

**Lower Providence Township  
Montgomery County, Pennsylvania**

**ORDINANCE #546**

**AN ORDINANCE AMENDING CHAPTER 123 OF THE CODE OF THE TOWNSHIP OF  
LOWER PROVIDENCE (ALSO KNOWN AS THE SUBDIVISION AND LAND  
DEVELOPMENT ORDINANCE (SLDO) OF LOWER PROVIDENCE TOWNSHIP),  
FOR THE PURPOSES OF ADDING ARTICLE XXI RIDGE PIKE BUSINESS DISTRICT  
(RPBD) DESIGN STANDARDS**

**BE IT ENACTED AND ORDAINED** and it is hereby **ENACTED AND ORDAINED** by the Board of Supervisors of Lower Providence Township as follows:

**SECTION 1.** The Lower Providence Township Subdivision and Land Development Ordinance shall be amended by adding Article XXI.

**Article XXI  
Ridge Pike Business District Design Standards**

**Section § 123-142. Design Regulations for all Uses in the Ridge Pike Business District (RPBD).**

The applicant shall comply with the requirements of the provisions of the Lower Providence Township Subdivision and Land Development Ordinance (SLDO). Unless otherwise stated below, where any conflicts exist the stricter requirements shall be used. The following requirements shall apply to all properties within the RPBD:

- A. The Township Board of Supervisors may permit an applicant to bury all utilities along Ridge Pike frontage in lieu of payment Act 209 traffic impact fees.
- B. Any newly constructed buildings on the site must be constructed of natural materials such as stone, brick, wood siding, shingles, slate or materials of similar nature. Industrial or artificial materials such as raw concrete finish, anodized or galvanized metal, tinted glass, plastics, vinyls or materials of similar nature are prohibited unless these materials are used in such a way as to resemble natural materials.
- C. The facade of all newly constructed building(s) shall avoid any long, monotonous, uninterrupted wall(s) or roof plane(s). The scale and massing of the facade shall be designed to present a residential appearance. Roofs shall be pitched and architectural features such as porches, staggered setbacks, bay windows and various types of wall facing(s) shall also be used to achieve a more intimate and varied appearance. Architectural features such as gables, dormers or chimneys shall be used. The architectural treatment of proposed buildings shall be submitted with all Land Development Plan submissions for review by the Township Planning Commission and

Board of Supervisors.

- D. Any newly constructed building that is on a corner lot shall be considered significant because it has at least two visible facades. The facades shall be designed to avoid long, monotonous, uninterrupted wall or roof planes. Also, roofs shall be pitched. However, the side facade need not to be designed to mimic the front facade, but rather to provide architectural interest consistent with scale and appearance with the front facade.
- E. The applicant shall submit sufficient information in the form of architectural elevations or sketches of building(s) and restoration of existing structure(s) in order to determine to what extent the design guidelines are being followed. All land developments shall be accompanied with material boards representing the various types of materials which are to be used on the structure(s).
- F. Each use shall provide access easements for its parking aisles and driveways guaranteeing access to all abutting lots. The parking area shall be so designed to readily accommodate shared access.
- G. The number of driveways onto a collector or higher classification street, for each property under single and separate ownership at the time this article is adopted, shall be limited to one per each street unless additional driveways are required by the Board of Supervisors. Access easements shall be provided for common driveways and common parking areas between multiple uses on a single tract.
- H. **Pedestrian Design Standards:** The applicant shall adhere to the requirements set forth in § 123-33. *Sidewalks*, of the Lower Providence Township Subdivision and Land Development Ordinance (SLDO). Unless otherwise stated below, where any conflicts exist the stricter requirements shall apply.
  - 1. Sidewalks are required to connect the street frontage sidewalks to all front building entrances, parking areas, central open space, and any other destination that generates pedestrian traffic.
  - 2. Sidewalk shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points and transit stops.
  - 3. Striped crosswalks shall be installed at any major intersection, at the discretion of the Township Board of Supervisors.
  - 4. Sidewalks shall be a minimum of four (4) feet wide, and shall be separated from the curbline by a minimum of four (4) feet of grass and landscaped area.
  - 5. All sidewalks and pedestrian connections shall be located a minimum of five (5) feet from any buildings to allow for landscaping unless arcades or entryways are part of the façade.

**I. Parking Standards:**

1. Parking areas on abutting lots shall be interconnected by access driveways.
2. Each lot shall provide cross-access easements for its parking areas and access driveways guaranteeing access to adjacent lots.

**J. Outdoor Dining:**

1. Outdoor furnishings are limited to tables, chairs, and umbrellas.
  2. Planters, posts with ropes, or iron fencing, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied as outdoor seating.
  3. Refuse facilities shall be provided.
  4. Advertising or promotional features shall be limited to umbrellas and canopies.
  5. Outdoor dining can not impede pedestrian traffic flow.

**K. Screening:**

1. All wall mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes shall be screened from public view by parapets, walls, fences, landscaping or other approved means.
2. All rooftop mechanical equipment and other appurtenances shall be concealed by or integrated within the roof form or screened from view at ground level of nearby streets. The following extensions above the roofline shall require screening: stair wells, elevator shafts, air conditioning units, large vents, heat pumps and mechanical equipment.
3. Service and loading areas must be visually screened from street and pedestrian walkways. For new construction, service and loading areas must be located at the rear of the building.

**L. Outdoor Storage.** Any use which includes outdoor storage of merchandise shall conform to the following standards:

1. No vehicles, equipment or merchandise shall be parked or stored within the ultimate right-of-way of any street or any areas intended for pedestrian use.
2. All storage areas shall be permitted only to rear of buildings and shall be set back at least 30 feet from property boundaries.

3. All storage areas shall be screened from public view by an opaque fence or wall 12 feet high. Stored materials may not exceed the height of the fence.

M. **Refuse Areas.** All uses shall provide for storage of refuse either inside the building(s) or within an outdoor area to the rear of the principal structure enclosed by walls or opaque fencing, which shall be designed to be architecturally compatible with the principal structure, at least 6 feet and no more than 12 feet high. Refuse shall be kept within one or more lidded container(s) not to exceed 6 feet in height. All refuse areas shall meet the following requirements:

1. The refuse area shall not interfere with circulation within the parking lot.
2. The refuse area shall be shielded from direct view of any adjacent property.
3. The refuse area shall be located at least 10 feet from any adjacent non-residential property and 50 feet from any residential property line or ultimate right-of-way line.

N. **Outdoor Display:** A minimum of fifteen feet (15 ft) shall be preserved between the curbline and the building envelope along the entire Ridge Pike frontage. Any remaining lot area within the ultimate right-of-way may be used by an owner or applicant for non-required parking, landscaping, outdoor displays, and dining.

1. The following regulations shall apply to all outdoor display(s):
  - a. Outdoor display is intended to comprise samples or examples of the goods, merchandise, equipment or vehicles available for purchase, rather than the entire stock of an item.
  - b. Outdoor display areas shall be considered to be sales floor area for the purpose of computing parking requirements.
  - c. Overnight outdoor display is prohibited except for the display of new automobiles.

O. **Landscaping:** All commercial uses shall comply with the landscaping standards provided in §123-50 of the Lower Providence Township Subdivision & Land Development Ordinance (SLDO), as amended.

P. **Lighting.** All commercial uses shall comply with the following standards:

1. Freestanding lights/lamp posts shall not exceed a height of 14 feet.
2. Lighted fixtures shall be shielded as to not be seen from adjacent properties.

**SECTION 2.** All provisions of Chapter 123 not amended or replaced by this Ordinance shall remain in effect.

**SECTION 3.** The provisions of this Ordinance are severable. If any sentence, clause, or section of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not effect or impair any of the remaining provisions, sentences, clauses, or sections of this Ordinance. It is hereby declared to be the intent of the Township that this Ordinance would have been adopted has such unconstitutional, illegal or invalid sentence, clause, or section not be included herein. Any Ordinance or any part of any Ordinance, conflicting with the provisions of this Ordinance, be and the same is hereby repealed, so far as the same affects this Ordinance.

**SECTION 4.** This Ordinance shall take effect and shall be enforced from and after its approval as required by law.

**ENACTED AND ORDAINED** by the Board of Supervisors of the Township of Lower Providence on this 1<sup>st</sup> day of June, 2006.

LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS

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Craig Dininny, Chairman

ATTEST:

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Joseph Dunbar, Secretary