

**LOWER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA  
BOARD OF SUPERVISORS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CERTAIN PROVISIONS OF THE CODE OF LOWER GWYNEDD TOWNSHIP; SPECIFICALLY APPROVING CERTAIN AMENDMENTS TO THE LOWER GWYNEDD TOWNSHIP ZONING ORDINANCE; AMENDING SECTION 1298.21(d) REGARDING THE WIDTH OF FLAG LOTS; REPEALING ANY OTHER INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Lower Gwynedd Township previously adopted certain zoning regulations as set forth in the Lower Gwynedd Township Zoning Ordinance (the “**Zoning Ordinance**”), codified as Title Six of the Code of Lower Gwynedd Township (the “**Code**”); and

**WHEREAS**, the Township has determined that certain amendments are necessary to revise and update certain provisions of the Zoning Ordinance; and

**WHEREAS**, the Board of Supervisors (the “**Board**”) is invested with the authority from time to time to approve certain amendments and updates to the Zoning Ordinance under the Municipalities Planning Code (“**MPC**”), 53 P.S. 10609; and

**WHEREAS**, the Board has determined that certain amendments to the Code are necessary to address required updates to certain regulations related to flag lots; and

**WHEREAS**, the Board desires to enact certain amendments to the Zoning Ordinance; and

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

**SECTION ONE.**

Chapter 1298, Section 1298.21(d) of the Lower Gwynedd Township Code is hereby **AMENDED** to read as follows:

- (d) The access strip serving any flag lot shall have a minimum width of 50 feet and shall not exceed 300 feet in length, as measured from the street right-of-way to the point where the lot achieves the minimum required lot width. No portion of the access strip shall be counted as a part of the required lot area.

**SECTION TWO.** Nothing in this Ordinance or in the Lower Gwynedd Township Code, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause of causes of action existing under the Lower Gwynedd Township Code prior to the adoption of this Ordinance.

**SECTION THREE.** The provisions of this ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this 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 Board of Supervisors that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

**SECTION FOUR.** This Ordinance shall take affect and be in force from and after its approval as required by law.

**ORDAINED AND ENACTED** by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
**MIMI GLEASON, INTERIM SECRETARY**

By: \_\_\_\_\_  
**DANIELLE A. DUCKETT, CHAIRPERSON**