

**ORDINANCE NO. 651**

**AN ORDINANCE OF THE TOWNSHIP OF HATFIELD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 282 OF THE HATFIELD TOWNSHIP CODE TO CREATE A NEW ARTICLE XXXI “TD TRANSPORTATION DISTRICT” AND TO REZONE TAX MAP PARCELS 35-00-02398-00-6 AND 35-00-02395-00-9 TO THE NEW TD TRANSPORTATION DISTRICT**

**WHEREAS**, the owner of Tax Map Parcel Nos. 35-00-02398-00-6 and 35-00-02395-00-9 has requested the Township create a TD Transportation District and rezone its property to the same; and

**WHEREAS**, the Township is in favor of creating a TD Transportation District and rezoning the property,

**NOW, THEREFORE**, be it, and it is hereby **APPROVED** by the Board of Commissioners of Hatfield Township, Montgomery County, Pennsylvania, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

**SECTION I.** Article XXXI is hereby added to Chapter 282 and shall be entitled “TD Transportation District” and shall read as follows:

Legislative Intent

The intent is to expand upon the Purpose and Community Development Objectives found in Article I of this Chapter and achieve the following goals of the TD Transportation District Ordinance:

- (1) To recognize the benefits of Transit Oriented Development and provide the opportunity to incorporate those benefits into the fabric of Hatfield Township.
- (2) To create a housing type that is attuned to mass transportation and not the automobile, thereby reducing automobile traffic congestion.
- (3) To support mass transit by providing residential development within walking distance of a train station.
- (4) To create compact neighborhoods that will serve a specific growing demographic within the community, thereby supplementing the variety of housing opportunities that exist within the Township.

§ 282-241. Designation of district; applicability.

In the TD Transportation District, the following regulations shall apply.

§ 282-242. Use regulations.

A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

- A. One single family detached dwelling in accordance with the regulations contained in Article V, RA-1 Residential District.
- B. Agriculture.
- C. Municipal use.
- D. The following uses shall be permitted when authorized under the conditional use procedures of § 282-205 and subject to the requirements of this Article.
  - (1) Townhouse Dwellings.
  - (2) Single Family Dwellings, Semi-detached.

§ 282-243. Yard regulations, which shall apply to all townhouse and single family dwelling, semi-detached uses.

- A. Front yard. There shall be a front yard on each lot which shall not be less than twenty-five (25) feet in depth. In the case of a private street the setback shall be measured from the edge of the cartway.
- B. Side yards. There shall be a side yard on each lot which shall not be less than twenty (20) feet in width, measured from a property line. The distance between the side of a building and an internal private roadway shall be no less than twenty-five (25) feet. In the case of a private street the setback shall be measured from the edge of the cartway.
- C. Rear yards. There shall be a rear yard on each lot which shall not be less than twenty (20) feet in depth.
- D. Corner lots are regulated by Article XXVI, General Provisions.

§ 282-244. Coverage regulations.

- A. Building coverage. The building coverage shall not exceed thirty-five (35%) percent of the developable area of the lot area.
- B. Impervious coverage. The impervious coverage shall not exceed seventy-five (75%) percent of the developable area of the lot.

§ 282-245. Height regulations.

- A. The maximum height for any building or structure erected or enlarged in this district shall be forty-five (45) feet, not exceeding three and one-half (3-1/2) stories including the basement level.

§ 282-246. Parking regulations, which shall apply to all multi-family uses.

- A. For each dwelling unit in this district, two (2) all weather off-street parking spaces shall be provided, either or both of which may be garage spaces.
- B. Overflow parking lot. One-half (1/2) parking space per unit shall be provided as overflow parking.
- C. Setbacks.
  - (1) No parking, loading or driveway area shall be located closer than five (5) feet to any property line, except that portion of the driveway required for normal ingress and egress.
  - (2) Overflow Parking.
    - (a) Setbacks. The minimum setback from any property line shall be five (5) feet, with the exception of a property line next to a single family residential zoning district in which case the minimum setback shall be one hundred (100) feet. The minimum setback from new residential homes shall be twenty-five (25) feet.

§ 282-247. Special Requirements.

- A. Signs. Signs shall be permitted on every street frontage in accordance with Article XXIII, Signs.
- B. Landscaping. All development hereinafter initiated in the TD Transportation District shall have landscaping designed and maintained in accordance with the applicable sections of the Subdivision and Land Development Ordinance of Hatfield Township, as amended.

- C. Utilities. All development hereinafter initiated in the TD Transportation District shall be served by public sewer and public water. All utilities servicing a permitted use in this district shall be installed underground.
- D. Development regulations which shall apply to all multi-family uses.
- (1) Minimum lot area. A lot area of not less than five (5) developable acres shall be provided.
  - (2) Density. The overall density of a multi-family residential development within the TD Transportation District shall be nine point three (9.3) dwelling units per acre over the entire lot area.
  - (3) Building arrangement. Townhouse and Single Family Dwellings, Semi-detached.
    - (a) The minimum distance between buildings shall be twenty-five (25) feet for side to side conditions and forty (40) feet for any front to front condition and fifty (50) feet for any back to back condition.
    - (b) The maximum number of townhouse units per building row shall be six (6).
    - (c) The minimum yard distance between a multi-family development and an immediately adjacent residential zoning district which permits single family, detached residential dwellings shall be forty (40) feet for Single Family Dwellings, Semidetached and one hundred feet (100) for townhouses, not including unroofed decks or patios.
    - (d) Patios and uncovered decks may extend into the rear yard a distance of ten (10) feet.
    - (e) Offsets and/or material changes shall occur at each townhouse unit, on all elevations. This requirement may be modified during the Conditional Use process at the discretion of the Board of Commissioners.
    - (f) A landscape buffer a minimum of twenty-five (25) feet in width shall be provided along all property lines shared with a single family residential district.
    - (g) All townhouses and Single Family Dwellings, Semi-detached along existing road frontages or adjoining single family residential

districts shall be arranged so that the garages do not face outward. All units shall take vehicular access from internal private streets.

- (h) A pedestrian circulation system shall be provided which shall link adjoining residential neighborhoods, and run throughout the site, as determined during the Conditional Use proceedings.
- (4) All buildings shall be in accordance with an overall plan and shall be designed as a single architectural scheme.
- (5) Exterior lighting shall be designed and maintained to adequately illuminate the site. All lighting shall be arranged to protect highways and adjacent properties from direct light and glare or hazardous interference.
- (6) Raw materials, supplies, trash and refuse must be stored in covered containers, within an adequate enclosure and handled and disposed of in such a way as not to give rise to odor or litter, or otherwise handled on an individual unit basis.

**SECTION II.** The Official Zoning Map of the Township of Hatfield is hereby amended to create a TD Transportation District and to rezone Tax Map Parcel Nos. 35-00-02398-00-6 and 35-00-02395-00-9 from its current zoning of RA-1 Residential District to TD Transportation District as depicted on the Zoning Map attached hereto and made a part hereof as Exhibit "A".

**SECTION III.** All ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

**SECTION IV.** The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Hatfield Township Code.

**SECTION V.** This Ordinance shall be effective five (5) days following its legal enactment.

**ENACTED** and **ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**ATTEST:**

**BOARD OF COMMISSIONERS OF  
HATFIELD TOWNSHIP**

\_\_\_\_\_  
Aaron Bibro, Secretary

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Thomas C. Zipfel, President