

LOWER PROVIDENCE TOWNSHIP
Montgomery County, Pennsylvania

ORDINANCE NO. 644
(Duly Adopted July 20, 2017)

**AN ORDINANCE OF THE TOWNSHIP OF LOWER PROVIDENCE,
MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING SECTION
143-11 OF CHAPTER 143, ZONING, OF THE CODE OF LOWER
PROVIDENCE TOWNSHIP, CONCERNING THE EXTENSION OF
ZONING DISTRICT BOUNDARIES ON SPLIT-ZONED PROPERTIES.**

NOW, THEREFORE, it is hereby **ENACTED and ORDAINED** by the Board of Supervisors of Lower Providence Township as follows:

ARTICLE I. Boundary Tolerances

Section 143-11, Boundary Tolerances, of Chapter 143, Zoning, of the Lower Providence Township Code is hereby amended to read as follows:

§143-11 Boundary tolerances.

Where a zoning district boundary line divides a lot held in single and separate ownership as of July 15, 1999, and continuously to the date application is made to use the premises in accordance with this provision, the use and other zoning regulations applicable to the less restrictive district shall extend over the portion of the lot in the more restrictive district a distance of not more than one hundred (100) feet beyond the district boundary line. This extension of the regulations into the more restricted district may be for a distance of more than 100 feet beyond the district boundary line, if the following are complied with:

- A. Such extension is authorized as a conditional use;
- B. The requested extension and underlying development proposal meets all the applicable requirements of Section 143-80 of this Chapter as a conditional use;
- C. The appropriate buffering between the zoning districts is placed along the extended boundary line (the Board of Supervisors may impose additional conditions controlling planting/placement of fencing, shrubbery, shade trees, evergreen buffers, and/or planted berms to create a buffer beyond the normal requirements of this Chapter, if deemed necessary by the Board); and
- D. The distance of the extension does not exceed two hundred (200) feet.

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ARTICLE II. **Repealer**

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

ARTICLE III. **Severability**


If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

ARTICLE IV. **Effective Date**

This Ordinance shall become effective five (5) days after final enactment.

ENACTED and *ORDAINED* this 20th day of July, 2017.

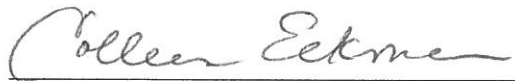
ATTEST:



Don D. Delamater, Township Manager



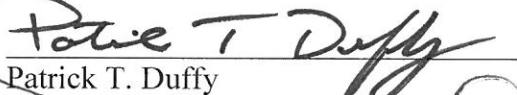
LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS



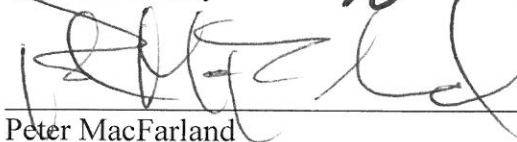
Colleen Eckman, Chair




Jason Sorgini, Vice Chair



Patrick T. Duffy



Peter MacFarland



Jill Zimmerman