

ORDINANCE NO. 617

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF LOWER PROVIDENCE TOWNSHIP, SPECIFICALLY:  
CHAPTER 143 ARTICLE XII SECTION 71 "OFF STREET  
PARKING STANDARDS" AND ARTICLE XXXIII  
SECTION 259 "RIDGE PIKE BUSINESS 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 Off Street Parking Standards and the Ridge Pike Business District regulations are warranted to advance the revitalization within the Township and the Ridge Pike Business District and shall be beneficial to the Township.

**NOW, THEREFORE,** the Board of Supervisors does hereby enact and ordain as follows:

**Section 1:** Chapter 143 Article XII Section 71 Subsection "G" of the Lower Providence Township Code, is hereby amended by adding the following:

Use	Requirement (number of spaces)
Self-Storage Development <sup>fn</sup>	1 space per 10,000 square feet of gross floor area

(<sup>fn</sup> Where a Self-storage Development is included as part of a Shopping Center, the calculation of required parking for the Self-Storage Development shall be independent and apart from the calculation for the remainder of the Shopping Center)

**Section 2:** Chapter 143 Article XXXIII Section 259(w) of the Lower Providence Township Code, is hereby deleted in its entirety and replaced with the following:

(w) A Self-Storage Development, which shall meet the following performance standards:

- (1) a minimum lot area of 10 acres is required;
- (2) any building whether new or existing, used for a Self-Storage Development use shall conform to the design standards of SLDO Section 123-142 or, create a uniform architectural scheme with the other buildings located on the property. Whether a uniform architectural scheme exists shall be within the sole discretion of the Board of Supervisors; and
- (3) outdoor storage, including the storage of recreational vehicles including, but not limited to, RV's, campers, boats, snowmobiles, and ATVs, shall be permitted subject to the following:

(a) such storage must be in conjunction with and on the same tract as an indoor Self-Storage Development facility;

(b) the area dedicated to outdoor storage shall not exceed 50% of the gross floor area dedicated to indoor storage;

(b) outdoor storage shall not be located in the front yard or between the principal building and any adjoining public or private street;

(c) any outdoor storage shall be screened from view from all adjacent properties and/or public and private streets. Screening may include, but shall not be limited to opaque fencing. Fencing shall be a minimum of six (6) feet in height.

**Section 3:** All other sections, parts, and provisions of Chapter 143, Articles VII and XXXIII, shall remain in full force and effect as previously enacted.

**Section 4:** The terms hereof shall supersede the terms of all other ordinances or resolutions of the Township inconsistent herewith.

**Section 5:** The provisions of this ordinance are severable. If any provision, section, sentence, clause or part shall be held to be invalid, illegal, or unconstitutional by any court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of the ordinance. It is hereby declared to be the intent that this ordinance would have been adopted as if such illegal, invalid, or unconstitutional provision, section, sentence, clause or part had not been included herein.

**Section 6:** This amendatory ordinance shall take effect and be in force from and after its enactment. The enactment date of this amendatory ordinance is the date of passage by the Board of Supervisors.

**DULY ORDAINED AND ENACTED** this Sept 4 day of \_\_\_\_\_, 2014, by the Board of Supervisors of the Township of Lower Providence, Montgomery County, Pennsylvania, in lawful session duly assembled.

**LOWER PROVIDENCE TOWNSHIP**  
Montgomery County, Pennsylvania

Attest: Richard Best

(Secretary)

By: Colleen Eckman  
Colleen Eckman,  
Chairwoman, Board of Supervisors