

## ORDINANCE #2015-623

### AN ORDINANCE OF LOWER PROVIDENCE, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 143 OF THE CODE OF THE TOWNSHIP OF LOWER PROVIDENCE, PROVIDING FOR REDEVELOPMENT OF INDUSTRIAL SITES, PERMITTING TOWNHOUSE USES WITHIN THE I INDUSTRIAL DISTRICT BY CONDITIONAL USE.

Upon recommendation of the Township Planning Commission and the Montgomery County Planning Commission, the Board of Supervisors of Lower Providence Township hereby **ENACT** and **ORDAIN** as follows:

**SECTION I.** Chapter 143, Section 143-133. Use regulations for I District, Subsection D is hereby amended to permit townhouse uses by conditional use in accordance with the following requirements:

Section 143-133 D.(2).

Townhouse uses provided that the following specific standards are satisfied:

(1) Dimensional requirements.

- a. Maximum total building coverage- 15%
- b. Minimum lot area- 30 acres (gross)
- c. Maximum height- 35 feet
- d. Maximum building length- 160 feet
- e. Setbacks from road- 35 feet
- f. Setbacks from internal service roads or driveways-30 feet
- g. Setbacks from parking lots or sidewalks-15 feet
- h. Setbacks from other buildings-60 feet
  - (1) 60 feet – front to rear, front to front, rear to rear
  - (2) 40 feet – side to front or side to back
  - (3) 25 feet- side to side

- i. Maximum total impervious coverage- 35%
- j. Minimum of 2 off-street parking spaces for each dwelling unit. Garage parking spaces cannot be counted toward this minimum requirement.
- k. Overflow parking spaces- 1 space per dwelling unit
- l. Minimum open space -20% of total lot area
- m. Density- 4.25 dwelling units x total lot area

(2) Performance standards.

- a. The applicant shall meet the design and development standards set forth in Section 143-28 of this Ordinance.
- b. The site area shall contain environmentally sensitive areas, including but not limited to, watercourses, wetlands, steep slopes, and/or woodlands which shall be preserved as part of the proposed development.
- c. All tracts within the I district proposing townhouse developments shall be subject to an environmental remediation program under the Pennsylvania Department of Environmental Protection, Act 2.

(3) Architectural renderings.

- 1. As part of the conditional use application, the applicant shall prepare a set of architectural renderings for the buildings in the development including elevations, perspective sketches and building materials.
- 2. The applicant shall choose an acceptable set of architectural standards to be followed consistently throughout the development by generally adhering to the following design criteria to the extent they are applicable to the type of dwelling unit being developed by the applicant.
  - a. At least 50% of the front elevation of a residential building shall be a masonry product (stone, stucco, brick, etc.)
  - b. The front elevation of a residential building shall contain a minimum of 1 gable per the number of dwelling units in the building.

- c. There shall be a minimum two (2) feet offset at the common party wall of dwelling units for at least 67% of the dwelling units in a building. Example, a four dwelling unit building is required to have two such offsets and a five dwelling unit building is required to have three such offsets.
- d. There shall be a minimum of two architectural feature changes on side elevations of buildings which may be accomplished through material changes, ie masonry water tables, cedar shake style vinyl siding, bay windows, porch roofs, etc.
- e. Ridge and fascia lines of the roof of a building may not align for more than two (2) consecutive dwelling units along the front façade of a building.
- f. All exterior decks shall be constructed utilizing a vinyl wrapped support post, vinyl wrapped (Azek or equivalent) skirt boards and support beams, if necessary. All railing shall be manufactured white vinyl. All decking shall be a composite material (Trex or equivalent).
- g. All garage doors shall have one horizontal panel of windows.
- h. Building materials including siding, masonry products, garage doors, windows, trim, roofing, shutters shall be generally consistent throughout the build out of the development.
- i. An HOA shall be responsible for enforcing the architectural standards of the development in perpetuity.

## **SECTION II. Severability**

If any section, paragraph, sub-section, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

**SECTION III. Repealer**

All ordinances, parts of ordinances, and amendments thereof which are inconsistent with this Ordinance are hereby repealed.

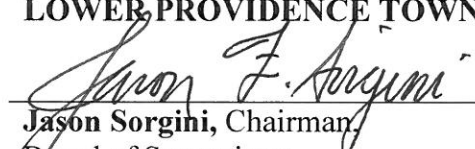
**SECTION IV. Effective Date**

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

**ORDAINED AND ENACTED** by the Board of Supervisors of Lower Providence Township, Montgomery County, Pennsylvania, this 19<sup>th</sup> day of March, 2015.

**LOWER PROVIDENCE TOWNSHIP**

By:

  
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**Jason Sorgini, Chairman**  
Board of Supervisors

Attest:

  
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