

**ORDINANCE NO. 246**

**AN ORDINANCE OF THE  
TOWNSHIP OF PERKIOMEN, MONTGOMERY COUNTY, PENNSYLVANIA  
AMENDING ITS ZONING ORDINANCE BY: PROVIDING FOR A NEW ELDERLY RESIDENTIAL  
2 (ER2) ZONING DISTRICT;  
AMENDING ZONING ORDINANCE SECTIONS 310-5, 310-66, 310-74 and 310-91;  
REPEALING THE LIGHT INDUSTRIAL ZONING DISTRICT;  
REZONING THE EXISTING LIGHT INDUSTRIAL ZONING DISTRICT AND A  
SMALL PORTION OF THE COMMERCIAL RETAIL ZONING DISTRICT TO THE NEW  
ER2 ZONING DISTRICT; AND  
AMENDING THE TOWNSHIP ZONING MAP TO REFLECT SAID CHANGES**

**WHEREAS**, the Board of Supervisors of Perkiomen Township deems it to be in the best interests and general welfare of the citizens and residents of the Township to provide for the needs of older adults by offering a wider range of independent living options to older adults;

**WHEREAS**, the Board of Supervisors has met the procedural requirements of 53 P.S. § 10101, *et seq.*, the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance including holding a public hearing; and,

**WHEREAS**, the Board of Supervisors, after due consideration of the proposed Ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents of Perkiomen Township will be served by these amendments to the Perkiomen Township Zoning Ordinance and Zoning Map;

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED**, by the Board of Supervisors of Perkiomen Township, Montgomery County, Pennsylvania, and it is hereby enacted and ordained by authority of same as follows:

**SECTION 1.** Article XXVII (Light Industrial Zoning District) of the Perkiomen Township Zoning Ordinance is hereby repealed and the Perkiomen Township Zoning Ordinance is hereby amended to replace Article XXVII with the new ER2 Zoning District which shall read as follows;

**§ 310-223 Declaration of legislative intent.**

It is the specific intent of this article:

- A. To provide an area of the Township where the housing interests and needs of elderly persons can and will be accommodated.
- B. To encourage physical fitness among elderly residents by requiring well designed and usable recreational open space.
- C. To require policies and procedures that demonstrate an intent to provide housing for persons 55 years of age or older.

- D. To provide an elderly residential option that requires a variety of housing options for persons 55 years of age or older.
- E. To accommodate and encourage pedestrian activity by having direct access to nearby goods and services.

**§ 310-224 Permitted uses.**

- A. Age restriction. A building may be erected or used or a lot may be used or occupied for any of the permitted uses set forth in Subsection B, provided that: 1) the housing be intended and operated for persons 55 years of age or older; 2) whenever a lot or unit is sold, resold, rented or otherwise occupied, at least one of the occupants shall be 55 years of age or older; 3) at least 80% of the occupied units be occupied by at least one person who is 55 years of age or older; and 4) no building, lot or unit be occupied by any person 19 years of age or younger; and 5) the units and/or care facilities shall be restricted in accordance with the Federal Fair Housing Act, as amended. For purposes of this Ordinance, persons who are spouses, siblings, domestic partner or adult children residing with the person of qualifying age, regardless of age, may continue to occupy the Unit (and shall continue to be a permitted occupant) after the death of his or her spouse, sibling, domestic partner or parent. However, if the remaining spouse, sibling, domestic partner or adult child re-marries or otherwise cohabitates with any other person, at least one (1) resident must meet the minimum age requirement set forth herein.
- B. Permitted housing options. In a housing facility or community intended for older persons, a building or buildings may be erected, altered or used and a lot or premises may be used or occupied for any of the following uses and not any other:
  - (1) Independent housing. A category of dwelling consisting of one or a combination of the following housing types:
    - (a) Single-family detached;
    - (b) Single-family semi-detached;
    - (c) Single-family quadruplex.
    - (d) Single-family attached; and
    - (e) Multi-family buildings.
  - (2) Dependent care. A group of living units which consist of one or a combination of the following care arrangements:
    - (a) Personal care facilities;
    - (b) Congregate care facilities;
    - (c) Intermediate care facilities;
    - (d) Skilled nursing care facilities or nursing home; and
    - (e) Life care facility

C. Permitted ancillary uses.

- (1) A community center for one or more of the following uses is permitted:
  - (a) Congregate dining facilities.
  - (b) Auditoriums, activity rooms, craft rooms, libraries, lounges and similar recreational or social facilities for members of the community.
  - (c) Office and retail service facilities designed to serve only the members of the community, such as, but not necessarily limited to, the following uses: doctor's office, pharmacy, gift shop, coffee shop, post office, beauty shop and barbershop.
  - (d) Administrative offices.
  - (e) Emergency medical facilities.
- (2) Recreational open space and facilities in conformance with § 310-225.I.
- (3) Customary accessory uses and buildings, provided that such are clearly incidental to the permitted use.

**§ 310-225 General development standards.**

The following regulations shall be applicable to the ER2 District.

- A. Minimum tract net acreage: 20 acres.
- B. Housing Ratio: No individual dwelling type may make up more than 60% of the total dwelling units of the tract.
- C. Maximum overall tract impervious coverage: 45%.
- D. Maximum overall tract building coverage: 20%.
- E. Minimum overall tract green area: 55%.
- F. Minimum common open space: 20%
- G. Utilities. All buildings within the ER2 District shall be served by public sewer and public water. In addition, all utility lines shall be placed underground.
- H. Lighting facilities. Lighting facilities shall be provided as needed and arranged in a manner which shall protect the highway and neighboring properties and streets from unreasonable direct glare and hazardous interferences of any kind. Lighting facilities shall be required where deemed necessary for the safety and convenience of the ER2 District development and shall be installed by the developer.
- I. Common Open space requirements.
  - (1) Common Open Space Requirements. Common open space shall be satisfied by the provision of a Primary Park, and at least one Village Green, in compliance with the following standards :

(a) Primary Park:

- (i) A primary park with a minimum size of 30,000 square feet shall be provided.
- (ii) The primary park shall be designed to meet the requirements of a village green and may also count toward the minimum common open space.
- (iii) A primary park shall be located near the middle of the development and shall be easily and conveniently accessible from all lots and dwelling units in the development.
- (iv) The primary park shall be accessible by sidewalk or paved trail from every home in the development.

(b) Village Green:

- (i) Each Village Green shall be at least 10,000 square feet in size.
- (ii) A Village Green shall be surrounded by at least 50 percent of its perimeter by roads, the primary park, the front facades of buildings, or common parking areas, and shall be configured so that a circle with a radius of 30 feet can fit within the confines of the green.
- (iii) When more than one Village Green is provided, at least half of the total combined area of all village greens shall meet the standard above in I.1(b)(ii). As an option, the remaining area of village greens shall be designed to be surrounded by at least 25 percent of its perimeter by roads, the primary park, the front facades of buildings, or common parking areas, and shall be configured so that a circle with a radius of 30 feet can fit within the confines of the green.

(2) Common Open Space Calculation.

- (a) The calculation of common open space in the ER2 District, may include approved stormwater management facilities, in accordance with the Pennsylvania BMP Manual and Perkiomen Township's Stormwater Management Ordinance, provided an area equal to no more than 5% of the gross tract area that contains stormwater management facilities, and landscaped in accordance with the Pennsylvania BMP Manual, is counted toward the common open space requirement.
- (b) The calculation of common open space in the ER2 District shall not include any required front, side or rear yards, or equivalent front, side or rear yards, or required building setbacks unless they contain a trail.
- (c) The calculation of common open space in the ER2 District, may include a paved public trail, in accordance with the standards below. No more than 50% of the common open space may be comprised of a public trail.
  - (i) Each public trail shall be no less than 8 feet wide and contained within a 20-foot easement. The calculated area of the public trail shall be the width of the required 20-foot easement, multiplied by the linear length of the public trail.

- (ii) Only public trails outside of a primary park or village green(s) shall count toward the common open space requirement.
- (3) Additional Common Open Space Standards.
- (a) All dwelling units shall be located within 500 feet of the primary park, a village green, or the public trail.
  - (b) All portions of common open space areas, except for those areas under trails, water, furnishings, and recreational structures, shall be landscaped with trees, shrubs, ground cover, or grass.
  - (c) The Common Open Space shall be accessible by sidewalk or paved trail. Where trails traverse between buildings, or along the sides of a single building, a buffer or fence shall be established between the sidewalk and trail to the building(s).
  - (d) Community clubhouse. An ER2 District containing in excess of 100 units must provide a community clubhouse for the use of its residents.
  - (e) The Primary Park shall include recreation areas and facilities to meet the anticipated needs of the residents of the development. Recreation areas shall be improved and equipped in accordance with plans submitted to and approved by the Board of Supervisors. The following facilities are considered to be permitted:
    - i. Community Club House provided it shall not represent more than 5% of the required common open space. Parking areas shall be excluded from the open space calculations.
    - ii. Pool (if a pool is proposed as a stand-alone use, a bathroom must be provided on site);
    - iii. Dog Park with an enclosed area no less than 10,000 sf;
    - iv. Putting Green;
    - v. Trails;
    - vi. Community Gardens;
    - vii. Outdoor Dining Area. Shall contain picnic tables and trash receptacles;
    - viii. Tennis / Pickleball Courts containing a fence around the court perimeter;
    - ix. Natural Environment sitting areas with benches; and
    - x. Other uses as approved by the Township Supervisors.

J. Setbacks.

- (1) All Single-family detached, Single-family semi-detached, Single-family attached quadruplexes, Single-family attached townhouses, and clubhouse/community buildings shall be set back 30 feet from any tract boundary, or 75 feet from a tract boundary when the adjacent property is zoned for Single family detached residential use.
- (2) All Multi-family and dependent care buildings shall be setback 75 feet from any tract boundary, or 150 feet when the adjacent property is zoned for Single-family detached residential use.
- (3) Driveways and common parking areas for Single-family detached, Single-family semi-detached, Single-family attached quadruplexes, Single-family attached townhouses, and clubhouse/community buildings shall be set back 30 feet from any tract boundary, except that portion of a driveway necessary for normal ingress and egress.
- (4) Driveways and common parking areas for Multi-family and dependent care buildings shall be setback 40 feet from any tract boundary, except that portion of a driveway necessary for normal ingress and egress.
- (5) Under § 310-227(B). Any Single-family detached, Single family semi-detached, Single-family attached quadruplexes, or Single-family attached townhouse, which are unlotted shall be set back from the ultimate right-of-way or the equivalent right-of-way a distance equal to the front yard setback.

**§ 310-226 Permitted residential density.**

A. The following is a chart of the type of dwelling and the maximum permitted design density:

<b>Dwelling Type</b>	<b>Maximum Permitted Design Density</b>
Independent Housing including: Single-family detached, Single-family semi-detached (twin), Single-family attached quadruplexes, Single-family attached townhouses, Multi-family dwellings:	5 dwelling units per acre
Dependent Care including: Personal care facilities, Congregate care facilities, Intermediate care, or Skilled nursing care facilities:	15 beds per acre

**§ 310-227 Dimensional standards.**

A. Unlotted Development. Within the ER2 District, any unlotted development shall not be required to satisfy the requirement for minimum lot area per dwelling unit, but the minimum dimensional requirements below shall apply. Common ownership interest development shall comply with Section 310-64.

B. Table of Area and Bulk Regulations.

**Table of Area and Bulk Regulations**

	<b>Single-family detached</b>	<b>Single-family semi-detached (Twin)</b>	<b>Single-family attached (Townhouse)<sup>(1),(2)</sup></b>	<b>Single-family quadruplex</b>	<b>Multi-family building (3), (4)</b>	<b>Dependent care facilities (4)</b>
Minimum lot area per dwelling unit	10,000 square feet	12,000 square feet	5,000 square feet	5,000 square feet	—	—
Minimum lot width at building line	55 feet	40 feet (per dwelling unit)	28 feet 43 feet (end)	75 feet	150 feet	150 feet
Minimum side yard	15 feet aggregate, with 1 side at least 5 feet	15 feet	15 feet (end unit only)	15 feet	—	—
Minimum rear yard	30 feet	25 feet	25 feet	25 feet	— —	—
Minimum front yard	30 feet	30 feet	30 feet	30 feet	—	—
Distance between buildings	30 feet	30 feet	30 feet	30 feet	50 feet	50 feet
Maximum height	3 stories or 35 feet	3 stories or 35 feet	3 stories or 35 feet	3 stories or 35 feet	3 stories or 40 feet	3 stories or 40 feet
Maximum building length	—	—	5 units	—	250 feet	250 feet

**NOTES:**

- (1) No group of townhouses shall consist of more than five units. At least 25% of the townhouse units shall be in groups consisting of no more than four dwelling units.
- (2) Architectural features shall vary between units. Variation may consist of exterior elevations, setbacks, building materials, architectural details, and/or color.

- (3) When lower-level parking is provided for under a multi-family building or a dependent care facility, the maximum building height shall be 3 stories, or 45 feet. The parking level shall not be considered a story.
- (4) For a multi-family building or a dependent care facility, a fire access road acceptable to the Fire Marshal shall completely surround the building(s).

**§ 310-228 Dependent care development standards.**

- A. Compliance with state standards. Personal care/congregate care/skilled care facilities shall be in conformance with all applicable regulations of the Commonwealth of Pennsylvania.
- B. Circulation. Each building shall be provided with a minimum of one drop off area for use by personal vehicles and vans.
- C. Parking. No resident parking stall shall be located more than 150 feet from a building entrance.

**§ 310-229 Open space buffer requirements.**

- A. General requirements. Along all tract boundary lines, except those which abut another Elderly Residential District/Use, shall be a permanent open space buffer at least 20 feet in depth. The design and intensity of this buffer shall be determined by the adjacent zoning district or use in accordance with the screen buffering standards of Chapter 264, Subdivision and Land Development.
  - (1) Within the ER2 District, the open space buffer may be included as part of the required setback and yard areas, as provided for in §264-36.D(3).
- B. Additional requirements.
  - (1) Street boundaries. Rather than the buffers required above, the use of a single row of deciduous canopy trees with a minimum caliper of 2 to 2.5 inches, when planted and at least 30 feet in height at maturity, planted at rate equivalent to one tree per 40 feet, may be provided along all property boundaries which abut an existing street, whenever necessary for adequate sight distance or where the governing body determines this to be a sufficient buffer to protect the welfare of the community. Such buffer trees may be informally spaced at varying distances rather than being placed exactly 40 feet apart, as long as the same number of trees is provided.
  - (2) Existing buffers. In cases where the border of the ER2 District occurs along natural features which function as buffers, including but not limited to mature vegetation, significant grade changes or stream valleys, which are likely to be permanently preserved, buffering may be waived upon approval of the Board of Supervisors.
  - (3) Maintenance. All vegetation shall be maintained permanently.
  - (4) Buffer landscape plan. A landscaping plan prepared by a registered landscape architect shall be submitted with the preliminary plans, showing all pertinent information including the location, size and species of all individual trees and shrubs to be preserved or planted, or alternately the general characteristics or existing vegetation masses which are to be preserved.



**§ 310-230 General requirements.**

- A. Ownership. The tract or tracts of land to be developed shall be in single ownership or shall be the subject of an application filed jointly by the owners of the tract and/or tracts, and the tract or tracts shall be developed under single direction in accordance with one approved plan.
- B. Development stages and permits. The development of a tract and/or tracts carried out in either a single phase or in stages shall be done in accordance with a development (improvements) agreement. The owner and/or the developer and Township shall enter into said agreement embodying all details regarding compliance with this article to assure the binding nature thereof on the overall tract and/or tracts and its development, which agreement shall be recorded with the final development plan.
- C. Intent to operate as housing for older persons. The owner and/or developers of a housing facility or community and the owner and/or occupant of any building, lot or unit in a development intended for older persons, shall:
- (1) Include in any sales, lease, resale or re-lease document, and any advertising, promotional or other marketing or prospective resident solicitation, that said building, lot or unit is part of a housing facility or community intended for older persons.
  - (2) Submit written rules, regulations, covenants, deed and other restrictions to the Township for prior approval, which shall include terms generally consistent with the provisions set forth in this article. Upon approval by the Township, said documents shall be recorded and will constitute covenants running with the land, binding on any owner or occupant, their heirs, executors, successors and assigns, in perpetuity. Any approvals required by the Township shall not be unreasonably withheld.
  - (3) Provide for the establishment of a homeowners' association, professional management firm, or such mechanism to manage and enforce the provisions of this article, as well as any other document, policy, rule, regulation, covenant or restriction provided for or required by this article. Any declaration, articles, bylaws, operating manuals, information sheets or similar documentation shall be submitted to the Township for prior approval. Any and all such documents shall include a provision prohibiting any change or modification or revision without advance notice to, and the approval of, the Township. Any approval required by the Township shall not be unreasonably withheld.
- D. Occupied unit. For purposes of this article, "occupied unit" means:
- (1) A dwelling unit that is actually occupied by one or more persons; or
  - (2) A temporarily vacant unit, if the primary occupant has resided in that unit during the past year and intends to return on a periodic basis. Where application of the eighty-percent rule results in a fraction of a unit, that unit shall be considered to be included in the units that must be occupied by at least one person 55 years of age or older.

E. Verification of occupancy.

- (1) The owner and/or developer shall develop procedures for routinely determining the occupancy of each unit, including the identification of whether at least one occupant of each unit is 55 years of age or older. Such procedures may be part of a normal leasing or purchasing arrangement. These procedures must provide for regular updates, through surveys or other means, of the initial information supplied by the occupants of the housing facility or community. Such updates must take place at least once every two years. Any of the following documents are considered reliable documents of the age of the occupants of the housing facility or community:
  - (a) Driver's license;
  - (b) Birth certificate;
  - (c) Passport;
  - (d) Immigration card;
  - (e) Military identification;
  - (f) Any other state, local, national or international official documents containing a date of comparable reliability; or
  - (g) In the event an occupant does not have any of the above forms of age verification, then the Township shall accept any other form of age verification authorized by the Department of Housing and Urban Development asserting that at least one person in the unit is 55 years of age or older.
- (3) A summary of occupancy surveys shall be available for inspection upon reasonable notice and request by the Township.

F. Maintenance/ownership of facilities. Prior to development plan approval, provision acceptable to the Board of Supervisors and Township Solicitor for the maintenance/ownership of all common elements which will not be owned and maintained by a governmental agency shall be established.

- (1) Ownership. Common open space and roadways may be offered for dedication to the Township or public use assured through easements or other appropriate means in the ER2 District where all lots will be sold or where the Board of Supervisors determines those facilities to be key elements in the open space and/or circulation systems of the Township, in accordance with the Central Perkiomen Valley Regional Comprehensive Plan or Perkiomen Township Comprehensive Plan, whichever is in effect at that time. In all other cases, these and other common elements shall be retained in private ownership or by an association or may be owned jointly by the residents of the development.
- (2) Maintenance. The owner/developer shall assume responsibility for the maintenance, repair and operation of the following facilities: roads, gutters, sidewalks, curbs, drainage systems, water distribution systems, sewage systems, lighting systems, signs, recreational facilities, and any other facilities unnecessarily listed but which would be required and not accepted for dedication by the Township. The owner/developer shall assume responsibility in addition for the provision

of the following services: refuse collection, snow removal, street cleaning and the operation and maintenance of the building or buildings, as the case may be. In any and all cases, the owner/developer is also required to submit along with its management plan to the Perkiomen Township Board of Supervisors any and all management plans required by HUD or any other governmental agency relating to the elderly complex. The owner/developer, their grantees, heirs and assigns and successors shall be bound by all provisions of the management agreement and the requirements of any HUD agreement or that of any other governmental agency, and the provisions contained therein shall ensure the benefit of the residents of the ER2 District complex.

### **§ 310-231 Approval procedure.**

- A. General approval conditions. The subject tract to the ER2 District shall be subject to the conditions of this article and this section and any other applicable regulations of the Township's zoning and subdivision ordinances.
- (1) Character of the surrounding area. The impact of the proposed use on the surrounding properties shall be considered. If the proposal is adjacent to a residential district, the scale of the use shall relate to and complement the surrounding area.
  - (2) Traffic. The road system must be able to accommodate the peak traffic generated by the use in a safe and sufficient manner. In order to fully evaluate this, the Board of Supervisors shall request a traffic impact statement, as described below:
    - (a) The traffic impact study shall present enough information to enable the Township to assess the impact of the proposed uses on the roads within the Township. The study must demonstrate that the proposed use will not adversely affect surrounding areas or traffic circulation generally in the Township or else identify any traffic problems that might be caused or aggravated by the proposed use and delineate solutions to those problems. Based upon the findings of the study, the Township may require other improvements both on site and off site which would alleviate hazardous or congested situations directly attributable to the proposed development as a condition of approval.
    - (b) The traffic impact study shall include an analysis of all significant intersections within a study area extending a minimum of 1/2 mile from the site boundary on all roads which the traffic generated by the proposed development would reasonably be expected to utilize. Intersections greater than 1/2 mile but not more than one mile away shall also be studied if deemed necessary by the Township Manager.
    - (c) The traffic impact study shall be prepared by a traffic engineer who possesses the credentials outlined for a municipal traffic engineer defined in Pennsylvania Code Title 67, Chapter 205, entitled "Municipal Traffic Engineering Certification."
  - (3) Parking and loading. Adequate parking and loading areas shall be provided for each activity, either main or accessory, pursuant to Article IX of this chapter.
  - (4) Community impact analysis. The Board of Supervisors may require the applicant to submit a community impact analysis, described below, prior to any preliminary plan approval.

- (a) The compatibility of the proposed development with land uses that are adjacent to the site and consistent with the Central Perkiomen Valley Regional Comprehensive Plan or Perkiomen Township Comprehensive Plan, whichever is in effect at the time.
- (b) The impact of the proposed development on sensitive natural areas, including floodplains, steep slopes, woodlands, waterways, recreational areas, and conservation areas.
- (c) The impact of the development on public utilities, including public sewage disposal, public water supply, solid waste disposal, storm drainage and electrical utilities, and the provision of police and fire protection.
- (d) Documentation of on-site or off-site improvements proposed to alleviate any projected negative impacts of the development.

B. Specific approval conditions. The general plan for an ER2 District shall include evidence and facts showing that it has considered and made provision for, and the development shall be executed in accordance with, the following essential conditions:

- (1) The proposed development shall be generally consistent with the Central Perkiomen Valley Regional Comprehensive Plan or Perkiomen Township Comprehensive Plan, whichever is in effect at the time;
- (2) Shall consider the surrounding land features of the area specifically with regard to the needs and services related to the elderly and handicapped;
- (3) Shall contain appropriate provision for open spaces, the width and grade of streets, and the location and arrangement of parking spaces, specifically with regard to the needs and services related to the elderly and handicapped;
- (4) Shall give due regard for the character of the neighborhood and its peculiar suitability for this type of use.

**SECTION 2.** Section 310-66 of the Perkiomen Township Zoning Ordinance is hereby amended to read as follows:

**§ 310-66 Principal structure or building.**

In any zoning district, no more than one principal structure or building is permitted on an individual lot. However, in the ER2 District Elderly Residential 2 District, IN Industrial District, CR Commercial Retail District, VCR-1 Village Commercial Residential District 1, and VCR-2 Village Commercial Residential District 2, more than one principal structure or building may be permitted on a lot, provided the lot is one acre or more. For benefit of this section, the term "acre" shall mean net acreage. On individual lots that are allowed more than one structure, the structures shall be separated from each other by a distance of not less than 30 feet or the distance separation required by the Pennsylvania Uniform Construction Code (UCC Code),<sup>1</sup> whichever is greater. In the CR District, this separation regulation shall also apply to satellite buildings. If more than one principal structure is proposed on a lot, a land development plan shall be submitted in compliance with the requirements of Chapter [264](#), Subdivision and Land Development.

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<sup>1</sup> Act 45 of 1999 as amended.

**SECTION 3.** Section 310-5 of the Perkiomen Township Zoning Ordinance, definitions, Dwelling Types, is hereby amended to read as follows:

**§ 310-5 Definitions**

**Dwelling Types**

**D. Single-family attached dwelling unit**

**1. Townhouse**

A Single-family attached dwelling in a row of at least three units, with one dwelling unit from ground to roof, with individual outside access. Although these units are in rows, their design should deemphasize a "lined-up" appearance.

**2. Multiplex**

An attached dwelling arranged in a group of no more than six units in a variety of configurations: side by side, back to back, or vertically. Because of the variety of configurations, a multiplex can be designed to look like a large, Single-family detached house; this feature is encouraged.

**3. Quadruplex**

An attached dwelling connected by common party walls in a variety of configurations: side by side, back to back, or vertically, and occupied exclusively as a permanent residence for four families.

**SECTION 4.** Section 310-74 of the Perkiomen Township Zoning Ordinance is hereby amended to read as follows:

**§ 310-74 Required Off-street Parking Facilities**

O. ER2 Elderly Residential 2. The following minimum parking standards shall apply to development in the ER2 District:

- |                                                                                                                                              |                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Independent dwelling units (Single-family detached, Single-family semi-detached, Single-family quadruplex, Single-family attached)</p> | <p>2 spaces for each independent dwelling unit, to be used primarily by the residents of the units, and 1 additional space for every 5 independent units, to be used primarily by visitors</p> |
| <p>2. Multi-family dwellings</p>                                                                                                             | <p>2 spaces per dwelling unit, to be used primarily by the residents and visitors. Up to 0.5 spaces per units may be placed in reserve.</p>                                                    |
| <p>3. Skilled care facilities and personal care congregate facilities</p>                                                                    | <p>1 space for every 2 beds in skilled care facilities and personal care congregate facilities</p>                                                                                             |
| <p>4. Staff parking</p>                                                                                                                      | <p>1 space for each staff doctor</p>                                                                                                                                                           |
| <p>5. Employee parking</p>                                                                                                                   | <p>1 space for each employee working on the largest shift.</p>                                                                                                                                 |

**SECTION 5.** Section 310-91 of the Perkiomen Township Zoning Ordinance is hereby amended to read as follows:

**§ 310-91 Districts**

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-4 Residential District

R-5 Residential District

ER Elderly Residential District

ER-2 Elderly Residential District 2

VCR-1 Village Commercial Residential District 1

VCR-2 Village Commercial Residential District 2

CR Commercial Retail District

IN Industrial District

OSR Open Space Residential Overlay District

Institutional Overlay District

SSC Steep Slope Conservation Overlay District

Wireless Communication Facilities

RCCD Riparian Corridor Conservation District

**SECTION 6. REPEALER.** All Ordinances or parts of Ordinances inconsistent with or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, including but not limited to Article XXVII of the Perkiomen Township Zoning Ordinance, are hereby specifically repealed.

**SECTION 7. AMENDMENT TO ZONING MAP.** The official Zoning Map of the Township of Perkiomen is hereby amended to rezone the parcel of land shown on Exhibit “A” attached hereto and made a part hereof, which includes 22.3937 acres from the current LI-Light Industrial and 3.4534 acres of the Commercial Retail Zoning District, to the new ER-2 Zoning District. Further, the Township Engineer is hereby directed to revise the Zoning Map to reflect said changes in zoning classification.

**SECTION 6. REVISIONS.** The Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinances, including this provision.

**SECTION 7. SEVERABILITY.** In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of Competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining provisions of this Ordinance.

**SECTION 8. EFFECTIVE DATE.** This amendment shall become effective five (5) days after date of adoption.

**ORDAINED AND ENACTED** by the Board of Supervisors of Perkiomen Township, Montgomery County, Pennsylvania this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Attest:

PERKIOMEN TOWNSHIP

\_\_\_\_\_  
Cecile M. Daniel,  
Township Secretary

By: \_\_\_\_\_  
Pamela B. Margolis,  
Chairperson, Board of Supervisors

DRAFT