

WORCESTER TOWNSHIP

ORDINANCE NO. 73

The Board of Supervisors of Worcester Township, in order to further clarify and add to the Township's building code ordinance does hereby ordain and enact an ordinance amending and supplementing Ordinance No. 68 as follows:

SECTION 1. In Section 1, B, 3 of the aforesaid Ordinance No. 68 , "exterior type" plywood is mentioned. All such plywood used shall bear the manufacturer's stamp stating "EXTERIOR GLUE" .

SECTION 2. In Section 1, B, 6 of the aforesaid Ordinance No. 68 r FIRE-PROOF CONSTRUCTION is called for. The definition of FIREPROOF CONSTRUCTION is: If the Building is of frame construction, it shall conform to the Column entitled "Type 4, Framer Protected" ,Column 4A of Table 5, Fire Resistance Ratings of Structural Elements in Hours, Page 43 t of the BOCA Basic Building Code, 1970.

If the Building has the exterior walls built of masonry, then it shall conform to the Column entitled "Type 3, Exterior Masonry Walls, Protected" Column 3B of the aforementioned Table 5.

If the Building is of "non-combustible" construction, it shall conform to the Column entitled "Type 2, Noncombustible, Protected" , Column 2B of the aforementioned Table 5.

If the Building is "Type It Fireproof" construction, it shall conform to t.he Column entitled "Type It Fireproof" , Column 1B of the aforementioned Table 5.

In all cases, at least 50% of all exterior walls of Multi-family structures shall be of brick construction.

SECTION 3. Tn Multi-family structures of more than two dwelling units, the part.y walls shall be Fire-walls and shall he built of masonry or concrete right up to and against the rooft and the construction of such walls shall conform to the BOCA Code. The dwelling unit on each side of the party wall (fire-wall) shall be capable of being demolished without demolishing the dwelling unit on the other side of the wall, and without damaging the party wal\_l .

SECTION 4. Multi-family dwellings of more than two dwelling units that have dwelling units of top of dwelling units shall have floors between the units that conform to the BOCA Code, and in addition those floors are to be built of concrete.

ENACTED AND ORDAINED by the Supervisors of Worcester Township  
this thirteenth day of January 1975 A.D.

RUSSELL H. PLACE, SECRETAR

MANCENO.

THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

OF

WORCESZR TOWNSHIP

with

APPENDIX 1 Forms and Drawings

APPENDIX 2 - Specifications

1975 Edition

THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE of  
WORCESTER TOWNSHIP

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THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE  
of  
WORCESTER TOWNSHIP

Ordinance No. 74

The Subdivision and Land Development Ordinance of Worcester Township is amended to read as follows :

The Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, under and by virtue of the authority granted by the Act of July 31, 1968, P, L. 247, do hereby enact and ordain:

An Ordinance regulating the subdivision and development of land and the construction, opening and dedication of streets, alleys, sewers , drains or other facilities in connection with, in the Township of Worcester and prescribing penalties for violations thereof.

ARTICLE 1

Title; Purpose; Interpretation; Subdivision and Land Development Control; Validity; Repealer

Section 100: Title. This Ordinance shall be known and may be cited as the Worcester Township Subdivision and Land Development Ordinance .

Section 101: Purpose. This ordinance is adopted for the following purposes :

- A. To assist orderly, efficient, integrated and harmonious development of the township ;
- B. To assure sites suitable for building purposes and human habitation;
- C. To coordinate proposed streets with existing streets or other proposed streets, parks, or other features of the Township Official Map Summary;
- D. To provide adequate open spaces for traffic, recreation, light and air and for proper distribution of population;
- E. To ensure conformance of subdivision and land development plans with the public improvements of the Township, and coordination of inter-municipal, county and Commonwealth improvement plans and programs;
- F. To secure equitable handling of all subdivision and land development plans by providing uniform procedures and standards;
- G. To regulate subdivisions and land developments within the jurisdiction of the Township and concurrently to promote the highest quality environment obtainable; and
- H. To ensure that the layout and arrangement of the subdivision or land development plan is in conformance with the approved

articles or chapters of the comprehensive plan and to any regulations or maps adopted in furtherance thereof.

Section 102: Interpretation. The provisions of this ordinance shall be held to be minimum requirements to meet the above stated purposes. Where the provisions of this ordinance impose greater restrictions than those of any statute, other ordinance, or regulations, the provisions of this ordinance shall prevail. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than those of this ordinance, the provision of such statute, ordinance, or regulation shall prevail.

Section 103: Subdivision and Land Development Control.

- A. Subdivision of a lot for construction, opening, or dedication of a street. No subdivision of any lot, tract, or parcel of land shall be affected, and no street, alley, sanitary sewer, storm drain, water main, gas, oil and electric transmission line, or other facilities in connection therewith, shall be laid out, constructed, opened or dedicated for public use, or travel, or for the common use of occupants of a building abutting thereon, except in strict accordance with the subdivision and land development regulations adopted hereunder.
- B. Sale of lots, Issuance of building permits, or erection of buildings. No lot in a subdivision or land development may be sold, no permit to erect, alter, or repair any building upon land in a subdivision or land development may be granted unless and until a plat has been approved, and where required, recorded, and until the required Improvements in connection therewith from the lot or building to an existing Improved street have either been constructed or the Township has been assured by means of a proper completion guarantee in the form of a bond, or the deposit of funds or securities in escrow sufficient to cover the cost of the required improvements, as estimated by the Township Engineer, that the improvements will subsequently be installed. Where owing to special conditions, a literal enforcement of this requirement would result in unnecessary hardship, such reasonable exceptions thereto may be made as will not be contrary to the public interest, and the sale of a lot, Issuance of a permit, or erection of a building may be permitted subject to conditions necessary to assure adequate street and other Improvements.
- C. Condominium ownership Plans. No section of this ordinance shall be construed to prohibit condominium ownership as permitted by the "Pennsylvania Unit Property Act, P. L. 117.

Section 104: Validity. Should any section of this Ordinance or the Subdivision and Land Development Regulations adopted hereunder be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance or the regulations as a whole, or any other part thereof.

Section 105: Repealer. All ordinances and parts of ordinances inconsistent herewith, are hereby repealed, upon the legally effective date of this ordinance; otherwise to remain in full force and effect.

ARTICLE 11

Definitions

Section 200: Unless otherwise expressly stated, the following terms shall, for the purpose of these regulations, have the meanings indicated.

Section 201: Words used in the singular include the plural, and words in the plural include the singular. The word "person" indicates a corporation, an incorporated association, and a partnership as well as an individual. The word "buildings" indicates "structure" and shall be construed as if followed by the words "or part thereof". The word "street" indicates "road" and "land", and "[watercourse" includes "drain, "ditch" and "stream". The word "may" is permissive; the word "shall" and "will" are mandatory subject to the provisions of Section 200 of these regulations.

- A. Alley. A strip of land over which there is a right-of-way, municipally or privately owned, on which no dwellings or stores front, serving as the secondary means of access to two or more properties .
- B. Applicant. A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs , successors and assigns .
- C. Application for Development. Every application, -whether preliminary or final, required to be filed and approved prior to start of construction or development including but not limited to an application for a building permit, for the approval of a subdivision plot or plan or for the approval of a development plan,
- D. Block. An area usually bounded by streets or streets and natural or manmade features .
- E. Builder. A person, who is not necessarily the owner of the land or agent of the same, who by contract or other agreement is charged with the responsibility of construction of buildings or other structures, or of making any construction improvements on any parcel of land.
- F. Building Setback Line. A line within a lot, so designated on a subdivision plan, between which line and the ultimate right-of-way line of the street on which the lot abuts, a building may not be erected.
- G. Cartway . The portion of a street or alley intended for vehicular use.
- H. Comprehensive Plan . The official public document of current adoption consisting of maps v charts and textual matter, that constitutes a policy guide to decisions about the physical and social development of the township .

1 . Condominium. An estate in real property consisting of an undivided interest in a portion of a parcel together with a separate interest in a space within a structure. This form of ownership may be applied in residential, professional office, limited industrial, and commercial land uses .

J. Crosswalk. A right-of-way for pedestrian travel across a block connecting two of the bounding streets .

K. Cul-de-sac. A street with access at one end and terminated at  
\_\_\_\_\_ the other by a paved vehicular turnaround .

- L. Development Plan. The provisions for development of a planned residential development, including a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the development plan" when used in this act shall mean the written and graphic materials referred to in this definition.
- M. Developer. Any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made a subdivision or land development.
- N. Drivewa A -private street providing for vehicular and pedestrian access between a public street and a parking area within a lot or property.
- o. Easement. A right-of-way or other right granted for the use of private land for certain public or quasi-public purposes.
- P. Endorsement. Review stamp of the Montgomery County Planning Commission.
- Q. Engineer . A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the Engineer for a municipality, planning agency, or joint planning commission.
- R. Floodplain. Those areas subject to periodic flooding and delineated as alluvial soils in the latest published edition of The Soil Survey of Montgomery County..
- S. Grade. A slope of a street, or other public way, specified in percent (%) and shown on plans as specified herein.
- T. Improvement. Grading, paving, curbing, street lights and signs , fire hydrants, wells, water mains, sanitary sewers, storm drains , sidewalks, parking areas, crosswalks, and street shade trees .
- U. Land Development .
- a. (i) The Improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving
- (1) A group of two or more buildings, or
- (2) The division or allocation of land or space between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums , building groups or other features;
- (i i) A subdivision of land.
- b. A division of land into lots for the purpose of conveying such lots singly or in groups to any person, partnership

or corporation for the purpose of the erection of buildings by such person, partnership or corporation.

- V. Landowner. The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee having a remaining term of not less than forty years, or other person having a proprietary interest in land, shall be deemed to be a landowner for the purposes of this ordinance.

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- W. Lot. A tract or parcel of land intended for separate use, building development or transfer of ownership ,

X, Lot Area. The area contained within the property lines of the individual parcels of land as shown on a subdivision plan, excluding any area within any right-of-way, but including the area of any easement.

Y. Official Map Summary. The map of current adoption showing the location of the lines of existing and proposed public streets including the ultimate width of the corridor for such streets, watercourses and public grounds for the whole of the municipality of Worcester Township provided that proposed streets, watercourses or public grounds shall not, in and of itself, constitute a taking or acceptance of any land by the municipality of Worcester Township.

z. Plan.

a. Plan, Improvement Construction. A plan prepared by a registered Engineer or Surveyor showing the construction details of streets, drains, sewers, bridges, culverts, and other improvements as required by these regulations showing the horizontal details, profile and typical cross section. to be constructed or installed.

b. Plan, Land Development. A tentative, preliminary or final plan including written and graphic material showing the provision for development of a subject tract when plans of subdivision would not be applicable.

c. Plans Preliminar. A plan prepared for discussion with the Planning Commission and Supervisors by a registered Engineer or Surveyor showing the proposed street and lot layout, the deed restrictions, easements, etc. of the entire land owned being subdivided;

d. Plan, Record. A plan prepared for recording by a registered Engineer or Surveyor, showing the ultimate width of streets , the lot lines, easements, and any other relevant information pertaining to the subdivision.

e. Plan, Tentative, A rough draft showing proposed streets and lots related to topography, to be used as the basis for informal discussion between the representatives of the

Planning Commission and subdivider, developer, or builder.

**AA.** Planned Residential Development. An area of land controlled by a landowner, to be developed as a single entity for a number of dwelling units, the development plan for which does not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established in any one residential district created, from time to time, under the provisions of the township zoning ordinance.

**BB.** Plat. The map or plan of a subdivision or land development, whether preliminary or final.

**CC.** Public Notice. Notice given not more than thirty days and not less than fourteen days in advance of any public hearing required by this act. Such notice shall be published once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing.

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**DD.** Reserve Strip. A parcel of land separating a street from adjacent properties.

**EE.** Right-of-way Line. Ultimate right-of-way line as defined below.

**FF.** Sight Distance. The distance of unobstructed view along the center line of a street from the driver's sight height of five feet to the farthest visible point four inches above the street surface.

**GG.** Soil Survey. A report entitled, Soil Survey of Montgomery County Pennsylvania, published April, 1967 by the Soil Conservation Service, United States Department of Agriculture, and which is available in the township or through the Extension Service, Agricultural Agent, The Pennsylvania State University in Norristown.

**HH.** Street. A strip of land including the entire ultimate right-of-way, publicly or privately owned, serving primarily as means of vehicular and pedestrian travel, furnishing access to abutting properties which may also be used to provide space for sewers, public utilities, shade trees and sidewalks. (When designations conflict with those given in updated Section 502C, the latter shall prevail.)

a. Residential. A street used primarily as the principal means of access to adjacent residential properties.

b. Secondary. A street connecting local residential streets to each other, or community facilities and to the major streets serving only neighborhood traffic.

Secondary feeder roads serve to connect residential streets to collector roads, and community facilities with light traffic volumes. Secondary collector roads serve to connect feeder roads and residential streets to other

feeder roads , community facilities, and major highways with medium traffic volumes .

c. Major. A street connecting district centers or communities , serving large volumes of fast moving through traffic, preferably located outside or bounding the residential neighborhood.

d.Half-Street. A street of less than required right-of-way and cartway width.

e. Marginal Access Street. A street parallel and adjacent to a major street providing access to abutting properties by a cartway separated from the major streets by a reserved strip .

11 . Street Line. Ultimate right-of-way line as defined below.

JJ. Structure. Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

Subdivision. The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, to lease, transfer of ownership or building or lot development: Provided , however, that the division of land . for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access, shall be exempted.

LL. Ultimate Right-of-way. The expected future right-of-way width computed from the centerline of an established right-of-way, as shown on the Ultimate Right-of-way Map of the township adopted by the governing body as part of the Official Map Summary of Worcester Township .

MM.Ultimate Right-of-way Line. The line parallel to the centerline of any public street which defines the boundary of the ultimate right-of-way as defined above.

## ARTICLE 111

### Improvement Construction Requirements

Section 300: Required Improvements. The applicant shall agree in writing to construct streets and other improvements from the lot or lots to be sold or built upon to an existing improved street, subject to the provisions of Section 103B herein. The work shall be performed in strict accordance with approved plans and the Township standards and specifications, or the applicable provisions of Pennsylvania Department of Transportation Specifications •408 latest edition, or any subsequent number or section thereof. No plat shall be finally approved until the developer has completed all of the necessary and appropriate improvements as required as a condition for final approval of a plat; or until such time as the applicant has provided for the deposit with the township of escrow funds or a security acceptable to the Township Supervisors in an amount sufficient to cover the costs of any improvements which may be required.

Section 301: Public Utilities and Laterals. All water, gas, electric, and other pipes and conduits, and all service connections or laterals shall be laid to the full width of the ultimate right-of-way, where the need therefor can be reasonably anticipated, before streets are paved. The arrangements for said service connections or laterals shall be the responsibility of the subdivider, developer or builder.

Section 302: Inspection of Work and Materials.

- A. Notice. The Township Engineer shall be notified forty-eight (48) hours in advance of the commencement of any construction operation, in order that provision may be made for inspection by the Township.
- B. Samples of Materials. Samples of the materials shall be furnished to the township in the same manner as is required of contractors under the Highway and Sanitary Drainage Specifications.

#### ARTICLE IV

##### Plat Processing Procedures

Section 400: General. The procedures set forth in this Article shall be followed by all applicants.

Section 401: Required Plans for Approval of a Plat of Subdivision and

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| <p><u>Land</u><br/><u>Developmen</u><br/><u>t</u>.</p>   | <p>B. A preliminary plan is developments proposed required for all subdivisions and land within the township.</p> |
| <p>A. A tentative sketch is developments proposed</p>  | <p>required for all subdivisions and land within the township.</p>  |
| <p>C. A final plan is required for all subdivisions and land developments proposed within the township. A plan showing all information required for a final plan, which has been submitted as a preliminary plan and for which no changes have been required by the township may be approved as final plan. A final plan shall consist of two parts:</p> <ul style="list-style-type: none"><li>a. Improvement Construction Plan;</li><li>b. Record Plan.</li></ul> |   |
| <p>D. A land development plan shall be required whenever the application for approval of a plat shall be construed to be a land development in accordance with the definition of same as provided in this ordinance. A land development plan may be required in conjunction with a subdivision plan or in lieu of a subdivision plan when review of a plan on a lot-by-lot basis would not be applicable.</p>  |   |

Section 402: Plat Processing Procedure.

- A. Unless determined otherwise, all plans for approval of a plat shall be submitted in the following order: Tentative Plan, Preliminary Plan and Final Plan. A plan, and all required copies of each plan, shall be filed one at a time and no subsequent plans for

approval of a plat shall be filed until such time that a decision has been reached concerning the preceding plan. When the decision reached concerning an application for approval of a plat, whether tentative, preliminary or final, has rendered the application for approval finally denied then the applicant when and if he should reapply requesting approval of a plat, shall do so in accordance with the procedure outlined above.

- B. Applications for approval of a subdivision and land development shall be received by the Secretary of the township. Submission and processing of plats, and specifications for such plats shall accompany the applications. The applicant, or his agent, shall be required to appear in person at the office of the municipal entity established for such purposes in order to make application for approval of a plat and file plans therewith. Formal application shall be received on the last Wednesday of each month; the date of the monthly planning commission meeting; from which time all applications for approval of a plat, whether tentative, preliminary or final, shall be acted upon by the Supervisors and such decision shall be communicated to the applicant, in writing, five (5) days after the decision is rendered nor later than ninety (90) days after the date of formal application as is required for such response.
- C. Any application for approval of a subdivision and land development not received on the last Wednesday of each month shall be deemed formally applied for and, therefore, dated the subsequent last Wednesday of the month.
- D. Schedule of Steps.
  - a. Application received by Secretary's office. The date shall be stamped and the filing fee received. A cursory examination of the application and plan will be conducted.
  - b. The Secretary's office shall distribute copies to:
    - 1. Montgomery County Planning Commission
    - 2. Worcester Township Planning Commission
    - 3. Worcester Township Engineer, and when applicable to:
    - 4. Township Sewer Authority

- 5 . Township Park Board
- 6. Health Officer and/or Sewage Facilities Enforcement Officer
- 7. Building Inspector
- 8. Zoning Officer
- 9. Department of Environmental Resources
- 10. Pennsylvania Department of Transportation
- 11. Montgomery County Conservation District

c. Application for approval of a subdivision or land development plan placed on agenda for meeting of Township Supervisors .

d. Recommendations of the Montgomery County Planning Commission , Township Planning Commission and others submitted to the Township Supervisors .

**e. Supervisors Action:**

1 . If the Supervisors approve the Plan, the township secretary will so certify thereon, and two copies will be given to the applicant.

2 . If the Supervisors disapprove the Plan, the Board (or its official agent) will notify the applicant, in writing , of the defects in the application and will describe the requirements which have not been met and shall cite the provisions of state law or township ordinance relied upon.

3 Approval will be effective for 3 years only unless extended by the Supervisors. When final approval is preceded by preliminary approval, the three-year period shall be counted from the date of preliminary approval , provided that when an applicant shall commence with any aspect of an approved plan, the terms of development or subdivision shall be governed by any subsequent changes to the zoning ordinance, subdivision regulations or other governing ordinances or plans, should effectuation of the approved plat not be completed within the prescribed 3-year period.

f. When deemed desirable, the applicant may be requested to agree, in writing, to an extension of time to the prescribed period of time normally allotted to the applicant in which a decision concerning the status of the application for approval of a plat is to be rendered. In which case the Supervisors shall render a decision and communicate it, in the prescribed manner, to the applicant before termination of the extended time period.

**g. Recording the Plat.** Upon approval of a final plat of subdivision or land development, the applicant shall within ninety (90) days of such final approval record such plat in the office of the Recorder of Deeds of Montgomery County, Pennsylvania. The approved final plat shall bear

the official stamp of review by the Montgomery County Planning Commission.

#### ARTICLE V

##### Design Standards

Section 500: General. The following principals of subdivision and land development, general requirements, and minimum standards of design, shall be observed by the applicant in all instances .

- A. All portions of a tract being subdivided shall be taken up in lots, streets, public lands or other proposed uses so that remnants and land locked areas shall not be created.
- B. When only a portion of a tract is being reviewed relative to subdivision and Land development, but where future subdivision or development is imminent, the applicant shall demonstrate, subject to approval of his plan, that the remainder of the tract or parcel may be subdivided or developed in conformance with the existing zoning classification of land use in a logical and satisfactory manner.
- C. Whenever possible, applicants shall preserve trees, groves, waterways, scenic points, historic spots and other community assets and landmarks .
- D. Subdivisions and land developments should be laid out so as to avoid the necessity for excessive cut or fill unless specifically warranted by terrain or location.
- E. Low lying land subject to periodic flooding shall not be subdivided or developed for residential development or for such other uses as may involve danger to the health, safety, morals , and general welfare of the residents of Worcester Township .
- F. Where no public water supply is available for the proposed subdivision or land development, the supervisors shall require the subdivider, developer or builder, to obtain from the district sanitarian of the Pennsylvania Department of Environmental Resources certificates of approval as to the quality and adequacy of the water supply proposed to be utilized by the subdivider , developer or builder, and approval of the type and construction methods to be employed in the installation of the individual water supply system.
- G, Where the subdivision or land development is inaccessible to sanitary sewers, the supervisors shall require the subdivider, developer, or builder to obtain from the district sanitarian of the Pennsylvania Department of Environmental Resources certificates of approval of the sewage disposal facilities to be provided by the subdivider, developer or builder.
- H. Applicants shall observe the ultimate rights-of-way for contiguous existing streets as prescribed by the Official Map Summary for the township. Additional portions of the corridors for such streets shall be offered to the State, County, or Township agency having jurisdiction at the time the subdivision or land development is consummated. Applicable building setback lines, as defined by the Worcester Township Zoning Ordinance

of current adoption shall be delineated as measured from the ultimate right-of-way street line.

1. Proposed subdivision and land development shall be coordinated with existing nearby neighborhoods so that the community as a whole may develop harmoniously .

J. Improvement construction requirements will be completed under specifications of the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Resources, the Montgomery County Soil and Water Conservation District, or other appropriate agencies or the specifications included herein, whichever specifications shall result in the more favorable interpretation of this Ordinance.

K. Construction of Facilities . The subdivider, developer or builder shall, where specified by the governing body, construct and install with no expense to the Township, the streets, curbs, sidewalks, water mains, sanitary and storm sewers, street lights , fire hydrants, street signs, shade trees, monuments, and other facilities and utilities specified in this Article. Construction and installation of such facilities and utilities shall be subject to inspection by appropriate township officials during the progress of the work and the subdivider shall pay for inspection.

Section 501: Recommendation of Planning Commission.

A. The standards of design in this Article should be used to judge the adequacy of subdivision proposals. Wherever, in the opinion of the Planning Commission, the literal application of these standards in certain cases would serve to create an undue hardship or be plainly unreasonable to the applicant, the Township Planning Commission may recommend to the Supervisors such reasonable exceptions as will not be contrary to the public interest. The Supervisors may modify or adjust the standards to permit reasonable utilization of property while securing substantial conformance with the objectives of these regulations .

a. The standards included in these regulations are minimum design requirements . The Supervisors reserve the right in any case to request that development features exceed these standards if conditions warrant.

b. In reviewing subdivision plans, the Supervisors may refer such plans to the Planning Commission for recommendations concerning the adequacy of existing and proposed community facilities to serve the additional dwellings proposed by the subdivision.

c. . Subdividers are requested to give careful consideration to the desirability of providing adequate rights-of-way and paving on existing streets, and reserving areas and easements for facilities normally required in residential sections , including churches, libraries, schools and other public buildings, parks, playgrounds and

playfields; shopping and local business centers; rights-of-way and easements for storm and sanitary sewer facilities in those areas that cannot be immediately joined to the existing and proposed storm and sanitary sewer systems of Worcester Township.

- d. Areas provided or reserved for such community facilities should be adequate to provide for building sites, landscaping and off-street parking as appropriate to the use proposed. The Supervisors reserve the right to accept or refuse offers of dedication for public uses.

Section 502: Streets. In accordance with the pertinent sections of the Second Class Township Code, all new streets and cul-de-sacs, and widened portions of all existing rights-of-way, intended for public use shall be dedicated to the Township, subject to final acceptance based on compliance with the following requirements and Section 701 of these regulations.

A. Street System.

- a. Conformance with Adopted Plans. The proposed street pattern shall be properly regulated to existing streets, to the Township Official Map Summary and to such County and State road and highway plans as have been duly adopted by said agencies.

- b. Arrangement. Streets shall be arranged in a manner to meet with the approval of the Township Supervisors, considered in relation to both existing and planned streets, and located so as to allow proper development of surrounding properties. Secondary and through highways shall be connected with such existing streets and highways so as to form continuations thereof. Residential streets shall be laid out to discourage their use as secondary streets or through highways.

- c. Conformity with Topography. Streets shall be adjusted to the contour of the land so as to produce usable lots and streets of reasonable grade, alignment and drainage.

- d. Grading. The street shall be graded to the full width of the right-of-way and provision made for slopes beyond the right-of-way in conformance with municipal specifications.

- e. Provisions of Streets for Future Development. Access shall be given to all lots and portions of the tract in the subdivision and to adjacent unincorporated territory. Streets giving such access shall be improved.

to the limits of the subdivision. Remnants, reserve strips and landlocked areas shall not be created.

f. New Streets. New streets shall be laid out to continue existing streets at equal or greater right-of-way and cartway width, where such continuations are reasonable and practical.

g. Dead-End Streets. Dead-end streets are prohibited, unless designed as cul-de-sacs or designed for access exclusively to neighboring tracts.

h. Street Names. Continuation of existing streets shall be known by the same name. Names for new streets shall not duplicate or closely resemble names of existing streets. In all cases, however, all street names are subject to the approval of the Township Planning Commission and Board of Supervisors.

i. Half Street. The dedication of half streets at the edges of a new subdivision is prohibited. If circumstances render this impracticable, adequate provision for the concurrent dedication of the remaining half of the street must be furnished by the subdivider, developer or builder. When there exists a half street in an adjoining subdivision, the remaining half shall be provided by the proposed development.

B. Street Alignment.

a. Sight Distance on Horizontal and Vertical Curves. Proper sight distance should be provided with respect to both horizontal and vertical alignments. Measured along the center line, this should be five hundred (500) feet for major roads; three hundred (300) feet for secondary roads; and two hundred (200) feet for local residential streets, measured at the center line and at driver's eye height of five (5) feet.

b. Horizontal curves shall be used at all changes in excess of two degrees. Long radius curves shall be used rather than a series of curves connected by short tangents. Minimum radius curves at the end of long tangents will not be approved.

1. Curvature. The minimum radius at the center line for horizontal curves on major streets shall be three hundred (300) feet; for secondary streets, two hundred (200) feet; and for rural or residential streets, one hundred

2, Tangents Between Curves. Except for local streets there shall be a tangent of at least one hundred (100) feet measured at the center line between reverse curves.

c. Vertical Curves. Vertical curves shall be used at changes in grade of more than one percent (1%). The length of the curve shall approximate fifty (50) feet on secondary

streets and twenty-five (25) feet on residential streets for each one percent (1%) of change in grade. Over summits or in sunps, vertical curves shall not produce excessive flatness In grade. The high or low point on a vertical curve must be definitely and clearly shown.

d. Street Grades.

1. There shall be a minimum grade of at least one percent on all streets.
2. Maximum Grades. A maximun grade of seven (7) percent on major and secondary streets; and ten (10) percent on residential streets for distances of not more than fifteen hundred (1500) feet. However, grades in excess of five (5) percent shall be avoided wherever possible. The grade shall be measured along the center line.
3. Curve-grade Combinations. A combination of minimum radius horizontal curves and maximt.m grades will not be approved.
4. Street Intersections. The grade within fifty (50) feet of any side of an intersection or the outer perimeter of a cul-de-sac shall not exceed three (3) percent. The grade will be measured along the curb line of the street.
5. Street Grading. All streets shall be graded to the grades shown on the street profile and cross-section plan sub- mitted and approved with the preliminary plan of sub- division and land development. They shall be inspected and checked for accuracy by the Township Engineer .

C. Right-o f-way Width 2 Paving Width and Curbing.

- a. Classification. All streets will be classified as Marginal Access, Rural, Residential, Cul-de-sac, Secondary or Primary and shall be governed as follows:

1, Marginal Access Streets serve as minor streets for access to adjacent properties on only one side of the street. This type of facility runs parallel with and adjacent to a primary or secondary street and serves to reduce the number of access points which intersect the larger streets, thereby increasing the efficiency and safety of traffic flow along the major street while providing adequate access to abutting development. All marginal access streets shall consist of an additional R. O. W. abutting and measured from the ultimate R. O. W. line of the major street as defined by the Township Comprehensive Plan. The R. O. W. 's shall contain the features listed below, in order, moving outward from the ultimate R. O. W.

- (1) Industrial: 5' minimum grass strip; 32' cartway including two 12' travel lanes; contained in a 40' R. O. W. No parking allowed.
- (2) Commercial or Multi-Family Residential: 5' grass strip; 24' cartway consisting of two 12' travel lanes; contained in a 40' R.O.W. No parking allowed.
- (3) Single Family Residential, Two-way: 5' minimum grass strip; 28' cartway consisting of two 10' travel lanes and one 8' parking lane; contained in a 40' R. O. W. Parking allowed, one side.
- (4) Single Family Residential, One-way: 5' minimum grass strip; 18' cartway consisting of one 10' travel lane and one 8' parking lane; contained in a 30' R.O.W. Parking allowed one side.

In addition to the above regulations, Marginal Access Streets shall meet the following standards

- (a) Marginal cul-de-sac's will meet marginal street regulations with a standard cul-de-sac turnaround at the closed end.
- (b) Where marginal access streets form a necessary leg of another classification of street, they shall be governed by the regulations of the other street classification.
- (c) Where sidewalks do not exist or should be replaced\* they shall be installed in the outer-most portion of the R.O.W. of the marginal street.

2. Rural Streets are those not qualifying under any of the other classifications, and on which at least 75% of all road frontage consists of lots greater than two acres, with minimum lot widths of 200 feet. Rural streets shall have a minimum R.O.W. of 50 feet and a minimum paved cartway of 24 feet.

3. Residential Streets shall be those which are used strictly to serve residential areas and do not serve as through streets in a development. They shall have a minimum right-of-way width of fifty (50) feet and shall have a minimum paved width of thirty-two (32) feet. (This may be reduced to 28 feet or 30 feet when it seems unreasonable for conditions.) Construction of the street, curbing and sidewalk shall be in accordance with specifications hereinafter included in these standards .

• Cul-de-sac Streets shall be those streets with one end open for vehicular access and the other terminating in a vehicular turnaround, and shall be defined in two ways :

- (1) Temporary cul-de-sacs are those cul-de-sacs constructed to an abutting property line with the intention that such road will be extended onto the adjoining property at a future date as a logical step in the circulation network of neighborhood, superblock, or area. Temporary cul-de-sacs shall be required by the Supervisors when conditions so warrant. Temporary cul-de-sacs shall be governed by the same design standards as permanent cul-de-sacs .
- (2) Permanent cul-de-sacs provide access only to abutting lots within the tract being subdivided or developed. A permanent cul-de-sac:
  - (a) Shall be constructed to the specifications of street, curbing, and sidewalks hereinafter included in these standards for residential streets .
  - (b) Shall have a minimum R. O. W. of 50 feet, a circular turnaround with a minimum R. O. W. radius of 50 feet and an outer paving radius of 40 feet.
  - (c) Will not be approved as a part of a four (4) way intersection or as a continuation of any through street, unless special conditions warrant approval of either of the above by the Supervisors.
  - (d) Will not be approved when a through street is practicable.
  - (e) Will not be more than 500 feet in length unless special conditions warrant approval by the Supervisors . (The burden of proof regarding (c) , (d) , and (e) shall be on the subdivlder.)

5 . Secondary Streets shall be defined in two ways:

- (1) A secondary feeder street shall be those which are used as connecting and through streets to serve

residential areas and to connect residential streets to collector roads, and community facilities with low traffic volumes. They shall have a minimum right-of-way of sixty (60) feet and shall have a minimum paved width of thirty-eight (38) feet. Curbing and/or sidewalk shall be provided as required. Construction of the street-curbing and sidewalk shall be in accordance with specifications hereinafter included in the standards.

- (2) A secondary collector street shall serve to connect feeder streets and residential streets to other feeder roads, community facilities, and major highways with medium traffic volume. Additionally, collector streets may also serve business or industrial areas. They shall have a minimum right-of-way width of eighty (80) feet and shall have a minimum paved width of forty (40) feet. The street must be provided with curbing and sidewalk and shall conform with construction specifications hereinafter included in these standards.

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6. Primary Streets connect district centers or communities serving large volumes of fast moving through traffic, and shall be defined in three ways:

- (1) Limited access highways that deny access to adjacent property owners, and provide access at only a limited number of grade-separated interchanges. They shall have a minimum R. O. W. of 120 feet; widened appropriately at interchanges, containing:
  - (a) Four 12-ft. travel lanes (minimum)
  - (b) Two 10-ft. shoulders
  - (c) Median (4-ft. minimum)
  - (d) Acceleration and deceleration lanes
  - (e) Entrance and exit roadways
- (2) Controlled access highways which provide for access at a few grade level intersections (e.g., with other major streets, large shopping centers, etc.) . They shall have a minimum R. O. W. of 100 ft., appropriately widened at intersections for turning lanes, channelization, etc., and containing:
  - (a) Four 12-ft. travel lanes
  - (b) Two 10-ft. shoulders
  - (c) 11-ft. median
- (3) Semi-controlled access highways which place lesser restrictions on the access of adjacent property owners by providing more frequent access points at grade-level intersections (e.g., with secondary streets, marginal access streets, etc.). They shall have a minimum R. O. W. of 100 ft., appropriately widened at intersections for turning lanes,

channelization, etc. , and containing : (a) Four  
12-ft. travel lanes

(b) Two 8-ft. shoulders

(c) Appropriate median.

b. Street Width. The following general standards shall apply to  
street width:

1. The minimum widths of the R. O. W. and paving, and the requirements for curbing, shall not be less than those of an existing street of which the new street is to be a continuation, nor less than as required above under Classification.
2. Minimum R. O. W. width for development along existing streets shall correspond with the ultimate R.O.W. for these streets, as defined in the Township Comprehensive Plan, and/or shown on the Right of Way Map.
3. The area between an existing R.O.W. line and the ultimate R.O.W. line should be offered for dedication to the authority having jurisdiction over the road when land is subdivided or developed along an existing R. O. W.
4. Islands, Medial Strips, and Channelization may be required in any area where traffic volumes warrant their use for safety and efficiency, and may be permitted in any area at the discretion of the Supervisors. Such devices on state roads must meet or exceed the requirements of the Pennsylvania Department of Transportation.

~~(3) in 6.4 as directed~~      5      Additio al widths  
may be required by the  
Township : (2), and/or  
required by the Township Engineer.

6 . No fences, hedges, trees, shrubbery, walls, plantings or other obstructions shall be located or be permitted within the R. O. W. except for ground covers such as grass, Ivy, crown-veitch, or horizontally spreading shrubs less than one (1) foot high, or retaining walls necessitated by road widening and constructed by the authority having jurisdic- tion over the road.

D. Street Paving All street paving must conform to the specifications incorporated in this section of the Standards and be approved by the Township Engineer prior to acceptance by the Township Supervisors . All grades, horizontal curves, vertical curves, intersectionS, sight distances, and tangents shall conform Co the requirements established by this ordinance and shall be subject to the approval of the Township Engineer.

a. Subgrade. The bottom of the excavation and the top of the fill between the outer limits of the paving or base course, when completed will be known as the subgrade and shall conform to the lines, grades and cross-sections given. The subgrade for macadam paving shall conform to the established lines, grade and cross-section as approved by the Township Supervisors, The subgrade shall be solidly compacted to a firm and unyielding state by rolling with a minimum of ten (10) ton power roller. Unstable areas shall be removed and replaced with suitable fill and then rerolled as required to provide a uniform even surface . (1),

1. Construction Methods. After the excavation or rough grading has been performed and all drains have been constructed, the subgrade shall be fine graded and shaped to the proper cross-section. It shall be brought to a firm unyielding surface by rolling the entire area with an approved three wheel power roller having a metal weight of not less than ten tons . Solid rock, boulders, soft clay and all spongy material which will not consolidate under the roller shall be removed from the subgrade to a depth to be determined by the Township Engineer or other person designated by the Township Commissioners. The space shall be filled with suitable material from the excavation and the subgrade rerolled until it presents a smooth and firm surface of the proper shape and cross-section. Crown board and straight edge shall be used for checking road and street construction. Maximum deviation shall not exceed one-quarter (1/4) of an inch.

b. Shoulder . Supporting shoulder shall be constructed on all sections of projects where a base course or pavement is to be constructed without other permanent support along the sides. All shoulder shall be thoroughly compacted and graded to provide drainage from the macadam surface.

1, Construction Methods. Where concrete curbing is not to be constructed, shoulders are to be constructed adjacent to the paving of the proposed road. The width and type of construction, grade, and construction methods of these shoulders is to be determined by or must meet the approval of the Township Engineer or other person designated by the Township Supervisors.

C. Pavino Base Course. The base course shall be a "Crushed Aggregate Base Course" to a compressed thickness after completion of eight inches . Construction will conform with the Pennsylvania Department of Transportation Specifications Form 408, dated

1.967, or the latest revision thereto .

1. Materials . The Materials used and the construction methods shall meet the requirements of this specification. Type A stone meeting the requirements as specified in Section 310 of the Pennsylvania Department of Transportation Specifica- t

ions 408, dated 1967, shall be used.

- (1) The coarse stone shall conform to the grading requirements as given in Section 703.3 for Pennsylvania No. 4 aggregate .
- (2) The fine stone shall conform to the grading requirements as given in Section 703.3 for Pennsylvania No. 1 aggregate.

2. Construction Methods The construction methods for the base course shall comply with the following :

- (1) Before spreading any of the coarse material the contractor or owner shall furnish a sufficient number of grade stakes to represent the finished grade of the proposed roadway as shown on the drawings . This shall be done to the satisfaction of the Township Engineer or other person designated by the Township Supervisors .
- (2) Fine Material for Initial Layer. Prior to placing the coarse material, a layer of fine material as specified shall be spread uniformly over the subgrade as a bed and filler at a minimum thickness of one (1) Inch.

3. Spreading the Coarse Material.

The crushed stone shall be placed in two (2) four (4) inch layers and spread uniformly on the prepared subgrade so as to distribute the material to the required depth for the full width of the base, unless otherwise specified for part-width construction. Each course shall be thoroughly

screened and rolled. This material shall not be placed in a wet or frozen subgrade. No material shall be placed without first obtaining the consent of the Township Engineer or other persons designated by the Township Supervisors. Not more than an average day's work shall be placed in advance of filling or rolling.

5 . Rolling Coarse Material. The coarse material shall be

compacted by rolling with a three wheel power roller having a metal weight of not less than ten tons. The rolling shall begin at the sides and progress to the center, except on super-elevated curves where the rolling shall begin on the low side and progress to the high side, The rolling shall be parallel to the center line of the roadway, uniformly lapping each preceding track and covering the entire surface with the rear wheels, and continuing until the material does not creep or wave ahead of the roller wheels. Areas of the base inaccessible to the roller shall be satisfactorily compacted by means of approved tampers . The base course shall be compacted to insure no movement in the base.

6 Application of Fine Material. The fine material generally shall be cast or spread in a series of thin applications , parallel with the roadway . If spread by hand the spreading shall be performed with a sweeping motion of a square-pointed shovel alternately In opposite directions, this

process being continued until no more material can be forced into the voids. Hand brooms shall be used to spread the material over the surface, to insure even distribution and filling of all voids in the coarse material. All excess filler material forming in piles or cakes upon the surface shall be loosened and scattered. The rolling of the surface shall be continued during the process of spreading the filler material and shall be as specified for rolling the coarse material. Additional filler shall be applied where necessary to fill the voids and the rolling continued until the base course is thoroughly compacted and firmly set. The quantity of filler material necessary shall be determined by the Township Engineer or other person designated by the Township Supervisors. After the completion of the application and rolling of dry screening, the surface shall be sprinkled with water and rolled. If, at any time, subgrade material should become churned up or mixed with the base course materials, the contractor shall dig out and remove the mixture, reshape and compact the subgrade and replace the materials removed with clean materials which shall be filled and rolled until compacted satisfactorily.

- d. Bituminous Surface Course ID-2A. This surface course shall consist of two (2) courses, binder course or special binder course and wearing course, of hot-mixed, hot-laid asphaltic concrete, constructed on a prepared base course. The bituminous surface course shall have a total thickness, after final compaction, as specified by the Township Engineer or other persons designated by the Township Supervisors but in no case shall be less than two and one-half (2-1/2) inches after compression. All street pavement cross-sections, except where super-elevated for curves, will be a minimum slope from the center of the road to the gutter of a minimum of one-quarter (1/4) inch per foot to a maximum of one-half (1/2) Inch per foot.

(1) Materials. The materials shall conform with the requirements as given in Section 420 of the Pennsylvania Department of Transportation Specifications 408, dated 1967, or the latest revision thereto.

(2) Construction Methods. The surface coursing shall be Type ID-2A as specified in Pennsylvania Department of Transportation Specification Form 408, dated 1967, or the latest revision thereto and shall be applied in strict accordance therewith.

No visible moisture shall be present prior to the laying of each course. Road surface temperature shall be 50° F or greater prior to the laying of a bituminous surface. The air temperature shall be 40° F or greater with the temperature rising. All bituminous surface courses shall

have a total thickness after compression of two and one-half (2-1/2) inches minimum. All edges shall be kept straight and sharp forming a clean cut line between finished road and gravel shoulder where shoulder construction is used.

- (3) Worcester Township will require delivery slips for all materials used in the construction of streets.

E. Street Intersections .

- a. Number of Intersections. No more than two streets shall cross

at the same point. Four way intersections are to be avoided in the layout when three-way or (T) intersections can be utilized. When existing streets intersect at odd angles, or have more than four (4) approaches, the subdivider, developer or builder shall be required to make corrective changes to eliminate the odd angle or reduce the number of approaches to the intersection by curving the lesser street .

- b. Minimum Angle of Intersection, Right angle intersections shall be used whenever practicable, especially when local streets empty into major or secondary streets; there shall be no intersection angle, measured at the center line, of less than sixty (60) degrees minimum.
- c. Center Lines. Where center lines of residential or secondary streets open into opposite sides of a major street within one hundred (100) feet of each other they shall be made to coincide by curving the minor street or streets.
- d. Primary Thoroughfare. Wherever practicable, intersections with through highways shall be kept to a minimum and shall be located at least twelve hundred (1200) feet apart.

Sight Distance. Proper sight lines as provided in Section 502, of this ordinance shall be maintained at all intersections of streets. There shall be measured along the center line a minimum clear sight triangle of seventy-five (75) feet from the point of intersection. No building, trees, hedge, shrubbery or other obstruction whatsoever will be permitted in this area. Any obstruction to sight shall be removed at the time the street is graded or at the time a building or structure is erected, whichever shall first occur .

- f. Maximum Grade. Maximum grade within any intersection shall

not exceed one (1) percent and approaches to an intersection shall follow a straight horizontal course for one hundred (100) feet.

- g. Approach Grades. All approaches to an intersection shall not exceed three (3) percent for a distance of fifty (50) feet measured from the nearest right-of-way line of the intersecting street. .

h. Radii of Pavement and Right-of-Way Intersections . Street intersections shall be rounded with tangential arcs at pavement edge (curb line) and right-of-way lines as listed below. Where two streets of different right-of-way widths intersect, the radii of curvature for the widest street shall apply .

<u>Type of Street</u>	Minimum Radius of Arc At Intersection of Pavement Edge or Curb Line	Minimum Radius of Arc At Intersection of ment Right-of-way Line
	(In Feet)	(In Feet)
Primary	40 (or more as may be required)	20 (or more as may be required)
Secondary	30	20
Residential	25	15
Rural	25	15
Cul-de-sac	25	15
Marginal Access	25	15

Section 503: Alleys, Driveways and Parking Areas.

A. Alleys. Alleys are prohibited in residential developments except as the completion extension of one in existence. In commercial or industrial districts without expressly designed loading areas , alleys with a minimum width of twenty-five (25) feet shall be required. Where such alleys dead-end, they shall be provided th a turn-around having a radius of not less than twenty-five (23) feet. The cartway shall be a minimum of twenty (20) feet.

a. Paving. The paving requirements shall be the same as for street paving.

b. Intersections . Intersections of right-of-way lines shall be rounded by a tangential arc, the minimum radius of which shall be ten (10) feet, and the edge of the paving at intersections shall be rounded by a tangential arc the minimum radius of which shall be fifteen (15) feet.

C. Obstructions. • No fences, hedges, trees, shrubbery, walls, plantings or other obstructions shall be located within the right-of-way. Reasonable sight distance shall be provided at intersections with streets.

B. Driveways .

a. Location. Driveways shall be so located as to provide reasonable sight distance at intersections with streets, and not closer than five (5) feet from side lot lines. A stopping area measured twenty (20) feet behind the right-o

f-way line shall be provided not to exceed a four (4) percent grade.

b. Intersections. Driveways shall be located not less than forty

(40) feet from the street intersection and shall provide access to the street of a lesser classification when there are streets of different classes involved.

c. Pavement Widths and Grade. Driveway paving widths and grades shall be as follows:

<u>Land Use</u>	<u>Minimum Pav-</u>		<u>Maximum</u>	<u>Maximum</u>
	<u>ing Width</u>	<u>Minimum Radius</u>		
	<u>(ft.)</u>	<u>at Curb (ft.)</u>	<u>Percent</u>	<u>of Grade Per _____</u>
Single Family Residential	10	5	8	<u>Ten (10) Feet</u> 10%
Multi-Family Residential	12 (one way) 24 (two way)	10	8	
Commercial & Industrial	12 (one way) 24 (two way)	15	5	7%

d. All driveways shall be located, designed and constructed in such a manner as not to interfere or be inconsistent with the design, maintenance and drainage of the highway .

e. Access driveways should be located in such manner that they will not cause the following :

1. Interference to the traveling public,
2. A hazard to the free movement of normal highway traffic ; . or
3. Areas of undue traffic congestion on the highway .

f. Frontages of fifty (50) feet or less shall be limited to one driveway. Normally not more than two driveways need to be provided to any single property, tract or business establishment. Exceptions may be made where the frontage exceeds three hundred (300) feet in length.

c. Driveways for Land Developments .

a. The Township Supervisors shall have the authority to approve driveways intended for the use of two or more families , apartment developments, commercial and industrial projects where usage by the occupants constitutes essentially a private street. Driveways constituting private streets are those access- ways used by two or more families daily or ten or more workers for vehicular circulation. Driveways serving as private streets shall not be dedicated to the

municipality nor does the municipality assume any responsibility for their maintenance.

- b. Construction of driveways to be used as private streets shall conform to minimum design standards for public streets, other than those applicable to rights-of-way, width, curbing, and shoulder grading provided however that the width of the cartway shall not be in any event less than twenty (20) feet .
- c. Location and placement of driveways serving as private streets shall comply with Section 503, B, Driveways. Additionally , provisions for drainage and storm water runoff shall be approved by the Township Engineer.
- d. The owner, and all successors, of any property which is to abut any driveway serving as a private street shall be fully responsible for the permanent improvement of the driveway (s) and for the maintenance thereof in a good and safe condition.
- e. The Township Supervisors shall evaluate the location, placement and alignment of driveways serving as private street based upon the ease of accessibility to and efficient maneuverability throughout the development for protective services of fire and police.

D. Parking Areas.

- a. Automobile parking facilities shall be provided off street in accordance with requirements of the Zoning Ordinance and this Ordinance.
- b. At no time shall angle or perpendicular parking along the curbs of local, public or private access roads or streets be permitted. All parking lots and bays allowing any parking other than parallel shall be physically separated from the cartway by a minimum of seven (7) feet and confined to barrier curbing.
- c. No one area for off-street parking of motor vehicles in residential areas shall exceed thirty-six (36) cars in capacity . Separate parking areas on a parcel shall be physically separated from one another by eight (8) foot planting strips.
- d. No less than twenty (20) feet of open space shall be provided between the curb line of any parking area and the outside wall of the dwelling unit in residential, areas .
- e. Parking may be permitted within side and/or rear yards when the side and/or rear yards abut a district zoned industrial and/or commercial. However, no parking shall be permitted within five (5) feet of a side or rear property line unless formal arrangements, satisfactory to the Township have been made for the establishment of "common parking facilities".
- f. In commercial and industrial districts, provision of "common parking facilities" is hereby encouraged in recognition of their increased flexibility and efficiency . Subject to formal arrangements between the proposed users of the common parking facilities, satisfactory to the Township, the Zoning

Hearing Board may reduce the aggregate amount of required parking space upon determination that greater efficiency is effected by joint use of the common parking area. vmen common parking facilities are approved; side and/or rear yard parking re- quirements may be waived in order to establish unified and con- tinuous parking areas . In such cases, access drives and side- walks shall be so aligned as to maximize parking efficiency and minimize traffic congestion. Entrances and exits must have clear site lines and good visibility so that, both going in and coming out, drivers can see and cars can be seen.

- g. Parking stall dimensions shall be not less than ten (10) feet In width and twenty (20) feet in depth.
- h. Buffer Planing requirements shall be applicable to parking lot facilities, along the area fronting major or secondary roads and along the area adj acent to other properties .
  - 1. All dead-end parking lots shall be designed to provide sufficient back up area for the end stalls.
  - j . No less than a five (5) foot radius of curvature shall be per- mitted for all curblines in all parking areas .
  - k. Parking lot dimensions shall be no less than those listed In the following table:

Angle of Parking	Parkinz Stall		Aisle Width	
	Dépth	Width	One-Way	Two -W ay
900	20	10	25,	
600	21	10		
450	19	10		18

Section 504: Sidewalks and Curbs .

A. Sidewalks .

- a. Where .required: Sidewalks shall be provided along all streets excepting where in the opinion of the Township Supervisors they are unnecessary for the public safety and convenience.
- b. Width and Thickness. Sidewalks shall not be less than four (4) feet in width in residential areas. A greater width shall be required in areas in which apartments or business buildings are located, or deemed necessary at the discretion of the Township Supervisors .
- c. Sidewalks shall be located between the curb and right-of-way line five (5) feet from the curb line. The grade and paving of the sidewalk shall be continuous across driveways except in certain cases where heavy traffic volume dictates special treatment.
- d. Construction Methods . Sidewalks shall be constructed so as to discharge drainage to the street, the grade of which shall not be less than one-quarter (1/4) inch per foot. The

finished grade between the outside of the sidewalk to the curblineline (edge of the cartway) shall never exceed a total vertical elevation change of one foot.

Sidewalks shall be constructed of concreté to a width as indicated for the various classifications of streets.

Concrete used In curbing work shall be at least 3000 P.S. I. at 28 days with certification of the mix furnished to the Town- ship Engineer. Concrete shall be placed in forms that are straight and securely braced. Care shall be taken to control the water content to prevent separation of the aggregates. The concrete shall have a broom finish and the edges shall be finished with an approved edging tool.

All concrete sidewalks shall be cons tructed on a four (4) inch crushed stone or gravel base to Insure proper drainage. The concrete shall be placed so that there is a separate joint every five (5) feet and shall be so constructed so that the five (5) foot sections are completely separated from adj acent sections. One-half (1/2) inch premolded expansion joints shall be placed every twenty (20) feet and between all points where the concrete sidewalk abuts a concrete curb.

All concrete sidewalks shall have a minimum thickness of four (4) inches except under driveways where they shall have a min- imun thickness of six (6) inches. The concrete apron in the driveway area shall be reinforced with wire 6 X 6 (Inches) Number 9 wire (minimum). Two (2) layers of this wire shall be utilized with a minimum of two (2) inch spacing between layers . The wire shall be installed so that it is not closer than one- half (1/2) inch from the top or bottom surfaces of the driveway .

B . Curbs .

- a. Concrete curbs shall be installed along each side of every residential, secondary or commercial street or road. Con- crete curbs shall be twenty-two inches (22") deep, six inches (6") wide at the top and eight inches (8") wide at the base on Secondary, Commercial and Primary streets . Concrete curbs shall be eighteen inches (18") deep, six inches (6") wide at the top and eight inches (8") wide at the base on Residential streets. The nominal distance from the top of curb to flow line of the gutter shall be seven inches (7") on Secondary , Commercial and Primary streets, and six Inches on Resi- dential streets. Curbing shall be built in ten foot (10 ' ) lengths, and an approved expansion joint of one-quarter inch (1/4") minlmtm thickness shall be used at each joint. A com- bination curb and gutter may be used at the option of the de- veloper when approved by the Township Engineer. Where combln- ation curb and gutter is used, it must be placed on a minimum of four (4) inches of crushed stone or gravel to provide ade- quate drainage beneath the curb,

All concrete used in the construction of improvements shall be certified to develop a compressive stress of at least 3000 P.S. I. at 28 days with certification of the mix furnished to the Township Engineer .

Concrete shall be placed in forms that are straight and se- curely braced. Care shall be taken to control the water con- tent to prevent separation of the aggregates. All concrete shall be thoroughly tamped into the forms. After the concrete has set sufficiently, the form shall be removed and

the exposed surface shall be rubbed to provide an even finish. All edges shall be finished with an approved edging tool.

To provide for driveways depressions in the curbing may be constructed and finished during the time of pouring.

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- b. The Supervisors may waive the curbing requirement if the developer can prove to the Township that a proposed system of well designed swales can perform the drainage function comparable to a system of curbs and inlets, and that the appearance and functioning of the roadway and parking lot system shall not be impaired by the lack of curbing or the Supervisors may require a swale where deemed desirable to retard a rapid runoff of storm water.

Section 505: Blocks .

- A. Length. In general, all blocks in a subdivision shall have a minimum length of five hundred (500) feet and a maximum length of twelve hundred (1200) feet unless special conditions warrant a variance.
- B. Width. Whenever practicable blocks shall be of such width as to provide two (2) tiers of lots of the minimum size permitted under the applicable zoning classification except in the case of lots along a major thoroughfare where the lot fronts on an interior street.
  - a. Through Lots. Double frontage lots are to be avoided and generally will not be permitted except where reversed frontage is desired away from a major thoroughfare to a street of lesser traffic volume.
- c. Crosswalk. Crosswalks not less than ten (10) feet wide, and with concrete paving not less than four (4) feet wide may be required where necessary to provide access to schools, churches, parks, and commercial areas . They shall be maintained by the abutting property owners in the same manner as sidewalks on public streets .
- D. Non-Residential Blocks. Blocks for commercial and industrial areas may vary from the elements of design contained in this section if the nature of the use requires other treatment. In such cases, off-street parking for employees and customers may be required along with safe and convenient limited access to the street system. Space for off-street loading may also be required with similar access . Space for the extension of streets, railroad access right-of-way, and utilities shall be provided. The amount of parking space shall be as required by the zoning ordinance.

Section 506: Lots.

A. Lots In Residential Areas.

- a. Area. All lots shall be no smaller than the minimum lot area requirements of the applicable zoning classification.

- b. Depth. Lots excessively deep in relation to width are to be avoided. A proportion of two and one-half to one (2-1/2 to 1) is generally regarded as proper maximum for lots 60 feet or more in width.
- c. Width. The minimum width of a lot shall be that width in feet which is measured along the building setback line, specified for the applicable zoning district.
- d. Corner Lots. All corner lot widths on each frontage shall be \_\_\_\_\_ a minimum of one and one-half (1-1/2) times the minimum width of the interior lots of the same block.
- e. Frontage. Every lot shall have frontage along the ultimate right-of-way line of a street, but double frontage lots are prohibited except as provided for in Section 505, \_\_\_\_\_ of this ordinance.

The frontage shall not be less than the **minimum** requirements of

the zoning ordinance, except that on the outside of curved residential streets, and on the turnaround of cul-de-sacs, a minimum frontage of 50 feet may be acceptable provided that proper lot width is attained at the building setback lines, in conformity with the provisions of the Township Zoning Ordinance.

- f. Sidelines. Whenever practicable, the sidelines of a lot shall be set at right angles or radial to the right-of-way line.

**g. Building Lines**. Building lines for all lots shall be in conformance with the minimum front, side, and rear yard line requirements of the applicable zoning district.

- h. Lot Numbers. For the purpose of development, each subdivision may have an overall system of lot numbers, the number one (1) being assigned to a lot in the first section to be developed. (Such system of lot numbers shall not be confused with the regular house or building numbering system based on a Township-wide plan.)

**i. Building Numbers**. House or building numbers shall be assigned by the Township based on an overall street numbering plan. Numbers will be assigned in such a way as to allow for vacant parcels and future development.

**B. Subdivisions or Land Developments with Existing Structures on Land**. No subdivision of land will be approved with the property line extending through any portion of any existing structure.

- a. If structure (s) is to remain.

- 1. In residential zoning districts of the Township, the lot size and the lot dimensions of the newly created lot containing the structure(s) must be in scale with the height and bulk of the existing structure even if this requires a lot area and/or dimensions exceeding the minimum zoning requirement for that district. Structures proposed on the

vacant portions of lands being subdivided shall conform to the extent possible with the height, bulk, building material and architectural character of the existing structures in the immediate vicinity and the subdivision plans shall show building plans at suitable detail.

2. In other zoning districts of the Township (especially commercial and industrial districts) the subdivision of the land must provide adequate service and parking facilities, etc., in keeping with the minimum requirements of the zoning ordinance for each lot and cumulatively for all lots in the subdivision. No subdivision will be approved in such instances if the servicing and/or parking facilities, etc., attendant to the existing structure are deemed inadequate or would be considered to become inadequate with the development of the now vacant lands. Any new structures contemplated on the newly subdivided parcels shall be in conformity with the existing structures in the immediate vicinity to the extent possible in regard to height, bulk, building material and architectural character and the subdivision plans shall show building plans at suitable detail.

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3. Alterations and replacements will be permitted within the existing structure, but exterior extensions of the building must conform to the requirements of the Worcester Township Zoning Ordinance, as amended.

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4. Conversions. In cases where the principal building use has not been as a dwelling, its conversion to a dwelling shall comply with all of the requirements of the Zoning Ordinance and the Building Code of Worcester Township.

b. If existing structure(s) is to be removed. Subdivision approval will be issued "conditional" to the expeditious removal of existing structures in complete conformity to all other pertinent Township procedural requirements. The subdivision plans shall furthermore show in detail the proposed development of each parcel of ground and the proposed development shall not provide less service and parking facilities, etc., than now exist. commercial and industrial areas, plots of land that have been cleared, as well as the existing vacant portions of such lands should be developed in conformity with the long range needs of the area to the extent possible and all developmental requirements embodied in this Ordinance and the Zoning Ordinance shall be adhered to. If roadway realignments and other similar requirements are deemed necessary in the immediate vicinity of the plot being subdivided, they shall be corrected as part of the subdivision design to the utmost of the subdivider's ability.

c. If existing structure(s) is to be partly replaced or is to be added to. Demolition plans and/or construction plans must be

detailed as part of the subdivision plan review and subsequent subdivision approval will be conditional upon compliance with said proposed details. Additions to existing structures shall be in harmony with existing structures in the immediate vicinity , especially in respect to height, bulk, building material and architectural characteristics . In the case of partial demolition of existing structures, the remaining structure must be in keeping with the existing buildings in the immediate vicinity in relation to type, bulk, building material and architectural characteristics. Renovation work to the remaining portion of a structure following partial demolition must be completed promptly and expeditiously.

C. Lot Grading for Subdivisions and Land Developments .

- a. Blocks and Lots. Blocks and lots shall be graded to secure proper drainage away from buildings and to prevent the collection of storm water in pools. Minimum two percent (2%) slopes away from structures shall be required.
  
- b. Design. All drainage provisions shall be of such design as to carry surface waters to the nearest practical street, storm drain, or natural water course. Where drainage swales are used to deliver surface waters away from buildings, they shall not be less than one (1) percent nor more than four (4) percent. The swales shall be sodded or planted as required and shall be of such shape and size to conform with specifications of the Township Engineer.
  
- C. Concentration. The concentration of storm drainage in a swale  
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along the rear or side lot lines is strictly forbidden.
  
- d. Construction. The subdivider shall construct and/or install such drainage structures and/or pipes which are necessary to prevent erosion damage and to satisfactorily carry off such surface waters to the nearest practical street, storm drain or natural water course.

e. Excavation. No excavation shall be made with a cut face steeper in slope than one and one-half horizontal to one vertical (66.5 percent) except under one or more of the following conditions .

1. The excavation is located so that a line having a slope of one and one-half horizontal to one vertical and passing through any portion of the cut face will be entirely inside of the property lines of the property on which the excavation is made.
2. The material in which the excavation is made is sufficiently stable to sustain a slope of steeper than one and one-half horizontal to one vertical, and a written statement of a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, to that effect is submitted to the Township Engineer and approved by him. The statement shall state that the site has been inspected and that the deviation from the slope specified herein before will not result in injury to persons or damage to property .
3. A concrete or stone masonry wall constructed according to present or future designs of the Township of Worcester is provided to support the face of the excavation.

f. Fill. No fill shall be made which creates any exposed surface steeper in slope than one and one-half horizontal to one vertical except under one or more of the following conditions .

1. The fill is located so that settlement, sliding or erosion will not result in property damage or be a hazard to adjoining property, streets, alleys, or buildings.
- 2 . A written statement from a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, certifying that he has inspected the site and that the proposed deviation from the slope specified above will not endanger any property or result in property damage, is submitted to and approved by the Township Engineer.
- 3 A present or stone masonry wall constructed according to present or future designs of the Township of Worcester is provided to support the face of the excavation.

g. Slopes and Fences. The top or bottom edge of slopes shall be a minimum of three (3) feet from property, or right-of-way lines of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. All property lines (where walls or slopes are steeper than one horizontal to one vertical and five (5) feet or more in height) shall be protected by a chain link fence four (4) feet in height approved by the Township. The fence shall be an Integral part of the wall.

- h. Cleanup. All lots must be kept free of any debris or nuisances whatsoever .
- i. Multi-family or Non-residential Areas. Roof drainage shall be conveyed by downspouts and other drainage facilities to a storm water detention and control structure to minimize the effects of increased runoff.
- j. Site Grading Plan. The Township Engineer may require a grading plan in conjunction with the plan of subdivision or land development in order to ensure compliance with the above standards .
  - D. Lot Siting, Planting and Beautification for Subdivisions and Land Developments . In order to promote the highest environmental quality possible, the success to which the applicant of a subdivision or land development plan has preserved existing salient natural features and land forms intrinsic to the site, shall be assessed. Terms of approval of a plat may be subject to the manner in which the layout or design of the plan has preserved existing natural features.
    - a. Limit of Contract. Where the applicant is offering for dedication, or is required by ordinance to establish a reservation of open space or preserve an area of scenic or historic importance, a "limit of contract" which will confine excavation, earth moving procedures and other changes to the landscape, may be required to ensure preservation and prevent despoilation of the character of the area in open space.
    - b. Tree Preservation. All trees six (6) inches or more in caliper at breast height should not be removed unless within the proposed right-of-way line of a street or impracticable for development. Relocation of noteworthy plant material should be encouraged where retention is impracticable.
    - c. Topsoil Preservation. No topsoil shall be removed from the site or used as spoil. Topsoil must be removed from the areas of construction and stored separately. Upon completion of the construction, the topsoil must be redistributed on the site uniformly. All areas of the site shall be stabilized by seeding or planting on slopes of less than ten (10) percent and shall be stabilized by sodding on slopes ten (10) percent or more and planted in ground cover on slopes twenty (20) percent provided that rip-rap shall be utilized for banks exceeding twenty-five (25) percent.
    - d. Landscaping. For all Multi-Family, Commercial, and Industrial Districts, the developer should incorporate sufficient planting into his design so as to gain approval of the Township Planning Commission. It should be of a type recommended by the Planning Commission including open space, planting strips, screening, formal gardens, shade trees, natural barriers or other types of acceptable growth.
    - e. Buffer Planting Requirements. The land surrounding any permitted use shall be landscaped except for paved areas,

such as walk- ways, accessways, play areas, and necessary parking and service areas, and each apartment house, group apartment development , or non-residential use shall make such other suitable screening provision as is necessary to safeguard the character of an ad- jacent area. A buffer area shall be used for no purpose other than planting, screening, lawns, or trees except for necessary accessways • Such buffer area shall include a suitable and un- interrupted coniferous planting screen of sufficient height and density to give maximum protection and immediate screening to the abutting district. Such screening shall be permanently maintained, and replaced where necessary to present an attrac- tive appearance.

- f. Preserved Landscaping. When there is a conscientious effort to preserve the existing natural integrity and character of a site and where such preservation effectuates areas of wood- land and trees comparable to required planting improvements , i.e. , landscaping and buffer screening, the plan may be received in lieu of additional landscaping requirements .

Section 507: Recreation Areas and Community Assets. Wherever practicable, provision shall be made for suitable open space for parks, playgrounds , and recreational areas. In commercial areas, provision shall be made for suitable open space for walkways (connecting parking facilities with commercial structures) , malls, sitting areas, etc. Due considera- tion shall be given to the preservation of natural features, including large trees, groves, waterways, scenic vistas, historic grounds and structures and other community assets.

Section 508: Reserve Strips, Right-of-way and/or Easements, Deeds.

- A. Reserve strips controlling access to streets, alleys, subdivisions or adj acent areas are prohibited.
- B. Right-of-way and/or Easements for sanitary utilities, road construction or maintenance, or for drainage purposes, public utilities or for any specific purpose shall be required by the Township Supervisors as needed; the location and width in each case to be as determined by the Supervisors .
  - a. Building setback lines shall be measured from the nearest side of the right-of-way or easement to the proposed building.
  - b . Nothing shall be permitted to be placed, planted, set or put within the area of an easement. The area shall be kept as lawn.
- C. The owner of any lot, upon written request by the Township, and at the owner's sole expense, shall remove anything placed, planted, see or put, (with or without knowledge of this regulation) with- in the area of any easement.
- d. To the fullest extent possible easements shall be adj acent to rear or side lot lines.

C. No right-of-way nor easement for any purpose whatsoever shall be recited or described in any deed, unless the same has been shown on the approved plan.

- a. Any error found in a deed shall be immediately corrected and re-recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, at the sole expense of the subdivider.

D, Easements.

- a. Utility. Easements with a minimum width of twenty (20) feet

shall be provided for common utilities and drainage when provided in unwanted dedicated land. Nothing shall be permitted to be placed, planted, set or put within the area of an easement, but shall be maintained as lawn.

- b. Drainage. Drainage easements shall be required along natural water courses to a minimum width of twenty-five (25) feet from the center line and may be used for storm and sanitary sewers, and as open space. Where conditions warrant, such as in flood plains, additional width shall be required in such cases where run-off treatment requires a wider easement. Run-off studies must prove such requirements beyond the delineated flood plain.

- c. Dedication. Where storm water or surface water will be gathered within the subdivision or land development and discharged or drained in volume over lands within or beyond the boundaries of the subdivision or land development, the subdivider, developer or builder shall reserve or obtain easements over all lands affected. The easements shall be adequate for such discharge of drainage and for carrying off of such water and for the maintenance, repair, and reconstruction of the same including the right of passage over by vehicles, machinery and other equipment for such purposes, and which shall be of sufficient width for such passage and work. The subdivider, developer, or builder shall convey, at no cost, the easements to the Township upon demand.

Section 509: Survey Monuments.

- A. Monuments shall be of stone or concrete and located on the right-of-way lines at corners, angle points, beginning and end of curves, and as otherwise required. Monuments shall be indicated on all plans. They shall be placed after a new street has been completed. The center line of all new streets shall be marked with spikes and referenced to permanent monuments or structures. A certified copy of this reference information shall be given to the Township Engineer. Permanent reference monuments of case concrete or durable stone twenty (20) inches by four (4) inches, by four (4) inches, with forty-five (45) degree beveled edges shall be set by the subdivider, developer, or builder, at all corners and angle points of the boundaries of the original tract to be subdivided and at all street intersections and intermediate points as may be required.
- B. Bench Marks. The Township elevations are based on the Township Sanitary Sewer System Datum and/or the U. S. Geodetic Survey Map. Location and elevation is available to all Engineers and Surveyors upon request to the Township Engineer's Office. All contours and elevations shown on plans must be based on this system.
- c. Staking Requirements. All lots shall be staked by the registered engineer or surveyor for the subdivider, when final grading has been completed. This stake out shall be visible and completed before an owner or occupant moves into the property. All lot corner markers shall be permanently located and shall be at least five-eighths (5/8) inch metal pin with a minimum length of twenty-four (24) inches, located in the ground to existing grade.

Section 510: Storm Drains, Storm and Surface Drainage. All storm drains and drainage facilities such as gutter, catch basins, bridges and culverts shall be installed and the land graded for adequate drainage as shown on the grading plan submitted and approved with the preliminary plan,

- A. When Required. Storm drains and appurtenances shall be required to be constructed by the subdivider to take surface water from the bottom of vertical grades, the grades of which slope on both sides toward the bottom. To lead water away from springs, and to avoid excessive use of cross gutters at street intersections and elsewhere all surface waters shall be enclosed in a storm drain.

Open watercourses will be permitted where they exist naturally and where, in the opinion of the departments affected, they will

shall be not interfere with public convenience or safety, but in fact will provide comparable or superior drainage capabilities to piped drainage.

When submitting a plan for approval involving the construction of storm drains, the designer's computations shall be submitted in duplicate to facilitate the checking of design. The following tables and charts shall be used for all computations:

RATIONAL FORMULA FOR AMOUNT OF RUN-OFF

$$Q = C \times i \times A$$

in which Q - runoff from district in cubic feet per second

C =runoff coefficient

i =the average intensity of rainfall, in inches per hours , for a period of maximum rainfall of a given frequency of. occurrence, and having a duration equal to the time required for runoff from the furthest point in the drainage area to the point considered in the design.

A =drainage area of the district, in acres.

RATIO OF RUN-OFF TO RAINFALL FOR VARIOUS SURFACES

Roofs and all paved surfaces	90%
All other surfaces excepting permanent wooded areas	35%
Permanent wooded areas	20%

TYPE OF CHANNEL	MANNING ' S	VELOCITY	
	n VALUE	Feet Per Second MAXIMUM	MINIMUM
Earth	. 035	5	3.5
Rubble Lines	.020	10	3.5
Poured Concrete	. 015	15	3.5
Reinforced Concrete Pipe	.013	15	3.5
Corrugated Metal Pipe	. 025	10	3.5

If other types or materials of construction are proposed to be used, and approved, the Township Engineer will furnish on request, appropriate "n" values to be used.

- B. Location. - Wherever practicable storm drains shall be located behind the curb and within the right-of-way of the street. **The** shall be protected by a cover of at least eighteen (18) inches.
- c. Size and Grade. Storm drains shall be adequate for the anticipated run-off when the area is fully developed as permitted by zoning . They shall have a minimum internal diameter of eighteen (18) inches and a minimum grade of 0.5 percent (1/2 of 1%) unless otherwise approved by the Township Engineer. The rainfall frequency shall be twenty-five (25) years, provided that

frequencies of fifty (50) and seventy-five (75) years may be required in extremely low-lying areas, multi-family districts or commercial areas .

- D. Change in Direction. Special curved storm drain sections may be used where abrupt changes are made in alignment in lieu of constructing manholes if the circumstances so warrant.
- E. Manholes. Manholes constructed at all changes in horizontal or vertical alignment; shall be spaced not more than three hundred (300) feet apart on pipe of twenty-four (24) inches internal diameter or less, and not more than five hundred (500) feet apart where larger sizes are installed. Inlets may be substituted for manholes where they will serve a useful purpose.
- F. Inlets . Inlet spacing shall be so arranged that ninety-five percent (95%) of the gutter flow will be captured. No Inlet smaller than Pennsylvania Department of Transportation Type 4 Foot Special inlet shall be used on streets with grades of four percent (4%) or less. Pennsylvania Department of Transportation Type 6 Foot Special inlets shall be used on streets with grades of more than four percent (4%) . Inlets at street intersections shall be placed on the tangent and not on the curved portions. The gutter adjacent to and immediately updrain from the Inlet shall be so warped as to direct the water into the Inlet.
- G. Cast-fug. Manhole and inlet castings, together with their covers or gratings shall conform to Township Standards, as may be in effect at the time the design of the sewer is submitted.
- H. Storm Water Roof Drains. Storm water roof drains and pipes shall not discharge water over a sidewalk, but shall extend under the sidewalk to the gutter. Where storm drains are accessible, the roof drain shall be connected thereto.
- I. Unnatural Drainage. Wherever construction stops or concentrates the natural flow of storm drainage in such a way as to affect adjoining properties, approval of the owners should be obtained in writing and a copy filed with the Township Secretary. Approval of plans by the Township does not authorize or sanction drainage affecting adjoining properties.
- J. Drainage from Non-natural Sources. Water originating from other than natural sources, such as air conditioning units, sump pumps , or other dry weather flow, wherever practicable, shall be discharged into natural watercourses on the property. These facilities shall not discharge water under the sidewalk through the curb into the gutter.
- K. Design Submission.
  - a. All plans showing the proposed storm sewer construction must be accompanied by a complete design submitted by the registered engineer or surveyor.
  - b. When subdivisions or land developments are submitted to the Township for approval in sections, a complete storm sewer design for the proposed subdivision and land development

shall be  
shall be submitted. The proposed design must include the  
entire tract and not a portion.

- c. If only a section of a subdivision or land development is contemplated for construction, the engineer shall show how he proposes to handle storm water from this section in order to prevent damage to adjacent properties. If temporary construction is required, the engineer shall include such structures in the plan submitted.
- d. In the event such temporary measures cannot insure protection to adjacent properties, then the main outfall line of the storm sewer shall be included as part of the construction for the proposed section.

shall be

Section 511: Bridges and Culverts. Bridges and culverts designed to meet the current Pennsylvania Department of Transportation Standards to support expected loads and to carry expected flows . They shall be constructed to the full width of the right-of-way .

Approval of the Water and Power Resources Board, or its successor, of the Commonwealth is required when the area drained upstream of the point under consideration exceeds an area of one-half square mile.

Section 512: Sanitary Sewers and On-Si te Disposals.

- A. Sewers. Wherever practicable sanitary sewers shall be installed and connected to the Township sanitary sewer system. In areas not presently served by public sanitary sewers, the Township may require, according to Act No. 537 passed by the General Assembly of Pennsylvania (1965) in addition to inst 411 at ion of temporary in- dividual on-site sewage disposal facilities, the installation and capping of sanitary sewer mains and house connections, If studies by the Township Supervisors indicate that extension of public sanitary sewer trunks of laterals to serve the property subdivided appears probable or necessary to protect public health.
- a. When a feasibility analysis, conducted by the Township Engineer , Local Enforcer and District Sanitarian has ascertained that sani- tary sewers are practicable, then sanitary sewers, with connec- tion to each building i.n a subdivision or land development, shall be installed at the expense of the applicant or subdivider, and connected to the Township sanitary sewer system.
  - b. If outfall sewers are not available in the vicinity, but are considered reasonably necessary in the near future by the Township or Pennsylvania Department of Environmental Resources for the area in question, a system of sewers, together with all necessary laterals extending from mains to the street right-of-way line shall be installed at the expense of the subdivider or applicant. The sewer lines shall be suitably capped at the limits of the subdivision or land development and the laterals shall be capped at the right-of-way line. The sewer installation shall conclude the construction within rights-of-way or easements to bring the sewer to the future connection with the Township Sanitary Sewer System.
  - c. If sanitary sewers are not to be installed at the time of sub- division and development, subdividers shall grant, reserve,

shall be

and set aside easements in streets and roads for installation and maintenance of sewer lines at such time that the subdivision or land development shall be a part of the Township sanitary sewer system.

- d. A sewer shall be considered to be planned for extension to a given area any time after preliminary engineering and related studies have been completed and the construction of facilities adequate to serve the area containing the subdivision has been programmed for completion within a reasonable time.
- e. When capped sewers are provided, on-site disposal facilities shall also be provided.
- f. Size and Grade. Sanitary sewers shall have a minimum inside diameter of eight (8) inches and a minimum grade of 0.5 percent (1/2 of 1%) and shall be laid on undisturbed earth or thoroughly compacted clay fill, and not on rock or crushed stone.

h . Manholes. Manholes located at intervals of two hundred fifty (250) feet and at each change of line or grade. In exceptional cases the interval may be extended to not more than three hundred ( 300) feet:. Manhole appurtenances shall conform to current Township Standards.

i Laterals. Lateral connections to each lot shown on the final plan shall be installed to the right-of-way line of the street prior to paving. Each building shall have a separate connection to the Township Sanitary Sewer System. •

j This section shall be applicable to all subdivisions and land developments, whether utilizing public or private streets; and in the case of a subdivision or land development utilizing private streets, the subdivider or the applicant shall execute a recordable covenant with the Township and/or Township authority that, for the purposes of sewer connections, assessments and rentals, the rights and liabilities Of himself and his grantees heirs, successors, and assigns shall be the same as if his property abutted a public street,

B. On-Lot Disposal System. If public sewage disposal is not available, and the sewage treatment is on a project or individual lot basis , such private facilities must be installed by the subdivider, developer, or builder under the direct supervision of the State or local Health Officer, or Sewage Enforcement Officer for Act 537 .

a. Necessary Tests and Inspection. Such Officer shall require per- colation tests, soil samples and other data to determine

the size and extent of facilities needed. During installation of such facilities, and before final coverage, the State or local Health Officer and his officers shall make inspections and checks to assure that all requirements and specifications have been met. They shall be granted free access to the development area at all times during this period.

b. Certificate of Approval. After assuring that all requirements

and specifications have been met, the appropriate board will then issue a certificate of approval to the Secretary of the Township as a requirement to final plan approval.

1. The type of on-site sewage disposal system to be installed shall be determined on the basis of location, topography, available area, soil characteristics, permeability and ground water elevation. The disposal area to be provided shall be determined by the results of percolation tests, soil classification and depth of water table and such other tests as may be deemed necessary. Proof of the adequacy of such facilities shall be furnished by a registered professional engineer or other person qualified to the satisfaction of the Township Supervisors. The reports of such tests shall be required at each disposal area. One percolation test per lot shall be required when the subdivider is dividing ground into lots and is not building immediately.
2. All percolation tests shall conform to the Standards of the Commonwealth of Pennsylvania.
3. The "usable area" for sewage disposal shall be shown on the preliminary plan for each lot. The "usable area" shall be situated beyond the radius of the water supply well and shall conform to all rules and regulations or future amendments thereto of the Pennsylvania Department of Environmental Resources and the Township of Worcester,
4. Proximity to Wells. In no instance shall a septic tank, tile field or other effluent disseminating system be located uphill from a drilled well and shall not be closer to it than one hundred (100) feet, and ten (10) feet from any dwelling or property line.

Section 513: Public Utilities. All water and gas mains and other underground facilities shall be installed prior to street paving at locations approved by the Township for the full width of the right-of-way.

- A. Underground Utilities. All gas and water mains shall be installed underground. All electric, telephone, and communication services, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility or other companies providing such services, except where it is demonstrated to the satisfaction of the Township Supervisors that underground installations herein required are not feasible because of physical conditions of the lands involved, or other valid reasons. All main underground cables which are within

shall be

the right-of-way of a street shall be located as specified by the Township Supervisors.

- a. In order to promote and facilitate the undergrounding of utility distribution lines, a letter of endorsement shall be required from the suppliers of utility service (not limited to electrical, telephone, or cable television) of the developer's choice wherein the applicant acknowledges that underground utilities are feasible and shall be consummated as part of the improvement plan. A statement relative to the intent of the developer to provide underground utility service shall be placed on the final plan requisite to final approval of such plan.
- b. The provisions in this Ordinance shall not be construed as to limit or interfere with the construction, installation, operation and maintenance of public utility structures or facilities which may hereafter be located within public easements or rights-of-way designated for such purposes .
- c. Light standards are to be placed as required by Ordinance. Power sources for such standards shall be placed underground as required .
- d. Along arterial roads and major highways all new electrical service should be placed underground.

Section 514: Shade Trees. Shade trees shall be provided by the subdivider and planted a minimum distance of five (5) feet inside the lot lines parallelling the right-of-way line. Trees shall be so located so as not to interfere with the installation and maintenance of sidewalks and utilities. Trees shall be planted not less than forty (40) feet apart no more than fifty (50) feet apart. A minimum size of not less than two (2) inches (measured twelve (12) inches above ground level) shall be planted. Provided that an alternate plan may be approve'\* consistent with the policy of the Township of Worcester encouraging the use of shade trees in subdivisions. Species of trees to be approved by the Township Supervisors, with the advice of the Planning Commission, or Shade Tree Commission.

Section 515: Specifications. The minimum requirements for Improvements shall be those contained in the Pennsylvania Department of Transporations Specifications (Form 408) as last revised.

Section 516: Special Drainage Problems. Flood Plain Areas.

- A. Those areas defined as floodplain by the Floodplain Conservation District of the Township Zoning Ordinance, and/or the County Conservation District, and/or shown on the Montgomery County Soil Survey issued 1967, as alluvial soils, plus a twenty-five (25) foot minimum margin width along each side of such classification shall be subject to the requirements and restrictions contained therein.

In addition, the following regulations shall apply:

b . The Township Supervisors may, when It is deemed necessary for the health, comfort, safety, or welfare of the present and future population of the area, and necessary to the conserva- tion of water, drainage and sanitary facilities, prohibit subdivision of any portion of the property which lies within the floodplain of any stream or drainage course.

C All floodplain areas shall be preserved from any and all destruction or damage by clearing, grading, or dumping of earth, waste material, stumps, or other material of any kind.

d Any development which creates a significant change in the characteristics of the watershed, thus increasing volume and velocity of surface water runoff, due to the decrease in retention and infiltration of storm water \* shall not be per- mitted until guarantees are made of improvements that will reduce the liklihood of erosion, sedimentation, inundation, and water drainage from peak periods of precipitation and provide for controlled disposal of excess surface water.

Such improvements must satisfy the requirements and regulations Of the Pennsylvania Department of Environmental Resources, Bureaus of Water Quality Management and Dams & Encroachments.

The Board of Supervisors in its consideration of any preliminary plan of subdivision and land development, shall condition its approval upon the execution of measures designed to prevent accelerated soil erosion and resulting sedimentation, as required by the Pennsylvania Department of Environmental Resources. All applicable regulations and permit requirements of said department as stipulated in its Soil Erosion and Sedimentation Control Msnual, shall be followed by all parties engaged in earth-moving activities .The manual is available at the office of the Montgomery County Conservation District, Norristown, Pennsylvania.

B. Any natural watercourses not governed by A. above, shall be governed by the following:

a. All continuously flowing watercourses (as indicated on U.S .G.S. 7-1/2' Quadrangles) shall be maintained in their natural state, except that removal of debris and correction of severe erosion shall be required.

b. Intermittent Watercourses .

1. Intermittent watercourses shall be maintained essentially at their existing alignments and gradients except that . they may be improved by minor regrading and shall either be planted in grass or provided with erosion preventive improvements such as rip-rap. Paving of such watercourses

shall not be allowed, nor shall piping, except under roads , driveways and walkways .

2. Intermittent watercourses often are significant elements at the headwaters of larger streams, and are usually small in size. Therefore, developers should be encouraged to design and build around and with respect for these drainage- ways, and the Supervisors may allow rerouting of these drainageways only when serious considerations so warrant, or when the site drainage will be improved by such proposed alignment changes .

Section 517: Water S upply

- A. The subdivider shall provide public water service to provide adequate supply to each IOC in a subdivision.
- B. Where no public water service is available and it would be an undue hardship for the subdivider to have the public water service extended, the subdivider may on approval of the Township Super- visors be permitted to construct a well on each lot. All wells shall be constructed according to present rules and regulations, or any future amendments thereto of the State Department of Environmental Resources and the Township of Worcester.
- C. The proposed location of the wells shall be shown on the preliminary plan for each lot. Where there are existing wells on the property or adjoining lots, they must also be shown.
- D. A circular area with a radius conforming to the rules and regula- tions, or future amendments thereto, of the State. Department of Environmental Resources and the Township of Worcester, shall be shown around each well to denote clear space in which no sewage system is to be located.
- E. Where public water service is furnished the circles are not necessary, with the exception of those wells lying immediately adjacent to the subdivision. However, the usable area is limited by a clear zone surrounding the water service line to each house as required by the State Department of Environmental Resources and the Township of Worcester-.
- F. Hydrants . Fire hydrants shall be located at accessible points throughout the subdivision when public water supply is available, and shall be located within six hundred (600) feet of all existing and proposed structures.

Section 518: Erosion and Sediment Control

A. General .

- a. Definitions. Unless otherwise expressly stated, the following words shall, for the purposes of this section have the meaning herein stated. Words in the singular number include the plural, and words in the plural number include the singular. Present tense includes the future. The word ' 'building" shall be deemed to include the word "structure" . When the following definitions differ with those given in Article 11, those given in this Section shall prevail.

1. Cut: An excavation. The difference between a point on the original ground and a designated point of lower elevation on the final grade. Also, the material removed in excavation.
2. , Erosion: The removal of surface materials by the action of natural elements .
3. Excavation: Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.
- 4.Fill: Any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface and shall include the conditions resulting therefrom. The, difference In elevation between a point on the original ground and a designated point of higher elevation on the final grade. The material used to make a fill.
5. Flood plain. The area along a natural watercourse which is . periodically overflowed by water therefrom.
6. Land Development: The improvement of one or more contiguous lots, tracts or parcels of land for any purpose involving (a) a group of two or more buildings, or (b) the division or allocation of land between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, building groups or other features; a division of land into lots for the purpose of conveying such lots singly or in groups to any person, partnership or corporation for the purpose of erection of buildings by such person, partnership or corporation.
7. Runoff: The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.
8. Runoff from a fully developed area upstream: The surface water runoff that can be reasonably anticipated upon maximum development of that area of the watershed located upstream from the subject tract, as permitted by prevailing zoning or the township comprehensive plan.
9. Sedimentation: The process by which mineral or organic matter is accumulated or deposited by moving wind, water,

or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as "sediment" .

- 10 Slope: The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon vertical difference in feet per 100 feet of horizontal distance.
11. Soil Stabilization: Chemical or structural treatment of a mass of soil to increase or maintain its stability or otherwise improve its engineering properties .
12. Subdivision: The division or redivision of a lot, tract , or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development: Provided, however 2 that the division of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access, shall be exempted.
13. Swale: A low lying stretch of land which gathers or carries surface water runoff.
14. Top Soil: Surface soils and subsurface soils which presumably are fertile soils and soil material, ordinarily rich in organic matter or humus debris. Top soil is usually found in the uppermost soil layer called the A Horizon.

15. Watercourse: A permanent stream, intermittent stream, river, brook, creek, or a channel or ditch for water, whether natural or man-made.

- b. For all tracts proposed for subdivision, no changes shall be made in the contour of the land; no grading, excavating, removal or destruction of the topsoil, trees or other vegetative cover of the land shall be commenced until such time that a plan for minimizing erosion and sedimentation has been processed with and reviewed by the Township Planning Commission, or there has been a determination by the commission that such plans are not necessary.
- c. No subdivision or land development plan shall be approved unless (1) there has been a plan approved by the Township Supervisors that provides for minimizing erosion and sedimentation consistent with this Section, and an improvement bond or other acceptable securities are deposited with the Township in the form of an escrow guarantee which will ensure installation and completion of the required improvements; or (2) there has been a determination by the Township Supervisors that a plan for minimizing erosion and sedimentation is not necessary.
- d. The Board of Supervisors, in its consideration of any preliminary plan of subdivision and land development shall condition its approval upon the execution of measures designed to prevent accelerated soil erosion and resulting sedimentation, as required by the Pennsylvania Department of Environmental Resources. All applicable regulations and Pennsylvania requirements of said department as stipulated in its Soil Erosion and Sedimentation Control Manual shall be followed by all parties engaged in earthmoving activities. The manual is available at the office of the Montgomery County Conservation District, Norristown, Pennsylvania. The Township Engineer shall assure compliance with the appropriate specifications and requirements.

B. Performance Principals. The following measures are effective in minimizing erosion and sedimentation and shall be included where applicable in the control plan:

- a. Stripping of vegetation, regrading, or other development shall be done in such a way that will minimize erosion.
- b. Development plans shall preserve salient natural features, keep cut-fill operations to a minimum, and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.
- c. Whenever feasible, natural vegetation shall be retained, protected, and supplemented.
- d. The disturbed area and the duration of exposure shall be kept to a practical minimum.
- e. Disturbed soils shall be stabilized as quickly as practicable.
- f. Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.

- g. . The permanent (final) vegetation and structural erosion control and drainage measures shall be installed as soon as practical in the development.
  - h. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development. Where necessary the rate of surface water runoff will be structurally retarded.
1. Sediment in the runoff water shall be trapped until the disturbed area is stabilized by the use of debris basins, sediment basins , silt traps, or similar measures.

C, Grading for Drainage. In order to provide more suitable sites for building and other uses, improve surface drainage, and control erosion the following requirements shall be met :

- a. All lots, tracts, or parcels shall be graded to provide proper drainage away from buildings and dispose of it without ponding, and all land within a development shall be graded to drain and dispose of surface water without ponding, except where approved by the Township Supervisors .
- b . All drainage provisions shall be of such design to adequately handle the surface runoff and carry it to the nearest suitable outlet such as a curbed street, storm drain, or natural water- course, or properly designed swale.

Where drainage swales are used to divert surface waters away from buildings, they shall be sodded or planted as required and shall be of such slope, shape and size as to conform with the requirements of the Township.

c. Concentration of surface water runoff shall only be permitted in properly designed and maintained swales, watercourses, or retention basins.

d. No Increased surface runoff will be permitted to leave the property being subdivided or developed by way of natural watercourses or storm drainage pipes, without first being suitably retained in such a way as to maintain runoff volume existing on the site previous to subdivision or development.

e. Excavations and fills .

- 1. Cut and fill slopes shall not be steeper than 2:1 unless stabilized by a retaining wall or cribbing, except as approved by the Township Supervisors when handled under special conditions .
- 2. . Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations of the sloping surfaces of fills.
- 3. Cut and fills shall not endanger adjoining property.
- 4. Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.

5. Fills shall not encroach on natural watercourses or constructed channels.
6. Fills placed adjacent to natural watercourses or constructed channels shall have suitable protection against erosion during periods of flooding.
7. Grading will not be done in such a way so as to divert water onto the property of another landowner without the expressed consent of the Township Supervisors .
8. During grading operations, necessary measures for dust control will be exercised.
9. Grading equipment will not be allowed to cross live streams . Provision will be made for the installation of . culverts or bridges.

D. Responsibility.

- a. Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the person, corporation or other entity causing such sedimentation to remove it from all adjoining surfaces, drainage systems and watercourses and to repair any damage at his expense as quickly as possible.
- b. Maintenance of all drainage facilities and watercourses within any subdivision or land development is the responsibility of the developer until they are accepted by the Township or some other official agency, after which they become the responsibility of the accepting agency .
- c. It Is the responsibility of any person, corporation, or other entity doing any act on or across a communal stream, watercourse or swale or upon the floodplain or right-of-way thereof, to maintain, as nearly as possible, in its present state the stream, watercourse, swale, floodplain or right-of-way during the pendency of the activity and to return it to its original or equal condition after such activity is completed.
- d. Maintenance of drainage facilities or watercourses originating and completely on private property is the responsibility of the owner to their point of open discharge at the property line or at a communal watercourse within the property. .
- e. No person, corporation, or other entity shall block, impede the flow of, alter, construct any

structure, or deposit any material or thing, or commit any act which will affect normal or flood flow in any communal stream or watercourse without having obtained prior approval from the Township or Pennsylvania Department of Environmental Resources, whichever is applicable.

f. Where a subdivision is traversed by a watercourse, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse, and of such width as will be adequate to preserve natural drainage.

g. Each person, corporation, or other entity which makes any surface changes shall be required to:

1. Collect on-site surface runoff and dispose of it to the point of discharge into the common natural watercourse of the drainage area.
2. Handle existing and potential off-site runoff through his development by designing to adequately handle storm runoff from a fully developed area upstream.
3. Pay his proportionate share of the total cost of off-site improvements to the common natural watercourse, based on a fully developed drainage area.
4. Provide and install at his expense, in accordance with Township requirements, all drainage and erosion control improvements (temporary and permanent) as required by the Erosion and Sediment Control Handbook.

h. It is the responsibility of the Township to keep all major streams, not under the jurisdiction of any other official agency, open and free flowing.

i. The Township will assume the responsibility for maintaining an open and free flowing condition in all minor streams, watercourses and drainage systems, constructed or improved in accordance with Township design criteria, which are necessary for proper drainage in the discretion of the Township if adequate right-of-way exists or can be acquired.

j. The Township shall be required to:

1. Assess and collect the cost of off-site improvements to the common natural watercourse except those required to existing State roads. Collection may be delayed until the assessed land is approved for development.
2. Acquire easements for such common natural watercourse improvements.
3. Supervise such improvement to completion.

E. Compliance with Regulations and Procedures

a. The Township Supervisors in its consideration of all preliminary plans of subdivision and land development shall condition its approval upon the execution of erosion and sediment control measures as contained in Sections B, C, and D of this Section.

b. . The installation and design of the required erosion and sediment control measures shall be in accordance with the standard and specifications on file with the Township, and found in the Erosion and Sediment Control Handbook, including :

1. Temporary Cover on Critical Areas, pages 9-10.
2. Permanent Grass and Legume Cover on Critical Areas of Prepared Seedbed, pages 19-22.
3. Permanent Grass and Legume Cover on Critical Areas on Unprepared Seedbed, pages 19-22. .
4. Sodding, pages 23-25.
5. Mulching, pages 26-36.
6. Temporary Diversion, pages 37-41.
7. Permanent Diversion, pages 42-46.
8. Grassed Waterway or Outlet, pages 47-51.
9. Grade Stabilization Structure, pages 52-55.
10. Debris Basin, pages 56-70.
11. Drain, pages 71-83.
12. Drainage - Main or Lateral, pages 84-87.

Stream channel construction on watersheds with drainage areas in excess of 320 acres, or in those cases where downstream hazards exist, will conform to criteria established by the Power and Water Resource Board, Pennsylvania Department of Environmental Resources.

C. Final plans for minimizing erosion and sedimentation as approved will be incorporated into the agreement and bond requirements as required under Subsection A-3 of this Section.

d, The approval of plans and specifications for the control of erosion and sedimentation shall be concurrent with the approval of the final plats of subdivision or land development, and become a part thereof.

- e. At the time that a building permit is applied for a review shall be conducted by the Township Engineer to insure conformance with the plan as approved. During the construction further consultative technical assistance will be furnished, if necessary, by the Township Engineer and the Montgomery County Conservation District. During this development phase the Township Engineer shall inspect the development site and enforce compliance with the approved plans .
- f. Permission for clearing and grading prior to recording of plats may be obtained under temporary easements or other conditions satisfactory to the Township .
- g. In the event the developer proceeds to clear and grade prior to recording plats, without satisfying conditions specified under subparagraph f. above, the Supervisors may revoke the approval of the preliminary plan.

ARTICLE VI.

Information to be Shown on Subdivision and Land Development Plans

Section 600: Tentative Sketch. The plan does not have to be drawn to scale and is subject to the subdivider's discretion. Useful information for this sketch includes :

- A. Tract boundary and location by deed plotting.
- B. North point.
- C. Existing and proposed street and lot layout.
- D. Significant topographical and physical features .

Section 601: Preliminary Plan. The plan shall show or be accompanied by the following information :

- A. Drafting Standards
  - a. The scale shall be smaller than one hundred (100) feet to the inch, and shall be accurate to within one part in 300, except that when parcels are over an acre in size, then that scale can be used.
  - b. Dimensions shall be in feet and decimals, and bearings in degrees, minutes and seconds .
  - c. The courses and distances of the boundary line survey of the entire land to be subdivided,
 

The survey shall not have an error of closure greater than one part in 2,500.
  - d. The sheet or sheets shall be one of the following sizes:

15" x 18", 18" x 30", or 24" x 36<sup>11</sup>. If more than one sheet is necessary, each sheet shall be the same size and numbered to show its relation to the total number of sheets in the plan, as Sheet No. 1 of 5 sheets.

- e. Where there are two (2) or more sheets a key map at a scale sufficient to show their relationship shall be furnished.

B. Location and Identification .

- a. A title consisting of the name and address of the subdivider, developer or builder and the registered Engineer or Surveyor , or qualified site planner.
- b. The name of the municipality and subdivision.
- c. The date, scale and north point.
- d. The entire tract boundary with bearings and distances.
- e. A key map relating the subdivision to at least three (3) existing intersections of Township roads .

C. Existing Features.

- a, Within 400 feet of any part of the land being subdivided. Location, names, width, radii and surface conditions of exist- ing streets and alleys, and those shown on the Township Offi- cial Map Summary of streets and alleys, the location of water- courses, flood plains, sanitary sewers, storm drains, utilities above or below the ground and other similar features .
- b. Within the land to be subdivided. Location, names, widths and other dimensions, including center line courses, distances , and curve data, paving widths, curb lines, right-of-way and curb line radii at intersections and street location tie-ins by courses and distances to the nearest intersection of exist- Ing and planned streets and alleys, and the location and size of existing sanitary sewers and storm drains, watercourses, and drainage flows, flood plains, location. and size of utilities above or below the ground and recreational areas .
- c. Contours at vertical intervals of five (5) feet or in the case of relatively level tracts, at such lesser intervals as may be necessary for study as determined by the Planning Cornmission or Township Engineer . In no case shall the contour interval exceed one hundred (100) feet horizontally. Datum to which contour elevations refer. Where reasonably practicable, data shall refer to known, established elevations or the U.S. C.C.S. datum. Steep slopes, over fifteen (15) percent, as delineated in the Soil Survey shall be plotted.
- d. Location and character of existing buildings, the location, species and size of trees standing alone (over six (6) inches in caliper measured at breast height) , outer limits of tree masses; the location of quarries, marshland, and land subj ect to inundation, and other topographical features, which may effect the location of proposed streets or buildings .
- e. Measured distances from the center line of streets Co buildings, large trees standing alone.
- f. Depth of the water table shall be noted on the plan or in a separate report along with the location of the test borings . When percolation tests are required the location of the test holes shall be indicated. A soil overlay shall be shown when required by the Township of Worcester.

g. Zoning requirements, if any, or requirements of any Township ordinance or resolution on and adj acent to the land to be sub- divided.

D. Proposed Street and Lot Layout

- a. The layout of streets, alleys and cross walks including names and widths of cartway and ultimate right-of-way .
  - b. The layout and dimensions of lots and net area.
  - c. A reference to any land to be dedicated for public use.
  - d. Tentative grades to an existing street or to a point four hundred (400) feet beyond the boundaries of the subdivision.
  - e. Location and size of sanitary sewers and storm drains.
  - f. All building setback lines, with distances from the ultimate right-of-way line.
  - g. Indication of any lots in which a use of other than residential is intended.
  - h. Where there are existing buildings located on the land being subdivided, the buildings that are to be demolished shall be indicated.
1. A statement on the plan shall show: The number of acres being subdivided; the number of lots; the type of buildings; character of buildings; lineal feet of new streets, lineal feet of streets to be widened and average lot size.

E. Proposed Improvements .

- a. Tentative cross section and center line profiles for each proposed or widened street shown on preliminary plan, including profile for proposed sanitary sewers and storm drains, showing manholes, inlets, and catch basins .
- b. Preliminary design of any bridges, culverts or other structures and appurtenances which may be required.

F. Certificates. When approved the preliminary plan must show:

- a. The signature of the subdivider, developer or builder certifying his adoption of the plan.
- b. The signature of the Township Secretary certifying that the Township Supervisors approve the plan on the date shown.

Section 602: Final Plan.

A. Improvement Construction Plan.

- a. Drafting Standards. The same standards shall be required for an improvement construction plan as for a preliminary plan, except that the horizontal scale of the plan and profile shall be 50 feet to the inch, and the vertical scale of the profile shall be 2, 4, 10 feet to the inch, whichever is most convenient.

b. Information to be shown. The plan shall contain sufficient Information to provide working plans for the construction of the proposed streets, or any portion thereof, including all appurtenances, sewers, and utilities, shown on the approved preliminary plan, from one existing or approved street to another, or in the case of a cul-de-sac, to its turnaround and shall include:

1. Horizontal Plan. The horizontal plan shall show details of the horizontal layout as follows :

- (1) Information shown on the preliminary plan pertaining to the street to be constructed.
- (2) Beginning and end of the proposed immediate construction.
- (3) Stations corresponding to those shown on the profile.
- (4) Elevation of the curb at tangent points of horizontal curves at street or alley intersections and at the projected intersections of the curb lines.
- (5) Location and size of sanitary sewers and lateral connections with distances between manholes, of water , gas, electric and other utility pipes or conduits, and of storm drains, Inlets, and manholes.
- (6) Location, type and size of curbs, and widths of paving.
- (7) Location and species of street shade trees and location and type of fire hydrants and street lights.

2. Profile. The profile shall be a vertical section of the street with details of vertical alignment as follows :

- (1) Profiles and elevations of the ground along the center lines of proposed streets.
- (2) Profile of sanitary sewer with a profile over the sewer of the present and finished ground surface showing manhole locations with stations beginning at the lowest manhole.
- (3) Profile of storm drain showing manhole locations .

3. Cross Section. The cross section shall comply with Township standards and specifications as minimum requirements. It shall show a typical cross section across the street or alley with details of grading and construction as follows :

- (1) Ultimate right-of-way width and the location and width of paving within the ultimate right-of-way .
- (2) Type, depth and crown of paving.

- (3) Type and size of curb.
- (4) When sidewalks are required, grading of sidewalk area should be carried to the full width of the ultimate right-of-way and slopes of cut or fill extended beyond the ultimate right-of-way .
- (5) Location, width, type and depth of sidewalks, when required.
- (6) Typical location, size and depths of sewers and utilities .

B. Record Plan.

- a. Drafting Standards. The same standards shall be required for a record plan as for a preliminary plan, and in addition, for recording purposes the plans shall be placed on sheet sizes of 24" x 36", 18" x 30" or 15" x 18". All lettering and lines should be so drawn as to be legible if the plan should be reduced to half size.
- b. Information to be Shown. The plan, which may constitute a portion only of an approved preliminary plan, shall show:
  - 1. A title, as required for a preliminary plan.
  - 2. . Courses and distances sufficient for the legal description of all the lines shown on the plan. The error of closure shall not be greater than one part in 2,500.
  - 3. Names of abutting owners; names, locations, widths, and other dimensions of streets, including center line courses , distances, and curve data, descriptive data of ultimate right-of-way lines not parallel with or concentric with a center line, and location tie-ins by courses and distances to the nearest intersections of all existing, planned and approved streets, alleys, and easements, recreational areas and other public improvements, within the land to be subdivided .
  - 4. All lots are to be deeded to the side • of public ultimate rights-of-way so that a single deed may be drawn to the governing body for the dedication of streets by the subdivider, developer or builder.
  - 5. Evidence that the plans are in conformity with zoning, building, sanitation and other applicable Township ordinances and regulations . In any instance where such plans do not conform, evidence shall be presented that an exception has been officially authorized.
  - 6. Location, material, and size of monuments with reference to them.
  - 7. Building setback lines with distances from the ultimate right-of-way lines .

8. Restrictions in the deed affecting the subdivision of the property •

C. Certificates. When approved, the record plan must show:

1. The signature of the registered Engineer or Surveyor, certifying that the plan represents a survey made by him, at the monuments shown thereon exists as located, and that all dimensional and geodetic details are correct.
2. . The signature of the subdivider, developer or builder certifying his adoption of the plan.
3. The signature of the Township Secretary certifying that the Township Supervisors approved the plan on the date shown.

Section 603: Land Development Plans.

- A. A tentative, preliminary, and final plan of a plat of land development shall be required and shall be presented in conformance with the drafting standards, existing features of the land to be set forth, and information to be shown as enumerated in Sections 600, 601, and 602 of this article as they are applicable to land development plans .
- B. In addition to land development plan shall include the following:
  - a. All covenants relating to use.
  - b. Man-made features for the use of two or more prospective occupants.
  - c. Lot size.
  - d. Zoning classification and applicable standards with which compliance is necessary for granting final approval.
  - e. Type of dwelling.
  - f. Density and/or intensity of use.
  - g. Lot coverage.
  - h. Use of the development.
  - i. Location and placement of accessory structures and facilities .
  - j. Streets, pedestrian ways, and parking facilities .
  - k. Common open space and trees.
  - l. Public facilities .
  - m. A site utilization scheme.
  - n. Specifications for required improvements and changes to be effected upon the existing terrain or existing structures thereon.

ARTICLEVII

Fees, Conditions of Acceptance and Penalties

Section 700: Fees and Costs. The subdivider shall be required to furnish a bond or escrow funds and to pay the following fees and costs:

- A. Preliminary Plan. \$50.00 plus \$10.00 for each lot or dwelling unit appearing on the plan. (A refund may be made If the amount paid seems excessive after the plan and subsequent plans are reviewed. ) Plus the fees of the Montgomery County Planning Commission for review.
- B. Final Plan. No fee will be charged for filing an Improvement Construction Plan or a Record Plan, unless no preliminary plan has been filed, in which case the fees established for Preliminary Plan will be charged. The subdivider, developer or builder will be required to furnish a bond, in an amount and with such surety as shall be approved by the Township of Worcester to guarantee the payment of:
  - a. Engineering Services . The services of the Township Engineer , as provided in these rules and regulations . In addition all costs for other engineering and professional certification as deemed necessary.
  - b. Material and Facilities Tests. The actual cost of all drainage, water and/or material tests.
  - c. Inspection. Fifteen (\$15.00) dollars per hour for each hour or portion thereof the Township Building Inspector is engaged on the work.
  - d. Dedication. Legal fees, advertising and other costs involved in the dedication of streets and public Improvanents to the Township .
  - e. Legal Services. The services of the Township Solicitor for legal services incidental to the preliminary approval of plans of each subdivision or development, or section thereof , and the approval thereof, and shall also pay for legal services required by the Township which may arise by reason of the approval of such plans of each subdivision or development, or section thereof.
  - f. Method of Payment. The fees and costs required to be paid by this Section shall be promptly paid to the Township by the developer, upon the submission of bills thereof to the develop- er by the Township from time to time. To the fees and costs required to be paid the Township by this Section there shall be added the sum of four percentum (4) which the developer shall pay to the Township as reimbursement to the Township of costs incurred by the Township for the collection of such fees and the disbursement thereof.

Section 701: Conditions of Acceptance.

- A. Conditions. The Township shall have no obligation to take over and make public any street or other improvement unless:

- . a. The requirement improvements, utility mains and laterals, and monuments, shown on an approved plan or plans have been constructed to all requirements .
- b. It is established to the satisfaction of the Township Supervisors that there is a need for the improvements to be taken over and made public.
- B. Acceptance. The Township shall have no responsibility with respect to any street or other improvement, notwithstanding the use of the same by the public, unless the street or other improvement is accepted by ordinance or resolution of the Township Supervisors .
- C. Guarantee. The applicant shall guarantee for a period of two (2) years from the date of the ordinance accepting dedication, to maintain the stability of all materials and work and to promptly make good and replace all poor or inferior materials and work and to remedy all defects in materials or workmanship, all shrinkage, settlement or other faults of any kind whatsoever arising therefrom, at his own expense, and to the satisfaction of the Township Engineer , when notified in writing to do so by the Township Engineer, and , in order to secure the guarantee as herein required, the Township shall be assured by means of a proper guarantee in the form of a bond, with surety satisfactory to the Township, or the deposit of funds or securities in escrow in an amount equal to five (5%) per- cent of the completion guarantee posted by the owner with the Township.

Section 702: Penalties. Any person, partnership, or corporation who or which being the owner or agent of the owner of any lot, tract, or parcel or land shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main or other improvements for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon, or who sells, transfers or agrees or enters into an agreement to sell any land in a subdivision or land development whether by reference to or by other use of a plat of such subdivision or land development or otherwise, or erect any building thereon, unless and until a final plat has been prepared in full compliance with the provisions of this act and of the regulations adopted hereunder and has been recorded as provided herein; shall be guilty of a misdemeanor, and upon conviction thereof, such person, or the members of such partnership, or the officers of such corporation, or the agent of any of them, responsible for such violation pay a fine not exceeding one thousand dollars (\$1000) per lot or parcel or per dwelling within each lot or parcel, All fines collected for such violations shall be paid over to the municipality whose ordinance has been violated. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring. shall not exempt the seller or transfer from such penalties or from the remedies herein provided.

#### ARTICLEVIII

Revisions Pertaining to Condominiums and Condominium Conversions :  
For Subdivision and Land Development Regulations

A. New definition of subdivision to be included in all pertinent sections of this Article:

Subdivision. The division of a single lot, tract or parcel of land into two or more lots, tracts or parcels of land, including changes in street lines or lot lines, or the division of space into two or more units of space, for the purpose, whether immediate or future, of transfer of ownership or of a building development. Divisions of land for agricultural purposes into parcels of more than ten (10) acres , not involving any new street or easement of access, shall be exempted . Any subdivision of land for mortgage purposes shall comply with all of the requirements of this Ordinance and the Zoning Ordinance .

B . Add the following definitions for this Article:

a. Code of Regulations . Such governing regulations as are adopted pursuant to this Ordinance for the regulation and management of condominium properties, including such amendments thereof as may be adopted from time to time.

b . "Common Elements" means and includes :

1 . The land on which the building is located and portions of the building which are not included in a unit;

2 . The foundations, structural parts, supports, main walls, roofs , basements, halls, corridors, lobbies, stairways and entrances and exist of the building;

3 . The yards, parking areas and driveways;

4 . Portions of the land and buildings used exclusively for the management, operation or maintenance of the common elements ;

5 . Installations of all central services and utilities;

6 . All apparatus and installations existing for common use;

8 . All other elements of the building necessary or convenient to its existence, management, operation, maintenance and safety or normally in common use; and

9 Such facilities as are designated In the Declaration as common elements .

c. Conaoniniuu. 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.

d. Council. A board who shall manage the business, operation and affairs of a condominium property on behalf of the unit owners.  
(Size to be stated in Code of Regulations for the property.)

e. Declaration. The instrument by which the owner of property submits the property to the provisions of the Act of 1963, July 3, P. L. 196,

Article I, Section 101 et seq. (Unit Property Act) and all amendments thereto .

- f. Declaration Plan. A survey of the property to be submitted to the provisions of P. L. 196, July 3, 1963 (Unit Property Act) which shall bear the verified statement of a registered architect or licensed professional engineer certifying that the Declaration Plan fully and accurately
  - 1. Shows the property, the location of the building thereon, the building and the layout of the floors of the building , including the units and the common elements; and
  - 2. . Sets forth the name by which the property will be known and the unit designation for each unit therein.
- g. Declaration of Revocation. A statement of intent to convert a condominium to a fee simple or rental property or structure, signed by 100 percent of the unit owners and the holders of all mortgages, judgments or other liens affecting the units.
- h. Land Development .
  - 1. The improvement of one lot or two or more contiguous lots•, tracts or parcels of land for any purpose involving (a) a group of two or more buildings, or (b) the division or allocation of land or space between or among two or more existing or prospective occupants by means of, or for the purpose of streets, comon areas, leaseholds, condominiums, building groups or other features.
  - 2. A subdivision of land.
- i. Plat. A graphic or written representation or document which in the case of condominiums, shall include a Declaration, Code of Regulations, and Declaration Plan.

#### SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

Section 800: Purp.g. In addition to all other requirements set forth in this Ordinance and not in conflict with the requirements of this Article, a Declaration, a Declaration Plan and a Code of Regulations for any proposed cond0111it'liÜ11, whether t.o be created by new cons truc Clon or by conversion of exis ting structures, shall be approved by the Board of Supervisors in accordance with the requirémnts set forth in t \*sArticle and the Unit Property Act (July 3, 1963, P. L. 196) prior to submission of these documents for proper recording to the Recorder of Deeds of Mcmtgomery County. Furthermore, this Article shall provide. for the revocation of an approved condominium and subsequent recording of same by appropriate means ,

Section 801: The Declaration.

- A. Submission. In addition to all plans required pursuant to Article IV of these regulations, five copies of the Declaration shall be submitted to the Township Secretary accompanied by an application for approval. The. Township Secretary shall transmit one copy to each of the following for review and recommendations at least 30 days prior to the date on which the Board of Supervisors are to take action: Township Engineer, Township Planning Agency and the

Montgomery County Planning Commission. The Planning Agency shall transmit the Declaration to the Board of Supervisors with its recommendations for action by the Board.

- B. The Declaration shall contain the following :
- a. A reference to the Unit Property Act and an expression of the intention to submit the property to the provisions of the Unit Property Act;
  - b. A description of the land and building;
  - c. The name by which the property will be known;
  - d. A statement that the property is to consist of units and common elements as shown in a declaration plan;
  - e. A description of the common elements and the proportionate undivided interest, expressed as a percentage, assigned to each unit therein, which percentages shall aggregate one hundred percent ;
  - f. A statement that the proportionate undivided interest In the common elements may be altered by the recording of an arnendment duly executed by all unit owners affected thereby, subj ect to Township approval ;
  - g. A statement of the purposes or uses for which each unit is Intended and restrictions, if any, as to use;
  - h. The names of the first members of the council;
  - i. Any further details in connection with the property which the party or parties executing the Declaration may deem appropriate, and any details and information the Board of Supervisors or the Planning Agency may require to properly review the development and to promote the public health, safety and welfare, • and •o protect the rights of the residents of the proposed condominium.
- C. After the Declaration has been approved by the Board, the copies duly certified by the Township Secretary shall be distributed as follows :
- a. Three copies will be returned to the applicant for his files and for submission to the Office of the Recorder of Deeds of Montgomery County and the County Planning Commission .
  - b. One copy will be retained in the Township files .

Section 802: Declaration Plan.

- A. Submission. In addition to all plans required pursuant to Article IV of these regulations, one copy of the Declaration Plan on linen or mylar drafting film, twenty-four inch by thirty-six inch as specified by the Recorder of Deeds of Montgomery County shall be submitted to the Township Secretary together with 4 paper prints accompanied by an application for approval • The Township Secretary shall transmit one copy to each of the following for review and recommendation at least 30 days prior to the date on which the Board of Supervisors are to take action: Township Engineer, Town- ship Planning Agency, and the Montgomery County Planning Commission . The Planning Agency shall transmit the

Declaration Plan to the Board of Supervisors with its recommendations for action by the Board.

- B. Contents of Declaration Plan. The Declaration Plan shall show the property, the location of the building thereon, the building and layout of floors of the building including the units and the common elements and the name by which the property will be known, the unit designation for each unit therein, and shall bear a certified statement of a registered architect or licensed professional engineer certifying that the Declaration Plan fully and accurately sets forth the foregoing.
- C. After the Declaration has been approved by the Board, the copies duly certified by the Township Secretary shall be distributed as follows :
  - a. Three copies will be returned to- the applicant for his files and for submission to the Office of the Recorder of Deeds of Montgomery County and the County Planning Commission.
  - b. One copy will be retained in the Township files.

Section 803: Code of Regulations .

- A. Submission. In addition to all plans required pursuant to Article IV of these regulations, four copies of the Code of Regulations shall be submitted to the Township Secretary accompanied by the application for approval and shall be forwarded to the Board of Supervisors for their action. The Township Secretary shall transmit one copy to the Planning Agency for its review and recommendations at least 30 days prior to the date on which the Board of Supervisors are to take action. The Planning Agency shall transmit the Code of Regulations to the Board of Supervisors with its recommendations for action by the Board. All subsequent amendments to the approved Code of Regulations shall be submitted to the Township Secretary for approval in accordance with the requirements of this subsection.
- B. Contents of Code of Regulations. The Code of Regulations shall provide for at least the following, and may include other lawful provisions :
  - a. Identification of the property by reference to the place of record of the Declaration and the Declaration Plan;
  - b. The method of calling meetings of unit owners and meetings of the council;
  - C. The number of unit owners and the number of members of council which shall constitute a quorum for the transaction of business;
  - d. The number and qualification of members of council, the duration of the term of such members and the method of filling vacancies ;
  - e. The annual election by the council of a president, secretary and treasurer and any other officers which the Code of Regulations may specify;

- f. The duties of each officer, the compensation and removal of officers and the method of filling vacancies ;
- g. Trash, refuse and garbage removal from the units and the common elements, snow removal from the common elements, police protection and security of the common elements, provision of other municipal-type services to the units and common elements , maintenance, repair, and replacement of the common elements ; payment of the cost of the foregoing; the council will be required to supplement any of the foregoing services customarily provided by the Township, as required by the Board of Super- visors .
- h. The manner of collecting common expenses from unit owners which shall include a provision to the effect that all local Govern- ment fines, penalties, and assessments against individual units or common elements may be imposed and lien- ed directly against the various unit owners or common elements, without reference to any duties or functions of the council;
- i. The method of adopting and of amending the Code of Regulations , rules governing the details of the use and operation of the property and the use of the common elements, and a requirement that all amendments to the Code of Regulations be approved by the Board of Supervisors prior to becoming effective.
- J. Any other provisions which the Planning Agency and Board of Supervisors may require to properly promote the Health, Safety and Welfare of the Public; and
- k. A requirement that the Secretary of Worcester Township receive Immediate notification of any change of the personnel compris- Ing the council, in the officers •of the council, and in the mailing address of the council.

C. Approval. After the Code of Regulations has been approved by the Board, the copies duly certified by the Township Secretary shall be distributed as follows :

- a. Three copies will be returned to the applicant for his files and for submission to the Office of the Recorder of Deeds of Montgomery County and the Cotmty Planning Commission.
- b. One copy will be retained in the Township files .

After an amended Code of Regulations has been approved by the Board , the copies duly certified by the Township Secretary shall be dis- tributed as follows : one copy returned to the applicant; one copy will be retained in the Township files.

Section 804: Conversions of Rental Property or Structures to Condominiums

- A. Whenever an interest in real property or a struc ture is converted by the owner or owners into a condominium, the tenant or tenants occupying said property or structure under a then current lease agreement shall be given by the owner or owners an automatic ex ten- sion, if necessary, of the right to occupy said property or structure as lessee or tenant for a period of one (1) year without an increase in rent from the date following notice

of the proposed conversion of said property or structure to the Township by submission of a

plat; provided, however, that if fifty-one (51%) percent or more of the tenants or lessees occupying said property or structure approve in writing the conversion or change of said property or structure into a condominium or owner occupied property or structure, no automatic one (1) year extension of existing lease agreements shall be required; provided, however, that if a tenant's then current lease will not, by its terms or operation of law expire until more than one (1) year after submission of a plat to the Township, he shall not be required to vacate his unit until the expiration of his lease.

- B. The tenant or tenants in occupancy at the time the plat is filed shall have the exclusive right to purchase or enter into an agreement to purchase their units for ninety (90) days after the filing, during which time a tenant's unit shall not be shown to a third party unless he has in writing waived his right to purchase.
- C. In case any property or structure is converted into owner occupied units in violation of the Worcester Township Zoning Ordinance or the Township subdivision and land development regulations, in addition to other remedies provided by law, any appropriate action or proceedings, whether by legal or equitable process or otherwise, may be instituted or taken against the owner or owners to prevent such unlawful violation.
- D. The provisions, restrictions, and benefits of this section may not be waived by agreement or otherwise.
- E. No plat shall be approved by the Board of Supervisors of Worcester Township unless the owner or owners of the property or structure converting the same agree to comply with the provisions of this section.

Section 805: Declaration of Revocation. A condominium development or conversion may be converted into a rental or fee simple property by submission of a Declaration of Revocation, signed by 100 percent of the unit owners and the holders of all mortgages, judgments or other liens affecting the units and provided that such Declaration of Revocation is reviewed and duly recorded as provided for in Section 801. A and 801. C.a. The conversion of a condominium development shall not preclude the re-submission of said property for a condominium by the procedures provided herein.

Section 806: Inconsistent Ordinances Repealed. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 807: Saving Clause. That nothing in this Article or in the Worcester Township Subdivision and Land Development Ordinance of 1974 as hereby amended shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing under the Land Subdivision Regulations of 1965, prior to this amendment; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.





WORCESTER TOWNSHIP

ORDINANCE NO. 75

THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP DOES HEREBY ORDAIN AND ENACT AN ORDINANCE AMENDING ORDINANCE NO. 61 KNOWN AS THE WORCESTER TOWNSHIP ZONING ORDINANCE OF 1953, AS AMENDED AS FOLLOWS:

SECTION 1. Article VI is hereby amended to read as follows:

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 X Ill, hereof .

PART A

BUILDINGS OTHER THAN APARTMENT HOUSES,  
TOWNHOUSES, CONDOMINIUM, 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 ITT. 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 fifty (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 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 ten (10) feet, and if not closer to the front lot line than one hundred twentyfive (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) percent 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 (1 1/2) 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 and such 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 multifamily 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%) percent 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 multifamily 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 plan material which does not live shall be replaced with 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 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 t.he. 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 2-1/2" diameter at the base of the tree at time of planting. Such trees shall be maintained in a heal thy condition, or replaced by new trees within six months.

SECTION 603.2 Building Length or Depth. The greatest dinlensi\_on in length or depth of a onet 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. Bu i l dings so attached shall be at an angle approximately ninety (90) degrees unless authorized as a special exception.

SECTION 604.2 Courts.

1 . Inner courts shall not be permitted.

2 . 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 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 opposing walls at the opening upon the yard or street.

3. The maximum depth of an outer court shall not exceed two times the width of the court.

SECTION 605. 2 Appl i cation and Review and Approval or Disapproval by the Board of Supervisors .

A. Application for permits shall include the following:

1.A plot plan showi.ng location of lot and any present bui Idings , the proposed buildings , driveways , parking lots , landscaping and natural topographical features of the lot and wi thi\_n 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 -requi re .

B . The Board of Supervisors shall review the plans and data submi t ted and shall have the power of approval or disapproval of the same. The Secretary of the Board of Supervisors shall noti fy the Zoning ()fficer in writing of their final decision and any special conditions agreed upon.

SECTION 2 . And Article XXI is amended by adding new definitions to fol low definition "Y" as follows:

Y" Multi-family building. Any building desi\_gned and occupied as a residence for three or more families, l iving 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.

And another new definition to follow M-I as follows:

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 .

SECTION 3. Section 1641 of Article XVI i.s amended by adding the following words: and i.n no case shall a driveway be located closer than four feet to any side property line, except in case of a common driveway. 't

(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 4. A new section shall be added to Article XVI as follows:

SECTION 1642. Elevated Sand Mounds. Any elevated portion of a sewage disposal system over two 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 feet of any lot line.

SECTION 5. Another new section shall be added to Article XVI as follows:

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

SECTION 6 . To paragraph "C" of Section 1306, there .shall be added the following words: ' . and temporary signs of non-profit organization . "

ORDAINED AND ENACTED by the Board of Supervisors of Worcester Township this fourteenth day of April 1975 A.D.

RUSSELL H. PLACE , SECRETARY

ORDINANCE NO. 76

WORCESTER TOWNSHIP

The Board of Supervisors of Worcester Township in order to further clarify and add to the Township's building code ordinance does hereby ordain and enact an Ordinance amending and supplementing Ordinance No. 73, by adding a new section as follows:

SECTION 5. The flue or flue linings of all chimneys of all buildings hereafter erected and intended for human habitation whether single family or multi-family, shall be surrounded by carefully constructed solid masonry at least 4" in thickness (or 6" where hollow masonry units are used) and no combustible material shall be within 5" of the chimney flue. These conditions to likewise apply to side and rear construction of metal fireplace units. The use of smoke pipe in open rooms shall not be affected by any provisions of this section, so long as they are not closer than 5" to combustible materials, and provided a suitable collar is used when passing from one room to another .

ENACTED AND ORDAINED by the Supervisors of Worcester Township this eighth day of September

