

**BOARD OF SUPERVISORS
WHITEMARSH TOWNSHIP**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2019-_____

CLI Campus-Type Limited Industrial District Use Regulations

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF WHITEMARSH, PART II (GENERAL LEGISLATION), CHAPTER 116 (ZONING), ARTICLE XVIII (CLI CAMPUS-TYPE LIMITED INDUSTRIAL DISTRICT), SECTION 116-120 (USE REGULATIONS) TO ADD A NEW SECTION 116-120.I. TO DESIGNATE ATTACHED DWELLINGS AS A PERMITTED USE ON TRACTS OF 20 ACRES OR MORE, SUBJECT TO AND IN ACCORDANCE WITH THE REDUCED DENSITY, REDUCED IMPERVIOUS COVERAGE AND INCREASED OPEN SPACE OPTION SET FORTH IN THE AD ATTACHED DWELLING DISTRICT.

The Board of Supervisors of Whitemarsh Township does hereby **ENACT** and **ORDAIN**:

SECTION I. - Amendment to Code

The Code of the Township of Whitemarsh, Part II (General Legislation), Chapter 116 (Zoning), Article XVIII (CLI Campus-Type Limited Industrial District), Section 116-120 (Use Regulations) is hereby amended to add the following new Section 116-120.I.:

I. Attached dwellings, in accordance with the requirements of the AD Attached Dwelling District, but on tracts of no less than 20 acres; provided that, the reduced density, reduced impervious coverage and increased open space option set forth in Section 116-85.2 shall apply to any such development in the CLI District.

SECTION II. - Severability

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby

declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION III. - Failure to Enforce not a Waiver

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION IV. - Effective Date

This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION V. - Repealer

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

ORDAINED AND ENACTED by the Board of Supervisors of Whitemarsh Township, Montgomery County, Pennsylvania, this _____ day of _____, 20__.

WHITEMARSH TOWNSHIP

Date: _____ BY: _____
Melissa S. Sterling, Chairman

