

LOWER PROVIDENCE TOWNSHIP
Montgomery County, Pennsylvania

ORDINANCE NO. 660

**AN ORDINANCE OF LOWER PROVIDENCE TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA ADDING SECTION 143-
36.E. TO THE LOWER PROVIDENCE TOWNSHIP ZONING
ORDINANCE TO PERMIT VILLAGE HOUSE DEVELOPMENT
OPTION IN THE R-2 RESIDENTIAL DISTRICT BY CONDITIONAL
USE**

WHEREAS, the Lower Providence Township Board of Supervisors has determined that there are benefits to allowing certain alternative development options within the Township; and

WHEREAS, the Board of Supervisors of Lower Providence Township desires to add the Village House Development option as a conditional use in the R-2 Residential District pursuant to certain express criteria.

NOW, THEREFORE, after review and recommendation by the Montgomery County Planning Commission and the Lower Providence Township Planning Commission, it hereby be ENACTED and ORDAINED by the Board of Supervisors of Lower Providence Township, Montgomery County, Pennsylvania as follows:

ARTICLE I. Village House Development

Section 143 of the Lower Providence Township Zoning Ordinance, of the Code of Ordinances of the Township of Lower Providence is hereby revised and amended to add a new subsection 143-36.E, Conditional Uses, as follows:

- E. Conditional Uses. The following conditional uses when authorized by the Board of Supervisors, pursuant to the procedural requirements set forth in §143-80, the performance standards set forth in this Section, and in compliance with all other applicable regulations of this Chapter.
- (1) Village House development option in compliance with the following design standards and the procedural requirements set forth in §143-118, Subsection B through E.
- (a) Tract area. The minimum tract area for the Village House development option shall be 8.5 gross acres. The maximum tract area for the Village House development option shall be 15 gross acres.
- (b) Permitted uses. Single-family detached dwellings at a maximum density of 2.5 dwelling units per gross acre, rounded down to the nearest whole number of dwelling units.

- (c) Minimum open space. A minimum of 25% of the gross area of the tract shall be set aside as open space. At least 33% of the required minimum open space shall be in the form of improved common areas or greens. Open space areas may include stormwater management facilities.
- (d) Lot area. The minimum lot area shall be 8,000 square feet per dwelling.
- (e) Lot width. The minimum lot width shall be 55 feet, as measured at the building setback line.
- (f) Building coverage. Not more than 30% of the area of the building lot may be covered by buildings.
- (g) Impervious coverage. The maximum impervious coverage of each building lot shall not exceed 45% at the time of initial land development and an additional 5% for the future homeowner. The total impervious coverage per building lot shall not exceed 50%.
- (h) Yard requirements.
 - [1] Front yard. There shall be at least one front yard on each lot. Every front yard shall be not less than 25 feet in depth from the street line. For corner lots, a front yard shall be provided along each street frontage.
 - [2] Side yard. There shall be at least one side yard on each lot. Every side yard shall have a minimum width of 10 feet. Side yards which abut lots with existing residential uses shall have a minimum width of 20 feet.
 - [3] Rear yard. There shall be at least one rear yard on each lot. Every rear yard shall be not less than 30 feet in depth. Rear yards which abut lots with existing residential uses shall have a minimum depth of 60 feet. Except patios may extend into the required rear yard a maximum of 10 feet, and decks may extend into the required rear yard a maximum of 10 feet provided that the deck height (excluding handrails) is less than 5 feet.
- (i) Height. The maximum height of buildings or structures in a Village House development shall be 35 feet, and such buildings or structures shall not exceed three stories, exclusive of basements.
- (j) Parking. A minimum of two (2) off-street parking spaces shall be required for each dwelling unit.

(k) Additional regulations for a Village House development:

- [1] The development must be served by public sewer and water facilities.
- [2] The development shall be designed with public or private streets.
- [3] An accessory use building shall not be permitted, except for one shed or other accessory building for the purpose of storage of lawn care equipment, products, and household goods shall be permitted with a five-foot setback from the rear and/or side yard property lines, provided said building shall not exceed 150 square feet in building coverage and shall not exceed 12 feet in height, as measured from the lowest point in the grade at the entrance to the building to the highest peak of the roof ridge.
- [4] Architectural design standards:
 - [a] Roofs shall be pitched and architectural features such as porches, staggered setbacks, bay windows, gables, dormers, and decorative garage doors are encouraged to enhance the design.
 - [b] The facades shall be comprised of at least two materials, one of which shall be masonry.
 - [c] The applicant shall submit representative architectural examples at the time of the conditional use application.

ARTICLE II. **REPEALER**

All other Township ordinance or parts of ordinances which are inconsistent herewith are hereby repealed but only to the extent of such conflict.

ARTICLE III. **SEVERABILITY**

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section, or part thereof not been included herein.

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ARTICLE IV. EFFECTIVE DATE

This Ordinance shall become effective five (5) days after final enactment.

ENACTED and ORDAINED this 20th day of June, 2019.

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS**



Peter MacFarland, Chairman

ATTEST:



Don D. Delamater, Township Manager


Colleen Eckman, Vice Chairwoman


Patrick Duffy

Gary Neights


Jason Sorgini

