

ORDINANCE NO. 2024-02

AN ORDINANCE OF UPPER FREDERICK TOWNSHIP MONTGOMERY COUNTY,
PENNSYLVANIA, AMENDING CHAPTER 285, ZONING, OF THE CODE OF THE
TOWNSHIP OF UPPER FREDERICK

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Board of Supervisors of Upper Frederick Township, Montgomery County, Pennsylvania, and, IT IS HEREBY ENACTED AND ORDAINED by the authority of the same, that the Code of the Township of Upper Frederick, Ordinance No. 2008-02, as amended, is further amended as follows:

SECTION 1. Section 285-102.C of Article XI of the Code of the Township of Upper Frederick, is deleted.

SECTION 2. Section 285-104.B of Article XI of the Code of the Township of Upper Frederick, is amended to remove the third column titled “Single-Family Attached” which appears as follows:

Single-Family Attached
0.75 DU per net lot
65%
3,000 square feet
25 feet,
25 feet of end units
25 feet of end units
25 feet of end units
35 feet
50%

SECTION 3. Section 285-104.B of Article XI of the Code of the Township of Upper Frederick, is amended to delete subsections (2), (3) and (4).

SECTION 4. Section 285-106 of Article XI of the Code of the Township of Upper Frederick shall be deleted in its entirety and marked “Reserved”.

SECTION 5. Section 285-111.C of Article XII of the Code of the Township of Upper Frederick, is amended to delete subsections (2), (4), (5), (7) and replace them as follows:

- (2) Maximum Density: 4 dwelling units per net lot acre.
- (4) Minimum net lot area: 4,000 square feet
- (5) Minimum lot width: 50 feet
- (7) Maximum building coverage (% of net lot area: 40%

SECTION 6. Section 285-111.C of Article XII of the Code of the Township of Upper Frederick, is amended to delete subsection (10) and replace it with the following:

- (10) No more than 4 single-family attached dwelling units may be attached to form one

building, except that a maximum of 25% of the number of buildings proposed may contain up to six dwelling units when approved by the Board of Supervisors upon favorable recommendation by the Township Planning Commission.

SECTION 7. Section 285-111.E of Article XII of the Code of the Township of Upper Frederick, is amended by deleting the dimensional standards for Single-Family Attached in Subsections (2)b, c and e and replacing them with the following:

- b. Minimum net lot area: 3,000 square feet
- c. Minimum lot width: 40 feet
- e. Maximum building coverage (% of net lot area): 45%

SECTION 8. Section 285-168 of Article XII of the Code of the Township of Upper Frederick, is amended to delete the parking requirement for Single-family attached (townhouses) and replace it with the following:

Single-family attached (townhouses) 3.0 spaces per dwelling unit.

SECTION 9. Section 285-217.B Table 1 of Article XII of the Code of the Township of Upper Frederick, is amended to delete the reference to Single-family attached and the associated standards for base density, TDR bonus density and Maximum Density with TDR under R-60 Medium Density.

SECTION 10. Section 285-217.B Table I of Article XII of the Code of the Township of Upper Frederick, is amended to delete the standards for single-family attached (townhomes) and replace it with the following under R-40 High Density:

Dwelling Unit Type	Base Density	TDR Bonus Density	Maximum Density with TDR
Single-family attached (townhomes)	4	1	5

SECTION 11. Repealer. This Ordinance hereby repeals any provision inconsistent with this Ordinance now in effect or of other Ordinances, to the extent of such inconsistency. All other provisions of the Ordinances of Upper Frederick Township, not inconsistent herewith, shall remain in full force and effect.

SECTION 12. Severability. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance.

SECTION 13. Effective Date. This Ordinance shall take effect five (5) days after adoption.

ENACTED AND ORDAINED into law, this _____ day of _____, 2024, by the Board of Supervisors of Upper Frederick Township, Montgomery County, Pennsylvania.

ENACTED AND ORDAINED this _____ day of _____, A.D., 2024.

ATTEST:

**BOARD OF SUPERVISORS
UPPER FREDERICK TOWNSHIP**

Aaron Walizer, Manager

William Landman, Chairman

Elizabeth Fischer, Vice Chairman

Member