

BOROUGH OF SELLERSVILLE
ORDINANCE NO. 721
ORDINANCE OF THE BOROUGH OF SELLERSVILLE AMENDING
THE SELLERSVILLE BOROUGH SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE TO CLARIFY OFF-STREET PARKING
REQUIREMENTS AND TO ADD RECREATIONAL FACILITIES
FOR AGE RESTRICTED MULTIPLE DWELLINGS

WHEREAS, the Borough Code at 8 Pa.C.S.A. § 101 *et seq.*, authorizes the Borough Council of the Borough of Sellersville (“Borough Council”) to make and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care and control of the Borough and the maintenance of peace, good government, health and welfare of the Borough and its citizens; and

WHEREAS, Borough Council enacted the Sellersville Borough Subdivision and Land Development Ordinance (“SALDO”); and

WHEREAS, after discussion and debate at public meetings, the Planning Commission has recommended that Sections 135-20 and 135-38 of SALDO be amended in various ways; and

WHEREAS, Borough Council desires to approve the Planning Commission’s recommendation and thereby amend SALDO.

NOW THEREFORE, BE IT ENACTED AND ORDAINED by Borough Council that SALDO is hereby amended as follows:

SECTION 1. Section 135-20.C.(17) is hereby deleted in its entirety and replaced with the following text: “(17) In addition to the off-street parking spaces required by § 160-103 of Chapter 160, Zoning, in A- and B-class developments as set forth in § 135-20 B.(6), the applicant or owner shall provide for spillover parking of no less than one off-street parking space per dwelling unit.”

SECTION 2. Section 135-38 is hereby amended by renumbering the existing paragraph as Section 135-38.A. A new Section 135-38.B. shall be added as follows: “Developments that contain age restricted multiple dwelling(s) shall include outdoor green space, facilities and amenities which are centrally located and designed to make the area usable and safe for passive and active recreation, sitting and socialization. These may include, but are not limited to, benches, chairs and tables, lighting fixtures, courtyards, walking trails, game courts and landscaping.”

SECTION 3. All ordinances or parts of ordinances that are inconsistent with this Ordinance are hereby repealed.

SECTION 4. If any part of this Ordinance is for any reason held invalid, illegal, or unconstitutional by any court of competent jurisdiction, such provision shall be separate, distinct and independent, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. This Ordinance shall become effective immediately.

ORDAINED and **ENACTED** this _____ day of _____, 2018, by Sellersville Borough Council.

ATTEST:

BOROUGH OF SELLERSVILLE

David J. Rivet
Secretary of Borough Council

Lois A. Dodson
President of Borough Council

APPROVED this _____ day
of _____, 2018

Thomas C. Hufnagle, Mayor