

TOWAMENCIN TOWNSHIP

ORDINANCE NO. 25-

AN ORDINANCE AMENDING THE TOWAMENCIN TOWNSHIP CODE, CHAPTER 153 [ZONING], BY AMENDING: (1) ARTICLE IV [PERMITTED LAND USES PER DISTRICT], SECTION 400 [TABLE OF PERMITTED LAND USES BY DISTRICT] TO ADD A NEW R-14 CLUSTER SINGLE FAMILY-DETACHED DWELLING USE; (2) ARTICLE IV [PERMITTED LAND USES PER DISTRICT], SECTION 403(A)(1) [R-175 RESIDENTIAL DISTRICT/USES BY RIGHT] TO ADD THE NEW R-14 CLUSTER SINGLE FAMILY-DETACHED DWELLING USE AS A BY-RIGHT USE IN THE R-175 DISTRICT; AND (3) ARTICLE V [USE DEFINITIONS AND REGULATIONS], SECTION 502(F) [R RESIDENTIAL USES] TO ADD A NEW SUB-SECTION (14) PROVIDING A DEFINITION FOR THE R-14 CLUSTER SINGLE FAMILY-DETACHED DWELLING USE WITH SPECIAL CRITERIA FOR THE R-14 CLUSTER SINGLE FAMILY-DETACHED DWELLING USE.

ENACTED ON:

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It is hereby enacted and ordained by the Board of Supervisors that the Towamencin Township Code, Chapter 153 [Zoning] shall be amended in furtherance of the Township's health, safety, and welfare.

NOW THEREFORE, BE IT ENACTED AND ORDAINED by this Board as follows:

SECTION 1. AMENDMENT TO ARTICLE IV [PERMITTED LAND USES PER DISTRICT], SECTION 400 [TABLE OF PERMITTED LAND USES BY DISTRICT]

Article IV [Permitted Land Uses per District], Section 400 [Table of Permitted Land Uses by District] is hereby amended to create a new R-14 Cluster Single Family-Detached Dwelling Use.

SECTION 2. AMENDMENT TO ARTICLE IV [PERMITTED LAND USES PER DISTRICT], SECTION 403(A)(1) [R-175 RESIDENTIAL DISTRICT/USES BY RIGHT]

Article IV [Permitted Land Uses per District], Section 403(A)(1) [R-175 Residential District/Uses by Right] is hereby amended to add the R-14 Cluster Single Family-Detached Dwelling Use as a by-right use in the R-175 District.

SECTION 3. ARTICLE V [USE DEFINITIONS AND REGULATIONS] SECTION 502(F) [USE DEFINITIONS AND REGULATIONS/ RESIDENTIAL USES]

Article V [Use Definitions and Regulations], Section 502(F) [Use Definitions and Regulations/R-Residential Uses] is hereby amended to add a new section (14) entitled “R-14 Cluster Single-Family Detached Dwelling,” which shall read as follows:

- (14) R-14 Cluster Single-Family Detached Dwelling. A community of Single-Family Detached Dwellings on a tract of ground with a minimum site area of 10 acres, is serviced by public water and public sewer and not less than 35% of the Site Area shall be preserved as Common Open Space. The requirements in this subsection shall supersede sections in the underlying zoning district. A development for R-14 Cluster Single-Family Detached Dwellings shall comply with the following criteria:

- (a) Minimum Development Site Area: 10 acres
- (b) Maximum Permitted Density: 1.1 dwelling units per Site Area
- (c) Lot Area:
 - [1] Minimum lot area: 12,000 square feet
 - [2] Average lot area; No less than 14,000 square feet
- (d) Minimum Lot Width: 80 feet
- (e) Setback requirements:
 - [1] Minimum front yard: 30 feet
 - [2] Minimum side yards: 15 feet
 - [3] Minimum rear yard: 30 feet
- (f) Maximum coverage regulations:
 - [1] Building Coverage: 25%
 - [2] Impervious Coverage: 45%
- (g) Maximum height regulations:
 - [1] Principal residential structure: 35 feet not exceeding 2 ½ stories
 - [2] Residential accessory structure: 14 feet not exceeding one story

(h) Parking requirements:

[1] Parking: two off-street parking spaces per dwelling unit.

(i) Buffer: A Class A Buffer as defined in the Towamencin Township Engineering Standards shall be provided along the perimeter of the tract being developed using Use R-14 Cluster Development except for any street frontage.

(j) Requirements for open space. The following regulations shall govern the characteristics and maintenance of the required open space created by an R-14 Cluster development:

[1] A minimum of 35% of the gross tract acreage shall be set aside as open space land. No more than 20% of the minimum required open space land may be encumbered by stormwater management facilities. Land, in excess of the minimum lot size, contained within a private building lot that is designed to maintain the existing structures on the tract of land may count toward the minimum open space requirement. The building lot for the existing structures shall be deed restricted from further subdivision.

[2] Characteristics of required open space. Open space created shall have the following minimal requirements:

[a] The land area to be set aside for permanent preservation as open space shall be located and so shaped as to be suitable for the purpose intended. Consideration shall be given to contiguous portions of existing and potential open space lands in adjacent tracts.

[b] The minimum area of any individual required open space area shall be 0.5 acres.

[3] Ownership of required Open Space areas: Areas of required Open Space must first be offered for dedication to the Township, if the Township declines to accept the offer of dedication, the open space areas shall be owned and maintained by a homeowners association, in which case satisfactory arrangements shall be made, acceptable to the Township, for the maintenance of all such areas.

[4] Use and maintenance of required open space areas. The open space land shall be set aside or reserved for recreational and conservation uses such as park, woodlands, conservation, playground, active recreational use or other open space purposes, such as the preservation of natural features.

SECTION 4. SEVERABILITY

This Ordinance's provisions are intended to be severable. If any section, sentence, clause, part, or provision of this ordinance is determined to be illegal, invalid, or unconstitutional by any court of competent jurisdiction, such determination shall not affect or impair this Ordinance's remaining sections, sentences, clauses, parts, or provisions.

Furthermore, it is hereby declared to be this Board's express intent that this ordinance still be adopted even if such an illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included.

SECTION 5. REPEALER

All other ordinances and resolutions or parts thereof as they are inconsistent with this Ordinance are hereby repealed.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect five days from this Board's approval of it as required Pennsylvania law.

[Signatures on Next Page]

ENACTED and **ORDAINED** by this Board at is public meeting on this ____ day of May 2025, following a duly-advertised hearing.

TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS

H. CHARLES WILSON, III
Chairperson

Attest:

JOYCE F. SNYDER
Secretary