

BOROUGH OF RED HILL
BOROUGH COUNCIL
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 2023-589

“Ordinance Amending Design Standards of Front Porches on Village Singles”

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE BOROUGH OF RED HILL, CHAPTER 27 (ZONING), PART 3 (ZONING DISTRICTS AND USE REGULATIONS), SECTION 27-319 (VILLAGE RESIDENTIAL OVERLAY DISTRICT), SUBSECTION 6 (DESIGN STANDARDS), PARAGRAPH C (BUILDING DESIGN STANDARDS), SUBPARAGRAPH 3 TO MODIFY THE DESIGN STANDARDS OF FRONT PORCHES ON VILLAGE SINGLES.

The Borough Council of the Borough of Red Hill does hereby **ENACT** and **ORDAIN** as follows:

SECTION I - Amendment to the Code.

The Codified Ordinances of the Borough of Red Hill, Chapter 27 (Zoning), Part 3 (Zoning Districts and Use Regulations), Section 27-319 (Village Residential Overlay District), Subsection 6 (Design Standards), Paragraph C (Building Design Standards), Subparagraph (3) is hereby repealed and replaced as follows:

- (3) Village singles shall meet all of the following criteria:
 - (a) Each dwelling with a side-entry garage or garage located behind the dwelling’s front porch façade shall contain a roofed but unenclosed porch extending across at least half of the front of the dwelling and being at least seven feet in depth.
 - (b) Each dwelling with a front-facing garage shall contain a roofed but unenclosed porch extending from the edge of the garage across the remainder of the front façade of the dwelling and being at least 9 feet in depth.

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 Council 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 Borough to enforce any provision of this Ordinance shall not constitute a waiver by the Borough 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.

[Approvals and signatures on following page]

ORDAINED and **ENACTED** by the Borough Council of the Borough of Red Hill, Montgomery County, Pennsylvania, this 12th day of April, 2023.

RED HILL BOROUGH COUNCIL

By: 
Doris Decker, President

Attest: 
Gia McKinley, Secretary

APPROVED the 12th day of April, 2023.


David Schiffgens, Mayor

NOTICE

NOTICE is hereby given that the Red Hill Borough Council, at its public meeting on April 12, 2023 at 7:00 p.m. at the Red Hill Borough Hall, 56 West Fourth Street, Red Hill, Pennsylvania, 18076, will hold a public hearing and could vote to adopt an Ordinance entitled “Ordinance Amending Design Standards of Front Porches on Village Singles” amending the Codified Ordinances of the Borough of Red Hill, Chapter 27 (Zoning), Part 3 (Zoning Districts and Use Regulations), Section 27-319 (Village Residential Overlay District), Subsection 6 (Design Standards), Paragraph C (Building Design Standards), Subparagraph 3 to modify the design standards of front porches on Village Singles.

Copies of the proposed Ordinance are available for public inspection at the offices of the Borough of Red Hill, 56 West Fourth Street, Red Hill, Pennsylvania 18076 where a copy of the proposed ordinance may be obtained at a charge not greater than the cost thereof, the offices of *The Town & Country*, 2508 Kutztown Road, Pennsburg, Pennsylvania 18073 and the Montgomery County Law Library, Court House, Norristown, Pennsylvania, during normal business hours.

MARK A. HOSTERMAN, ESQUIRE
WISLER PEARLSTINE, LLP
Solicitor for the Borough of Red Hill