

TOWNSHIP OF ABINGTON
ORDINANCE NO. 2147

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE
TOWNSHIP OF ABINGTON, RELATING TO PROVISIONS OF THE SNR SENIOR
NEIGHBORHOOD RESIDENTIAL DISTRICT, STEEP SLOPE DEFINITION, AND
OPEN SPACE STANDARDS.**

WHEREAS, the Board of Commissioners of the Township of Abington is empowered to amend the Township's Zoning Ordinance regulating the use and control of land within the Township; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that it is the interest of the health, safety and welfare of the community that the Township's Zoning Ordinance be amended in certain respects; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that such amendments as set forth herein are consistent with the community development goals for Abington Township and the Pennsylvania Municipalities Planning Code.

NOW THEREFORE, the Board of Commissioners of the Township of Abington does hereby enact and ordain, that the Township's Zoning Ordinance shall be amended as follows:

Section 1. Article II: Definitions, Section 201. Specific Definitions: Steep Slope is amended as follows:

Steep Slope: Natural or man-made areas of land where the average slope exceeds 15%, measured over a ten foot (10') horizontal distance. Steep Slope does not include any area exceeding the 15% standard set forth herein when such area is subject to land development or subdivision approval granted by the Township prior to the effective date of this Chapter, and provided that improvements in such area have been substantially completed in accordance with such prior approval.

Section 2. Article VIII: SNR Senior Neighborhood Residential District is amended as follows:

Section 803, "Special Development Regulations" is amended to add subsection "D" as follows

- D. Riparian Corridor Conservation Requirements: The riparian buffer within the SNR District does not include the following improvements existing as of the effective date of this Chapter: a) roads or streets to the full width of such road or street, including any adjacent sidewalks, curbs, retaining structures, utilities and/or headwall of existing culvert structures; b) stormwater management basins, including all basin slopes or berms; or c) public walkways or trails which are

either existing as of the effective date of this Chapter or reserved for future public use, and are eight (8) feet or less in width.

Section 3. Article XXI: Use Regulations, Section 2103.E. Use E-15: Senior Living Community, is amended as follows:

Senior Living Community: A residential development consisting of Use H-7: Single-Family Detached Dwelling Unit and Use H-10: Twin Dwelling Unit (Single-Family Semi-Attached), exclusively restricted to the principal occupant being 55 years of age or older and up to two other adults, neither with dependent children, and a live-in nurse or similar care giver whose presence is required to care for a permitted occupant.

Section 4. Article XXVI: General Regulations, Section 2601.K. Open Space Standards, is amended as follows:

Open Space Standards. Where proposed, or where required by zoning district, the creation of open space in conjunction with land development or subdivision shall meet the following requirements:

1. Open Space Standards.
 - f. Open space shall be visible or partially visible from dwelling units, roadways, and sidewalks or recreational trails/walkways.

Section 5. Appendices: Comprehensive Use Matrix, H Residential Uses, is amended as follows:

Use Code H-10 Twin Dwelling Unit (Single Family Semi-Attached), for SNR District, change from N to Y.

Section 6. Severability.

If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected.

Section 7. Conflicting Ordinances Repealed.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 8. Effective Date.

This ordinance shall become effective and shall be enforced on and after 12/14 2017.

ENACTED AND ORDAINED the 14 day of December, 2017.

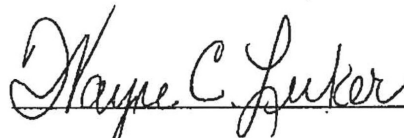
TOWNSHIP OF ABINGTON

Attest:



Richard J. Manfredi, Secretary

By:



Wayne C. Luker, President
Board of Commissioners