special conditions attached thereto. All records shall be open for public inspection;
- B. Review applications for zoning permits for erections or alterations of structures or changes of use, determine whether such construction or use is in accordance with the general requirements of this Ordinance, all other applicable Ordinances and with the laws and regulations of the Commonwealth. The Zoning Officer shall issue no permit unless it conforms with all applicable ordinances, statutes and regulations. If he refuses to issue a permit, he shall instruct the applicant in the method of appeal or application to the Zoning Hearing Board.
- C. Conduct inspection and surveys to determine compliance or non-compliance with the terms of this Ordinance. In carrying out such surveys, the Zoning Officer or his representative may enter upon any land or buildings.
- D. Make written orders requiring compliance with the provisions of this Ordinance to be served personally, or be mailed to latest known address according to Township records;
- E. Institute proceedings in courts of proper jurisdiction for the enforcement of provisions of this Ordinance;
- F. Maintain a map showing the current zoning classification of all land.
- G. Maintain a map and register showing the registration, identity, location and type of all non-conforming uses;
- H. Participate in all proceedings before the Zoning Hearing Board, present facts and information to assist the Board in reaching a decision which shall be compatible with this Ordinance, and have decisions of Board reviewed in a court of proper jurisdiction when, in the judgment of the Zoning Officer, such review is desirable or indicated.

The Zoning Officer shall issue no permit for the construction or use of any land or building, or other structure, unless it also conforms to the requirements of all other ordinances, and regulations, of the Township, and with the laws of the Commonwealth insofar as they are known to him.

SECTION 1702. Permits. No buildings, or other structures, shall be constructed, placed or altered in the Township or the use of any building, or other structures, changed, nor vacant land occupied until a zoning permit is secured from the Zoning Officer.

Upon completion of the work authorized by any permit, the applicant or owner shall notify the Zoning Officer of said completion. No permit shall be considered as complete or permanently effective until the Zoning Officer has noted on the permit that the work has been inspected and approved as being in conformity with the provision of this Ordinance.

SECTION 1703. Application for Permit. All applications for zoning permits shall be made in writing by the owner or tenants or authorized agent, and shall be filed with the Zoning Officer on forms prescribed by him. The application (1) Shall include a statement as to the proposed use of the building, or other structure; (2) Shall be accompanied by a plan, drawn to scale, showing the location of the building, or other structure, in relation to property and road lines; (3) Shall include a statement that

the side lines of all roads shown on the plan have been located and staked on the premises by a surveyor or other person competent to give such location; and (4) Shall give the name and address of the person who has so located and staked the road lines.

If the applicant desires the Zoning Hearing Board to grant a special exception, then, in addition, the application shall set forth the nature of the special exception and shall state briefly the reasons why such special exception should be granted and any other information the Zoning Hearing Board may require.

SECTION 1704. Requirement of Use and Occupancy Permits. A use and occupancy permit shall be required prior to any of the following:

- A. Use and occupancy of any building or other structure hereafter erected or altered;
- B. Change in use of any building or structure;
- C. Use of land or change in the use thereof, except that the placing of vacant land under cultivation shall not require a use and occupancy permit;
- D. Change in use or extension of a non-conforming use.

It shall be unlawful for any person to use or occupy any building or other structure or land until a use and occupancy permit has been duly issued therefor.

SECTION 1705. Application for Use and Occupancy Permits. All applications for use and occupancy permits shall be made in writing on forms furnished by the Township and shall include all information necessary to enable the Zoning Officer to ascertain compliance with this Ordinance.

SECTION 1706. Issuance of Use and Occupancy Permits. No use and occupancy permit shall be issued until the proposed use complies with all the provisions of existing township ordinances. Pending completion of a building or of alterations thereto, a temporary use and occupancy permit may be issued by the Zoning Officer for a temporary occupancy of a part or all of a building, provided that such temporary occupancy would not tend in any way to jeopardize life or property.

Permits for construction and uses which are authorized by a special exception or a variance shall be issued only upon order of the Zoning Hearing Board.

SECTION 1707. Issuance or Refusal of Permits. If the Zoning Officer determines that an application is in compliance with the provisions of this Ordinance, it shall be his duty to issue the appropriate permit; and if he determines that an application is not in compliance with the provisions of this Ordinance, it shall be his duty to refuse the permit, in which case he shall instruct the applicant in the method of appeal or application to the Zoning Hearing Board.

SECTION 1708. Fees. The applicant for a permit shall, at the time of making the application, pay to the Zoning Officer for the use of the Township, a fee in accordance with a Fee Schedule adopted by resolution of the Board of Supervisors upon the enactment of this Ordinance, or as such Schedule may be amended by resolution of the Board of Supervisors.

SECTION 1709. Requirement of Development Plans. Development plans shall be submitted for the use and development of land, except no such plans shall be required for agricultural or single family dwellings, where no street work or changes are involved.

ARTICLE XVIII

ZONING HEARING BOARD

SECTION 1800. Appointment. The Board of Supervisors of Worcester Township shall appoint a Zoning Hearing Board consisting of three members.

The Board of Supervisors shall designate one such member to serve until the first day of January following the effective date of this Ordinance, one until the first day of second January thereafter, and one until the first day of the third January thereafter; shall appoint their successors on the expiration of their respective terms to serve three years, and shall fill any vacancy for the unexpired term of any member whose term becomes vacant. The members of the Zoning Hearing Board shall be removable for cause by the Board of Supervisors upon written charges and after a public hearing. The word "Board" when used in this Article shall mean the Zoning Hearing Board.

SECTION 1801. Powers and Duties. The Board shall have the following powers:

- A. Appeals and Interpretations. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement of this Ordinance and of regulations adopted pursuant thereto;

To interpret upon the words, terms, rules, regulations, provisions and restrictions of this Ordinance where there is doubt as to the meaning thereof, including determination in specific instances whether questionable uses are permitted by virtue of being "similar to" or "customarily incidental to" permitted uses as provided by this Ordinance.

- B. Special Exceptions. To hear and decide special exceptions to the terms of this Ordinance, in such cases as are herein expressly provided for, in harmony with the general purposes and intent of this Ordinance, with power to impose appropriate conditions and safeguards.
- C. Variance. To authorize, upon appeal, in special cases, such variance from the terms of this Ordinance the Board feels will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship, and so that the spirit of this Ordinance shall be observed and substantial justice done.

SECTION 1802. Standard for Zoning Hearing Board Actions. In any instance where the Zoning Hearing Board is required to consider any of those matters itemized in Section 1801, in accordance with the provisions of this Ordinance, the Board shall, among other things:

- A. Consider the suitability of the property for the use desired. Assure itself that the proposed change is consistent with the spirit, purpose and intent of the Zoning Ordinance.
- B. Determine that the proposed change will not substantially injure or detract from the use of neighborhood property or from the character of the neighborhood and that the use of the property adjacent to the area included in the proposed change or plan is adequately safeguarded.
- C. Determine that the proposed change will serve the best interest of the Township, the convenience of the community (where applicable), and the public welfare.
- D. Consider the effect of the proposed change upon the logical efficient and economical extension of public services and facilities such as public water, sewers, police and fire protection, and public schools.
- E. Determine that any sewage or waste resulting from the proposed use will and can be satisfactorily disposed of, and if such sewage is to be disposed of on an on lot basis, that the size of the lot and nature of the soil are such as will insure satisfactory sanitary sub-surface disposal.
- F. Consider the effect of the proposed change or improvement, in creating any run-off water, or drainage problem, that might be

injurious to adjacent or nearby properties, or create an expense for the Township.

- G. Consider the suitability of the proposed location of an industrial or commercial use with respect to probable effects on highway traffic, and assure adequate access arrangements in order to protect major streets from undue congestion and hazard.
- H. Be guided in its study, review and recommendation by sound standards of subdivision practice where applicable.
- I. Impose such conditions, in addition to those required, as are necessary to assure that the intent of the Zoning Ordinance is complied with, which conditions may include, but are not limited to, harmonious design of buildings, planting and its maintenance as a sight or sound screen, the minimizing of noxious, offensive or hazardous elements, adequate standards of parking, and sanitation.
- J. Determine whether there are special circumstances or conditions fully described in the findings applying to the land or buildings for which the variance is sought, which justify that the application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.
- K. Determine whether the unique circumstances for which the variance is sought were either created by the owner of the property, or were due to or the result of general conditions in the district in which the property is located.
- L. Consider any hardship to the taxpayers of the Township that might result in the granting of uses that might be exempt from the payment of local real estate taxes, in view of loss of revenue, and cost of additional municipal services such as police, fire protection and roads.

SECTION 1803. Orders. In exercising the above mentioned powers, the board may reverse or affirm, wholly or in part, or may modify the order requirement, decision or determination, appealed from, and may make such additional order, requirement, decision or determination as ought to be made, as may be pertinent or germane, and, to that end, shall have all the powers of the officer from whom the appeal is taken.

SECTION 1804. Rules of Procedure. The Board shall adopt Rules of Procedure in accordance with the several provisions of this Ordinance as to manner of filing appeals, or applications for special exceptions or for variances from the terms of this Ordinance.

The application shall include the reasons for which the applicant believes that the variance or special exception should be granted.

SECTION 1805. Meetings. Meetings of the Board shall be held at the call of the chairman and at such times as the Board may determine. The chairman, or in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, keep records of its examinations and other official actions, all of which shall be immediately filed with the Township Secretary, and shall be a public record.

SECTION 1806. Technical Assistance. The Zoning Hearing Board in considering any matter within its jurisdiction, may consult with the Worcester Planning Commission, the Montgomery County Planning Commission, or any other specialist or groups of specialists having expert knowledge of the matter under consideration, but need not be bound thereby.

SECTION 1807. Notice of Hearings. Upon the filing with the Board of an application for a special exception or for variance or any interpretation from the terms of this Ordinance, the Board shall fix a reasonable time and place for a public hearing thereon and shall give at least seven (7) days notice as follows:

- A. By publishing a notice in a newspaper of general circulation published in Montgomery County and circulated in the Township.
- B. By mailing or serving due notices thereof to the parties in interest.
- C. By mailing or serving notice thereof to the Board of Township Supervisors.
- D. When the Board shall so order, by mailing or serving notice thereof to the owner or owners, if their residence is known, or to the occupier or occupiers of every lot on the same street within five hundred (500) feet of the lot or building in question, and of every lot not on the same street within one hundred fifty (150) feet of the said lot or building in question, and by posting a notice on the building or lot, provided that failure to give any notice required by this paragraph shall not invalidate any action taken by the Zoning Hearing Board.
- E. By mailing a notice to the Township Planning Commission.

The notices herein required shall state the location of the building, or other structure, or lot and the general nature of the question involved.

SECTION 1808. Expiration of Special Exceptions and Variances. Unless otherwise specified by the Board, a special exception or variance shall expire if the applicant fails to obtain a permit in connection therewith within six (6) months of the date of authorization thereof.

SECTION 1809. Certificates of the Board. It shall be the duty of the Board to issue a Certificate in any case wherein a Special Exception or a Variance is granted. The Board may cancel or revoke any such Certificate for any violation of this Ordinance or of conditions imposed.

SECTION 1810. Appeal to Court. Any person aggrieved by any decision of the Board, or any taxpayer, or any officer of the Township, may within 30 days after any decision of the Board, appeal to the Court of Common Pleas of Montgomery County, by petition in such form as may be prescribed or authorized by law.

SECTION 1811. In decisions where construction is allowed the decision shall plainly state that before construction commences, that a building permit shall be secured, and which shall be subject to the regular building fee, just as though the Zoning Hearing Board was not involved.

ARTICLE XIX

VIOLATIONS, FINES, REMEDIES AND CHARGES

SECTION 1900. Violations. It shall be the duty of the Zoning Officer to take cognizance of violations of this Ordinance. He shall investigate each violation which comes to his attention, whether by observation or communication. He shall order in writing the correction of such conditions as are found to be in violation of this Ordinance.

Failure to secure a zoning permit or Zoning Hearing Board Certificate when required, previous to the erection, construction, extension or addition to a building or structure shall be a violation of this Ordinance.

SECTION 1901. Notice of Violation. When written notice of a violation of any of the provisions of this Ordinance has been served by the Zoning Officer on the owner, agent or occupant, contractor or builder, such violation shall be discontinued immediately.

SECTION 1902. Penalties. Any person, partnership, or corporation, including but not limited to the owner, general agent, contractor, lessee, or tenant, who or which shall violate any provision of this Ordinance, after notice thereof, or any other person who knowingly commits, takes part, or assists in any such violation shall, upon conviction thereof in a summary proceeding, be sentenced to pay a fine of not more than \$500.00 and not less than \$50.00. In default of payment of the fine, such person,

the members of such partnership, or the officers of such corporation shall be liable to imprisonment in the Montgomery County Jail for a period of not more than sixty (60) days. Each day that a violation is continued after notice thereof shall constitute a separate offense.

SECTION 1903. Remedies. In case any building or structure is erected, constructed, re-constructed, altered, repaired, converted or maintained, or any building, structure or land, is used, or any hedge, tree, shrub or other growth is maintained, in violation of this Ordinance, or of any regulations made pursuant hereto, in addition to other remedies provided by law, any appropriate action or proceedings, by authorized legal process may be instituted or taken to prevent such unlawful erection, construction or re-construction, alteration, repair, conversion, maintenance or use, to restrain, correct or abate such violation, to prevent the occupancy of said building, structure or land, or to prevent any illegal act, conduct, business or use in or about such premises.

SECTION 1904. Charges. Fees for building permits shall be in accordance with a fee schedule adopted by resolution by the Board of Supervisors. The Board of Supervisors shall adopt by resolution a Fee Schedule setting forth the charges to be made payable in advance for each appeal, special exception, or variance requested; and for Zoning Hearing Board Certificates, duplicate copies of applications, certificates of district classification, certificates of occupancy, and duplicates thereof.

ARTICLE XX

AMENDMENTS

SECTION 2000. Amendment by Governing Body. The Board of Supervisors of Worcester Township may, from time to time, amend, supplement, change, modify or repeal this Ordinance, including the Zoning Map, by proceeding in the following manner, and as otherwise required by law.

SECTION 2001. Amendment Procedure. The Board of Supervisors by resolution adopted at a regular or special meeting, shall fix the time and place of a public hearing on the proposed amendment and cause notice thereof to be given as follows:

- A. Public notice shall be given not more than thirty (30) days and not less than fourteen (14) days in advance of any public hearing on the proposed amendment. Such notice shall be published once each week for two successive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and place of the hearing and the particular nature of the amendment to be considered at the hearing.
- B. Public notice of the proposed amendment shall include either the full text thereof, or a brief summary setting forth the principal provisions in reasonable detail, and a reference to a place within the Township where copies of the proposed amendment may be examined, in addition to the time and place of hearing.

SECTION 2002. Application for Amendment. Every application for amendment of the Zoning Ordinance shall first be presented to the Zoning Officer, and shall contain the following:

- A. The applicant's name and address and his representative and the interest of every person represented in the application.
- B. A plan showing the extent of the area to be rezoned, street bounding and intersecting the area, the land use and zone classification of abutting districts;
- C. A statement of the circumstances in the proposed district and the abutting districts and any other factors on which the applicant relies as reasons for supporting the proposed rezoning;
- D. The approximate time schedule for the beginning and completion of development in the area;

- E. A site plan to scale indicating the locations of structures, uses, areas for off-street parking and loading;
- F. Information about the market area to be served by the proposed development if a commercial use including population, effective demand for proposed business facilities, and any other information describing the relationship of the proposed development to the needs of the market area as the Zoning Officer, Planning Commission, or governing body shall prescribe.

SECTION 2003. Amendment by Citizens Petitions. Whenever the owners of fifty (50) percent or more of the frontage in any district shall present to the Board of Supervisors a petition duly signed and acknowledged, requesting an amendment, supplement, change, modification or repeal of the regulations prescribed, or of the zoning map, including such district, it shall be the duty of the Board of Supervisors to hold a public hearing thereon and cause notice thereof to be given in the manner prescribed in Section 2001 herein.

SECTION 2004. Citizens Protest Against Amendments. In case of a protest against such amendment change, modification or repeal, signed by the owners of twenty (20) percent or more, either of the area of the lots included in such proposed changes or of those immediately adjacent in the rear thereof, extending one hundred (100) feet therefrom, or of those directly opposite thereto, extending one hundred (100) feet from the street frontage of such opposite lots, such amendment, supplement, change or modification, shall not become effective except by the favorable vote of two-thirds (2/3) of all the members of the Board of Supervisors.

ARTICLE XXI

DEFINITIONS

SECTION 2100. Interpretations. Unless otherwise expressly stated, the following words and phrases shall be construed throughout this Ordinance to have the meanings indicated in this Article. The present tense includes the future; the singular number includes the plural, and the plural the singular; the word "building" includes the word "structure" and shall be construed as if followed by the words "or part thereof"; the word "occupy" includes the words "designed or intended to be occupied"; the word "use" includes the words "arranged, designed or intended to be used"; and the word "shall" is always intended to be mandatory when capable of such interpretation.

- A. Accessory Building. A building subordinate to the principal building on the lot and used for purposes customarily incidental to those of the principal building.
- B. Accessory Use. A use subordinate to the principal use of land or a building or other structure on a lot and customarily incidental thereto. See Section 1605 for uses included in this definition as accessory to Agricultural and Residential use.
- C. Agriculture. The cultivating of the soil and the raising and harvesting of the products of the soil, including, but not by way of limitation, nurserying, horticulture and forestry.
- D. Apartment. A room or group of rooms in an apartment house or an apartment hotel designed for and occupied exclusively as a residence for only one family.
- E. Apartment House. A building designed for and occupied exclusively as a residence for three, or more families, living independently of one another. A basement in an apartment house shall not contain habitable rooms except as janitor's living quarters.
- F. Apartment Hotel. An apartment house which provides meal service for its tenants, and their guests, with or without a central dining room, such service not being available to the general public.
- G. Building. Any structure having enclosing walls and roof, permanently located on the land.

- H. Building, Principal. A building in which is conducted the principal use of the lot on which it is situated.
- I. Building Area. The aggregate of the maximum horizontal cross-section areas of all buildings on a lot above the ground level, measured at the greatest outside dimension, excluding cornices, eaves, gutters or chimneys projecting not more than eighteen (18) inches, bay windows not extending through more than one story and not projecting more than five (5) feet, one-story open porches projecting no more than ten (10) feet, porte-cochere or car port open on 3 sides and not more than fourteen (14) feet high and twenty-two (22) feet in length, steps and balconies.
- J. Building Line. The line which establishes the minimum depth of front yard for the particular District as measured from the street line, or in the case of interior lots, from the front boundary line.
- K. Comprehensive Plan. Maps, charts, description matter officially adopted by a planning commission or governing body showing among other things recommendations for the most appropriate use of land; for the most desirable density of population; for a system of thoroughfares, parkways and streets; for parks and recreation areas; for the general location and extent of facilities for water, sewer, light and power; for the general location, character and extent of community facilities.
- L. Dwelling. A building designed for and occupied exclusively for residential purposes, including hotel, rooming house, tourist home, institutional home, residential club, motor court, and the like.
1. Single Family Dwelling. A building designed for and occupied exclusively as a dwelling for one family.
 2. Two Family Dwelling. A building designed for and occupied exclusively as a dwelling for two families.
 3. Multiple Dwelling. A building not a single family dwelling nor a two family dwelling designed for and occupied exclusively for dwelling purposes by three or more families living independently of one another, not a row house, but customarily called an Apartment House.
- M. Dwelling Unit. A building or portion thereof providing complete housekeeping facilities for one family.
1. Permanent Dwelling Unit. A building or portion thereof providing complete housekeeping facilities for one family for year round use.
 2. Temporary Dwelling Unit. A building or portion thereof providing complete or partial housekeeping facilities for one (1) family for seasonal or summer use. Such dwelling units may not be occupied more than five (5) months out of any twelve (12).
- N. Family. Any number of individuals living together as a single non-profit housekeeping unit, and doing their cooking on the premises, excluding however, occupants of a club, fraternity house, lodge, residential club or rooming house.
- O. Garage:
1. Garage Private. An accessory building or a part of the principal building used for the storage of motor vehicles owned and used by the owner or tenant of the premises, and for the storage of not more than two (2) motor vehicles owned and used by persons other than the owner or tenant of the premises. Not more than two (2) commercial vehicles or trucks may be stored in a private garage.

2. Garage Public. A building other than a private or storage garage, one or more stories in height, used solely for the commercial storage, service or repair of motor vehicles.
 3. Garage Storage. A building not private or public garage, one story in height, used solely for the storage of motor vehicles (other than trucks), but not for the sale, service or repair thereof nor for the sale of fuel, accessories or supplies.
- P. Gasoline Service Station. Any area of land, including structure hereon, or any building or part thereof, that is used for the sale of gasoline and accessories, and which may or may not include facilities for lubrication, or otherwise servicing motor vehicles, but which shall not include the keeping of vehicles for sale, rent, or storage, nor for major repairs, and with the required yards being kept open and unoccupied from all vehicles and other objects, excepting automobiles stopping at the pump islands for service, said pump islands being allowed in the required front yard, but not closer than twenty-eight (28) feet from the curb line.
- Q. Height of Building. A building's vertical measurement from the mean level of the ground surrounding the building to a point midway between the highest and lowest points of the roof.
- R. Home Occupation. An occupation for gain or support conducted only by members of a family residing on the premises and conducted entirely within the dwelling, providing that no article is sold or offered for sale except such as may be produced by members of the immediate family residing on the premises.
- S. Hotel. A building used for the purpose of furnishing for compensation more or less temporary lodging to the public, with or without meals, and having lodging accommodations for ten (10) or more persons.
- T. Junk Yard. A lot, land or structure, or part thereof used primarily for the collection, storage and sale of waste paper, rags, scrap metal or discarded material; or for the collection, dismantling, storage and salvaging of machinery or vehicles not in running condition, and for the sale of parts thereof.
- U. Loading Space. A space, accessible from a street or way, in a building or on a lot, for the temporary use of vehicles, while loading or unloading merchandise or materials.
- V. Lot. A piece of land which is occupied, or is to be occupied by one principal building or other structure or use, together with any accessory buildings or structures or uses customarily incidental to such principal building or other structure or use, and any such open spaces as are arranged or designed to be used in connection with such principal buildings or other structure or use, such open spaces and the area and dimensions of such lot being not less than the minimum required by this Ordinance.
- W. Lot Area. The total horizontal area of the lot lying within the lot lines, provided that no area of land lying within any street line shall be deemed a portion of any lot area. The area of any lot abutting a street shall be measured to the street line only.
- X. Lot Line. A property boundary line of any lot held in single or joint ownership, except that in the case of any lot abutting a street the lot line for such portion of the lot as abuts the street shall be deemed to be the same as the street line, and shall not be the center line of the street, or any other line within the street line even though such may be the property boundary line.
- Y. Motor Court or Motel. A building and/or a group of two or more detached or semi-detached buildings containing rooms or apartments having separate ground floor entrances provided directly or closely in connection with automobile parking or storage space

- serving such rooms or apartments, which building or group of buildings is designed, intended, or used principally for the providing of sleeping accommodations for automobile travelers and is suitable for occupancy at all seasons of the year.
- Z. Non-Conforming. A building or other structure, use of lot, which by reason of design, size or use, does not conform with the requirements of the district, or districts, in which it is located.
- A-1 Office. A room or rooms used for carrying on of a profession, which shall include a real estate and insurance business.
- B-1 Parking Space. A reasonably level space, available for the parking of one (1) motor vehicle, not less than ten (10) feet wide and having an area of not less than two hundred (200) square feet, exclusive of passageways, or other means of circulation or access.
1. Parking Space, All-weather. A parking space surfaced to whatever extent necessary, to permit reasonable use under all conditions of weather.
- C-1 Performance Standards. Measures and standards by which the suitability of a proposed use can be measured by the extent of its external effect.
- D-1 Professional Occupation. The practice of profession by any Physician, Surgeon, Osteopath, Chiropractor, Dentist, Engineer, Surveyor, Optician, Optometrist, Architect, Landscape Architect, Attorney or City Planner, entitled to practice under the laws of this State.
- E-1 Public Utilities Facilities. A building or structure and its equipment, used for the transmission and exchange of telephone, radio, telephone, gas, power, sewer and water facilities, provided, however, that in a residential district these shall not include public business facilities, storage of materials, trucks or repair facilities, or housing of repair crews.
- F-1 Rooming House, See Tourist Home. A dwelling, not a single family or two family dwelling, apartment house or hotel, providing lodging, with or without meals, and having lodging accommodations for less than ten (10) guests.
- G-1 Sign. A structure, building wall or other outdoor surface, or any device for visual communication, which is used for the purpose of bringing the subject thereof to the attention of the public, or to display, identify and publicize the name and product or service of any person; but not including any flag, badge or insignia of any government or government agency, or of any service, charitable, religious, patriotic or similar organization.
- H-1 Special Exception. Permission or approval granted by the Zoning Hearing Board in accordance with Section 1801 b thereof, in situations where provision therefor is made by the terms of this Ordinance.
- I-1 Street. A right-of-way municipally or privately owned, serving as a means of vehicular and pedestrian travel, furnishing access to abutting properties, and space for sewers and public utilities.
- J-1 Street Line or Setback. The dividing line between a lot and the outside boundary or ultimate right-of-way line of a public street, road or highway legally opened or officially plotted or between a lot and a privately owned street, road, or way over which the owners or tenants of two (2) or more lots, each held in single and separate ownership, have the right of way.
- K-1 Structural Alteration. Any change in or addition to the supporting members of a building, such as the bearing walls, partitions, columns, beams or girders, or any change which would convert an existing building into a different structure, or adapt it to a

different use, or which in the case of a non-conforming use, would prolong the life of such use.

- L-1 Structure. Any form or arrangement of building material or other tangible material, involving the necessity of providing proper support, bracing, tying, anchoring or other protection against the forces of the elements.
- M-1 Tourist Home. A dwelling in which sleeping accommodations for less than ten (10) persons are provided for compensation.
- M-1' Townhouse. A building designed and occupied exclusively as a residence for three or more families living independently of one another, with each family unit having its own individual entrance/exit doors to the outside of the building. Townhouses are arranged in rows, and a single unit occupies the total area from ground to roof.
- N-1 Trailer Park. Any land used or designated to be used as parking space for more than one house trailer.
- O-1 Trailer House. Any vehicle, or mobile structure, used for living or sleeping purposes.
- P-1 Ultimate Right-of-Way. The future or planned width of highway in the public domain.
- Q-1 Variance. Permission or approval granted by the Board of Adjustment in accordance with Section 1801 C hereof, constituting a modification of, a deviation from the exact provisions of this Ordinance as applied to the use of a specific piece of property or portion of the same.
- R-1 Yard. An open, unoccupied space on the same lot with a building or other structure or use, open and unobstructed from the ground to the sky, except for public utility lines or facilities.
1. Front Yard. A yard extending the full width of the lot along the front lot line and extending in depth from the front lot line to the nearest point of any structure on the lot.
 2. Rear Yard. A yard extending the full width of the lot along the rear lot line and extending in depth from the rear lot line to the nearest point of any structure on the lot.
 3. Side Yard. A yard extending the full depth of the lot along a side lot line and extending in width from such side lot line to the nearest point of any structure on the lot.
- Y' Multi-family building. Any building designed and occupied as a residence for three or more families, living independently of one another.
- Y" Condominium. An estate in real property consisting of an individual interest in a space within a structure and/or a portion of property together with an undivided interest in common elements.

ORDAINED and ENACTED by the Board of Supervisors of Worcester Township this thirtieth day of January, A.D. 1982.

Board of Supervisors
John O. Chambers
George R. Lewis
Russell H. Place

ORDINANCE NO. 89

An Ordinance to amend the Worcester Township SUBDIVISION and LAND DEVELOPMENT ORDINANCE enacted the thirteenth day of January, 1975.

By virtue of the powers and authority conferred by the Pennsylvania Municipalities Planning Code, the listed sections of said Ordinance are amended as follows:

Section 402,B, is amended to read as follows commencing with the third sentence.

In Section 402,B, the third sentence is amended to read as follows:

An application for approval of a plat (other than those governed by Article VII of the Municipalities Code), whether preliminary or final shall be acted upon by the Board of Supervisors and which shall render its decision and communicate it to the applicant not later than ninety days following the date of the application is filed, provided that should the said regular meeting occur more than thirty days following the filing of the application, the said ninety-day period shall be measured from the thirtieth day following the day the application has been filed. The decision of the Board of Supervisors shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen days following the decision.

Paragraph C of Section 402 is hereby deleted.

ORDAINED and ENACTED by the Board of Supervisors this day of October 20, 1982 A.D.

Russell H. Place
Township Secretary

ORDINANCE NO. 90

AN ORDINANCE TO AMEND THE WORCESTER TOWNSHIP ZONING ORDINANCE ENACTED THE THIRTIETH DAY OF JANUARY, 1982, with its attending map.

By virtue of the powers and authority conferred by the Pennsylvania Municipalities Planning Code, the listed Sections of said Ordinance are amended as follows:

SECTION 300, D,3 shall be added these words: "No illumination for these permitted uses after 10:00 P.M."

In article 111-B, the number SECTION 301 shall be followed by "-B," to read 301-B, and then the following Section shall read "302-B," and the following Section after that shall read "303-B."

In the renumbered 303-B, the Front Yard (B) the number "fifty (50)" shall be increased to "sixty (60) feet," and the side yard requirements as listed in the "C" paragraph shall be "one hundred twenty-five (125) feet," in both of the "1" and "2" paragraphs, as well as in the REAR Yard, D paragraph, immediately before the word "except."

In SECTION 301, eliminate the paragraph C, and renumber the following paragraph "C".

In SECTION 302,C, 1 and 2, and in paragraph "D" substitute the words and numbers of the "one hundred twenty (120) feet" to "one hundred twenty-five (125) feet."

In SECTION 301-B (renumbered), paragraph 3, both dimensions shall read "one hundred twenty-five (125) feet."

In SECTION 602-B, C, the Sections mentioned shall each be followed by "-B" so that they shall read 607-B,608-B,610-B.

In SECTION 604-B,C,the section number 607 shall be changed to 608-B, to be followed by the words "the applicable criteria of the requirements of SECTION 608-B through 611-B, and conformity and so on with the last number referred to in this section and wording to be "SECTION 609 of the Pennsylvania Municipalities Planning Code."

In SECTION 605, the Section referred to as 603, shall be 604-B, and "SECTION 602 above" shall be changed to "SECTION 603-B above." And immediately following these words, "The hearing shall be conducted in accordance with SECTION 908 of the Municipalities Planning Code and all references" etc., following in SECTION 605-B.

In SECTION 606-B, the word and number shall be changed from SECTION 607 to 608-B, and the numbers 608 and 610, shall be changed to 608-B and 611-B.

In SECTION 608-B, B. shall read as follows:

B. Density. The maximum density for each class of uses or structures listed in SECTION 601-B shall range as follows:

- A. Single-family detached dwellings, 2 living units per acre.
- B. Single-family semi-detached dwelling, 2½ living units per acre.
- C. Quadraplexes, 6 living units per acre.
- D. Townhouses, 7 living units per acre.

E. Garden apartments, 7 living units per acre.

F. Apartment house, 7 living units per acre.

G. Any other recognized residential housing type as provided in SECTION 601-B, and shall be so limited to comply with SECTION 608-B,C, and to strictly comply with regulations as set forth in SECTION 609-B.

In SECTION 904-A, B, the numbers shall read "1703, 1704, 1705 and add 1706."

In SECTION 906-Q, these words shall be added to the first sentence "and shaded so as not to show beyond the property lines."

SECTION 1002, K, is amended to read: Not less than 5.5 automobile parking spaces with the suitable access, shall be provided for each 1,000 square feet of gross floor area, and at least ten percent of the parking area is to have previous surface, some of which should be in the nature of grass strips.

To SECTION 1211 shall be added these words: "and/or the Penna. Department of Environmental Resources."

To SECTION 1304 shall be added another part which shall read:

H. In computing the area of a sign having a roof fixed to it, that part (roof) shall be computed at one-half (1/2) of its area, provided it has no message on it.

SECTION 1700 shall be amended to read: Zoning Officer and Assistant Zoning Officer - Appointments and Qualifications. The provisions of this Ordinance shall be enforced by a Zoning Officer and Assistant Zoning Officer with the aid of other municipal agencies. The Zoning Officer and Assistant Zoning Officer shall be appointed at the first meeting of the Township Supervisors following the adopting of the Ordinance, to serve until the first Monday of January next following, and shall be appointed annually to serve a term of one year and/or until their successors are appointed. The Zoning Officer and Assistant Zoning Officer may succeed themselves. They shall receive such compensation as the governing body by resolution shall provide. Reference herein to the "Zoning Officer" shall include the Assistant Zoning Officer.

The Zoning Map is also amended as per attached map.

ORDAINED AND ENACTED by the Board of Supervisors this day of 20 October, 1982, A.D.