

**TOWNSHIP OF LOWER PROVIDENCE
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 632

**AN ORDINANCE OF LOWER PROVIDENCE, MONTGOMERY
COUNTY, PENNSYLVANIA, AMENDING CHAPTER 143 OF
THE CODE OF THE TOWNSHIP OF LOWER PROVIDENCE,
PERMITTING A SMALL LOT RESIDENTIAL DEVELOPMENT
OPTION IN THE PBO PROFESSIONAL AND BUSINESS
OFFICE 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, Article XVII, Professional and Business Office District, is hereby amended to provide for alternative residential development by adding new section "D" below to §143-117, conditional uses:

§143-117. Conditional uses.

D. Village House Development Option in compliance with the following design standards and the procedural requirements set forth in §143-118 B through E.

- (1) Tract area. The minimum tract area for the Village House Development option shall be 5 acres. The maximum tract area for the Village House Development option shall be 15 acres.
- (2) Permitted uses. Single-family detached dwellings at a maximum density of 3.8 dwelling units per gross acre.
- (3) Minimum open space. A minimum of 15% of the area of the tract shall be set aside as open space. At least 20% 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.
- (4) Lot area. The minimum lot area shall be 6,000 square feet per dwelling.
- (5) Lot width. The minimum lot width shall be 60 feet.
- (6) Building coverage. Not more than 35% of the area of the building lot may be covered by buildings.
- (7) Impervious coverage. The maximum impervious coverage of each building lot shall not exceed 50% 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 55%.
- (8) Yard requirements.

- (a) Front yard. There shall be a front yard on each lot which shall be not less than 25 feet in depth from the street line. For corner lots, a front yard setback shall be provided along each street.
 - (b) Side yards. On each interior lot there shall be two side yards each having a minimum width of 10 feet.
 - (c) Rear yard. There shall be a rear yard on each lot the depth of which shall not be less than 25 feet, except that patios may extend into the rear yard a maximum of 10 feet. Decks may extend into the rear yard a maximum of 10 feet provided that the deck height (excluding handrails) is less than 5 feet.
- (9) Height. The maximum height of buildings or structures in a Village House Development shall be 35 feet, not to exceed three stories, exclusive of basements.
- (10) Parking. A minimum of two off-street parking spaces shall be required for each dwelling unit. In addition, there shall be no less than 0.8 spaces per dwelling guest parking.
- (11) Additional regulations for a Village House Development:
- (a) The development must be served by public sewer and water facilities.
 - (b) The development may be designed with public or private streets.
 - (c) Accessory use-structures shall not be permitted, except as noted in 8(c) above.
 - (d) Architectural design standards:
 - i. 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.
 - ii. The facades shall be comprised of at least two materials, one of which shall be masonry.
 - iii. The applicant shall submit representative architectural examples at the time of the conditional use application.

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 or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically 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 21st day of January, 2016.

ATTEST:

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS:**



Richard Gestrich, Township Manager



Jason Sorgini

Colleen Eckman

Patrick T. Duffy

Peter MacFarland

Jill Zimmerman

AFFIDAVIT OF PUBLICATION
307 Derstine Avenue • Lansdale, PA 19446

LOWER PROVIDENCE TOWNSHIP
100 PARKLANE DR
EAGLEVILLE, PA 19403
Attention:

STATE OF PENNSYLVANIA,
COUNTY OF MONTGOMERY

The undersigned *Nina Cheary*, being duly sworn the he/she is the principal clerk of The Times Herald, Times Herald Digital, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

LEGAL NOTICE

Notice is hereby given that the Board of Supervisors of the Township of Lower Providence, Montgomery County, Pennsylvania, will consider for possible enactment, an ordinance, of which this Notice is a summary, amending Chapter 143, Zoning, of the Code of the Township of Lower Providence, permitting a small lot residential development option in the PBO Professional and Business Office District by conditional use.

The Board of Supervisors will hold a public hearing on January 21, 2016, at 7:30 p.m., at the Lower Providence Township Municipal Building, 100 Parklane Drive, Eagleville, PA 19403 to consider the ordinance. A copy of the full text of the proposed ordinance is available at the Township offices, the Montgomery County Law Library, and the offices of this newspaper during normal business hours.

GRIM, BIEHN & THATCHER,
Township Solicitor

LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS
100 Parklane Drive
Eagleville, PA 19403
NTH 1/7, 1/14 1-a

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Sworn to the subscribed before me this 14th day of January, 2016

Marcia B Burns

Notary Public, State of Pennsylvania
Acting in County of Montgomery

COMMONWEALTH OF PENNSYLVANIA

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