

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that on February 14, 2018, the Horsham Township Council will consider the adoption of an Ordinance amending the Horsham Township Zoning Ordinance to create an Age-Qualified Overlay District over certain portions of the R-1 and R-2 districts. The properties which would be included in the overlay district are the property on Limekiln Road known as the Limekiln Golf Course and a portion of the property located at 118 Park Road. The ordinance also amends the text of the Zoning Ordinance to create an Age-Qualified Development use and sets forth regulations for that use. The public hearing before the Horsham Township Council on this ordinance was held on January 22, 2018. Council's consideration of adoption will be held at the Horsham Township Building, 1025 Horsham Road, Horsham, PA 19044 during Council's regular meeting at 8 P.M. A full text copy of the Ordinance is available for inspection at the Township Offices, the Montgomery County Law Library, and the offices of this newspaper, during normal business hours. A summary of the proposed ordinance is set forth below. **ALL INTERESTED PARTIES ARE INVITED TO ATTEND.**

SUMMARY OF ORDINANCE

AN ORDINANCE AMENDING (1) THE TOWNSHIP'S ZONING MAP PROVIDING FOR AN "AGE-QUALIFIED DEVELOPMENT OVERLAY DISTRICT" ON CERTAIN LAND LOCATED IN THE R-1/R-2 RESIDENTIAL ZONING DISTRICTS, FURTHER IDENTIFIED AS TAX PARCEL NUMBERS 36-00-09544-00-5, 36-00-09546-00-3, 36-00-09529-00-2 AND A PORTION OF 36-00-09550-00-8; AND (2) THE TOWNSHIP'S ZONING ORDINANCE BY CREATING ARTICLE XXXIX [AGE-QUALIFIED DEVELOPMENT OVERLAY DISTRICT] WITH PROVISIONS FOR DECLARATION OF LEGISLATIVE INTENT; ESTABLISHMENT OF DISTRICT; USE REGULATIONS; DEVELOPMENT REGULATIONS; AREA AND HEIGHT REGULATIONS; RECREATION REQUIREMENTS; AND BUFFER AND LANDSCAPING REQUIREMENTS.

Section 1-Amends the Township Zoning Map to create an Age-Qualified Development Overlay District and to include the following tax map parcels in the Age-Qualified Development Overlay District: 36-00-09544-00-5, 36-00-09546-00-3, 36-00-09529-00-2 (Limekiln Golf Course properties) as well as a portion of 36-00-09550-00-8 (118 Park Road) Those parcels are zoned R1 and R2.

Section 2-Amends text of the Township Zoning Ordinance to create an Age-Qualified Development Overlay District and sets forth the legislative intent for the district. Zoning Ordinance Section 230-258 is amended to set eligibility requirements for Age-Qualified Developments, including minimum tract size, frontage on an arterial street, and a requirement that the use be restricted to residents of a certain age. The requirements of the R1 and R2 zoning districts would continue to apply unless in direct conflict with the provisions of the proposed ordinance.

Zoning Ordinance §230-259 sets forth use regulations for the Age-Qualified Developments, permitting single-family detached, twin, and townhouse dwelling units, accessory structures and uses (for single-family dwelling only), and recreational uses and common facilities.

Zoning Ordinance §230-260 of the proposed ordinance sets forth Common Open Space requirements (40% of tract), density limits (3.5 units per acre), building area regulations (20% of the tract), impervious surface regulations (40% of the tract area), and boundary setbacks.

Zoning Ordinance §230-261 sets forth area and height regulations such as lot size, lot width, yard requirements, and building heights for single-family dwellings, twins, townhouses, and accessory structures.

Zoning Ordinance §230-262 sets forth recreation requirements for age-restricted developments, requiring both active and passive recreation areas, and requiring that no less than 5% of the minimum required open space shall be devoted to active recreation. An age-restricted development must include a clubhouse of not less than 10,000 square feet.

Zoning Ordinance §230-263 of the proposed ordinance sets forth buffer and landscaping requirements including a requirement for a 75 foot wide perimeter buffer, which includes a visual screen consisting of a variety of landscape elements. Walking trails may be located with the perimeter buffer.

Section 3- Repeals all inconsistent ordinances;

Section 4- Severability clause;

Section 5- Provides that the ordinance will be effected 5 days after enactment.

HORSHAM TOWNSHIP COUNCIL
Mary C. Eberle, Solicitor
1025 Horsham Road
Horsham, PA 18944