

ORDINANCE NO. 2025--06

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

WHEREAS, the Board of Supervisors of Upper Frederick Township believes that it is in the best interest of Township residents to maintain the rural character of the Township;

WHEREAS, to remain rural, the Board has determined that the provisions allowing for neighborhood lotting in the R-80 Land Preservation District should be removed;

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, Chapter 285, as amended, is further amended as follows:

SECTION 1. Section 285-88 shall be deleted in its entirety and replaced with the following:

§285-88 Declaration of legislative intent.

In expansion of the declaration of legislative intent found in Article I, §285-2, of this chapter, and the statement of community development objectives found in Article I, §285-3, of this chapter, the primary purpose of the R-80 Land Preservation District (LPD) is to preserve open land, sensitive natural areas, and rural community character. Specific objectives are as follows:

- A. To preserve open land, including those area containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains and wetlands, by setting them aside from development.
- B. To preserve scenic views and elements of the Township's rural character, and to minimize density.
- C. To implement the goals of the Township's comprehensive plan and open space/recreation plan.
- D. To reduce erosion and sedimentation by the retention of existing vegetation and the minimization of development on steep slopes.
- E. To create new woodlands through natural succession and reforestation where appropriate, and to encourage the preservation and improvement of habitat for various forms of wildlife.
- F. To preserve areas of the Township with productive agricultural soils for continued or future agricultural use, by preserving blocks of land large enough to allow for efficient farm operations.
- G. To preserve for the preservation and maintenance of open land within the Township to

achieve the above-mentioned goals and for active or passive recreation use by residents.

SECTION 2. Section 285-89.A(1) of Article XI of the Code of the Township of Upper Frederick, shall be amended to delete subsections (a), (b) and (c).

SECTION 3. Section 285-89 of Article XI of the Code of the Township of Upper Fredrick, shall be amended to delete subsection (2).

SECTION 4. Sections 285-91, 285-92 and 285-93 of Article XI of the Code of the Township of Upper Frederick, is deleted in its entirety and marked "Reserved".

SECTION 5. Section 285-94.A of Article XI of the Code of the Township of Upper Frederick shall be amended by deleting the column in subsection (1) titled "Neighborhood" and by deleting subsections (3) and (4).

SECTION 6. Section 285-94, subsections B, C and D of Article XII of the Code of the Township of Upper Frederick are deleted and marked "Reserved".

SECTION 7. Section 285-95 of Article XII of the Code of the Township of Upper Frederick, is amended to delete subsections A.(2) and B.(2).

SECTION 8. Section 285-96 of Article XII of the Code of the Township of Upper Frederick, is amended by deleting subsection A and relettering the remaining subsections.

SECTION 9. Sections 285-97, 285-98 and 285-99 of Article XII of the Code of the Township of Upper Frederick are deleted and marked "Reserved".

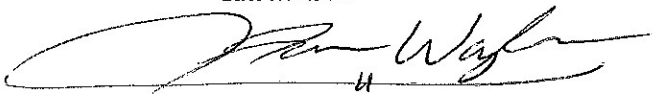
SECTION 10. Repealer. This Ordinance hereby repeals any provision inconsistent with this Ordinance now in effect or of other Ordinances, to the extent of such inconsistency. All other provisions of the Ordinances of Upper Frederick Township, not inconsistent herewith, shall remain in full force and effect.

SECTION 11. 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 12. Effective Date. This Ordinance shall take effect five (5) days after adoption.

ENACTED AND ORDAINED into law, this 9th day of April, 2025, by the Board of Supervisors of Upper Frederick Township, Montgomery County, Pennsylvania.

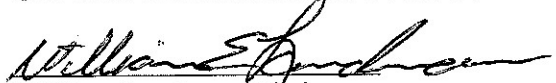
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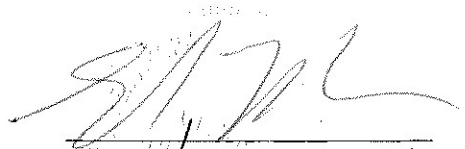
Sean Halbom, Manager

Aaron Walker

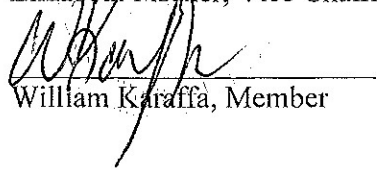
BOARD OF SUPERVISORS
UPPER FREDERICK TOWNSHIP



William Landman, Chairman



Elizabeth Fischer, Vice Chairman



William Karaffa, Member