

LOWER PROVIDENCE TOWNSHIP
Montgomery County, Pennsylvania

ORDINANCE NO. 647
(Duly Adopted December 21, 2017)

**AN ORDINANCE OF LOWER PROVIDENCE TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER
143, ZONING, OF THE CODE OF LOWER PROVIDENCE TOWNSHIP
CONCERNING AUTO REPAIR GARAGES AND THE IP DISTRICT.**

WHEREAS, the Board of Supervisors of Lower Providence Township has the authority pursuant to section 607 of the Second Class Township Code, 53 P.S. § 65607 and section 601 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10601, to enact and amend ordinances as the Supervisors shall deem beneficial to the Township; and

WHEREAS, the Board of Supervisors has determined that certain amendments of the Industrial Park District regulations are warranted to advance the revitalization within the Township and the Industrial Park District and shall be beneficial to the Township.

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

ARTICLE I IP District

The Table contained in Subsection 143-136.A of Chapter 143, Zoning, of the Code of Lower Providence Township is hereby amended by adding the following row in the appropriate alphabetical location:

Types of Uses	IP District	Mixed Use Overlay Sector	Office Technology Campus Sector
Auto Repair Garage	P (for properties abutting Trooper Road only)	N	N

ARTICLE II IP District

Section 143-136 of Chapter 143, Zoning, of the Code of Lower Providence Township is hereby amended by adding a new Subsection G which shall read as follows:

- G. Use of a lot located in the IP District for an Auto Repair Garage shall be permitted only when all the following requirements are met:
1. The lot abuts Trooper Road.
 2. The lot has vehicular access to at least two public roads.

3. Any exterior storage of vehicles, parts, or equipment shall be completely screened from view from all public roads and/or residentially zoned/used properties by solid fencing and buffer plantings.

ARTICLE III Severability

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

ARTICLE IV Repealer

All other Township ordinances or parts of ordinances which are inconsistent herewith are hereby repealed but only to the extent of such conflict.

ARTICLE V Effective Date

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

ENACTED and ORDAINED this 21st day of December, A.D., 20 17.

LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS:

Colleen Eckman
Colleen Eckman, Chair

ATTEST:

Donald Delamater
Donald Delamater, Township Manager



Jason Sorgini
Jason Sorgini, Vice Chair

Patrick T. Duffy
Patrick T. Duffy

Peter MacFarland
Peter MacFarland

Jill Zimmerman
Jill Zimmerman