

# WHITPAIN TOWNSHIP

ORDINANCE #4-253

---

AN ORDINANCE AMENDING ARTICLE XIII, SECTION 160-78(B) [R-6 AGRICULTURAL/RURAL RESIDENCE DISTRICT/SPECIAL REGULATIONS FOR RETIREMENT COMMUNITIES] TO CHANGE THE INTENSITY OF USE LIMIT FROM 4 DWELLING UNITS AND EQUIVALENT UNITS PER GROSS ACRE TO FOUR AND ONE-QUARTER (4.25) DWELLING UNITS AND EQUIVALENT UNITS PER GROSS ACRE.

---

## CERTIFICATION

I, ROMAN M. PRONCZAK, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT I AM THE TOWNSHIP MANAGER IN MONTGOMERY COUNTY, PA AND THAT ATTACHED HERETO IS A TRUE AND COMPLETE CORRECT COPY OF ORDINANCE #4-253



Roman M. Pronczak, P.E., Township Manager  
Oct. 16, 2018

ENACTED: 10-16-18

# WHITPAIN TOWNSHIP

ORDINANCE #4-253

---

AN ORDINANCE AMENDING ARTICLE XIII, SECTION 160-78(B) [R-6 AGRICULTURAL/RURAL RESIDENCE DISTRICT/SPECIAL REGULATIONS FOR RETIREMENT COMMUNITIES] TO CHANGE THE INTENSITY OF USE LIMIT FROM 4 DWELLING UNITS AND EQUIVALENT UNITS PER GROSS ACRE TO FOUR AND ONE-QUARTER (4.25) DWELLING UNITS AND EQUIVALENT UNITS PER GROSS ACRE.

---

**IT IS HEREBY ENACTED AND ORDAINED** by the Whitpain Township Board of Supervisors that the Zoning Ordinance shall be amended as follows:

**SECTION 1. Amendment to Article XIII, Section 160-78(B) [R-6 Agricultural/Rural Residence District/Special Regulations for Retirement Communities].**

Article XIII, Section 160-78(B) [R-6 Agricultural/Rural Residence District/Special Regulations for Retirement Communities] is amended to change the intensity of use from a maximum of four dwelling units and equivalent units per gross acre to four and one-quarter (4.25) dwelling units and equivalent units per gross acre. This Section, as amended, shall read as follows:

Section 160-78. Special regulations for retirement communities.

\*\*\*

- B. Intensity of use. The intensity of use shall not exceed four and one-quarter (4.25) dwelling units and equivalent units per gross acre. For the purpose of this section, four beds for patient, resident and/or staff person use provided within the community center or accessory buildings shall be deemed the equivalent of one dwelling unit, provided that the mix of equivalent dwelling units in a given development shall not exceed 20% of the total number of dwelling units provided within the community. **[Amended 9-7-1982 by Ord. No. 4-68; 6-19-1989 by Ord. No. 4-115, 4-4-1994 by Ord. No. 4-143]**

\*\*\*

**SECTION 2. Repeal and Ratification.**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the Township's Code unaffected by this Ordinance are hereby reaffirmed and ratified.

**SECTION 3. Severability.**

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

**SECTION 4. Effective Date.**

This Ordinance shall become effective 5 days after enactment.

\*\*\*


**ORDAINED AND ENACTED** this 16th day of October 2018, by the Whitpain Township Board of Supervisors.

**WHITPAIN TOWNSHIP  
BOARD OF SUPERVISORS**

  
\_\_\_\_\_  
ADAM D. ZUCKER, *Chairman*

[Seal]

Attested by:

  
\_\_\_\_\_  
ANTHONY F. GRECO  
*Secretary*