



MEMORANDUM

ATTN: LGT Planning Commission

DATE: October 21, 2025

FROM: Jamie P. Worman, Assistant Township Manager *Jamie P Worman*

SUBJ: Proposed Zoning Ordinance Amendment-Ord. 554

Attached to this memo you will find a proposed Zoning Ordinance Amendment for various sections of the existing Lower Gwynedd Township Code. A summary of these changes is provided below for ease of discussion and review by the PC. While a comprehensive revision of the ZO is forthcoming, following the adoption and implementation of the Comprehensive Plan, these minor adjustments will address consistent issues that occur when applying the code today. The proposed ordinance has been reviewed by the B&Z Subcommittee and Lynn Bush of the ZHB along with Township Staff and Professional Consultants and is ready for discussion by the PC.

Chapter 1250-Definitions

- Accessory Building and Accessory Use definitions have been revised to eliminate the ratio of accessory building/use compared to the principal building/use. The ratio can be controlled by other requirements such as building coverage and impervious surface. The other thing this accomplishes is, it removes a regulation from the definition.
- Home Occupations definition modified to include a definition for major home occupations and minor no-impact home businesses as per the MPC requirement. However, the final version of the ordinance may separate home daycares from this section and create a new section in order to remove any conflict that may arise from the revised definition of home occupation and the standards that apply.
- Sports Court definition added.
- Street Line definition is modified to remove reference to setback since they are not the same thing and to add a reference to see flag lots for front yard setback requirements.
- Front yard setback definition revised to include how the front yard of a flag lot is

determined. A reference to the front yard is also added to the flag lot definition.

Chapters 1257, 1258, 1259, 1260

- Individual residential districts amended to include the requirement that when a lot size is permitted to be reduced, due to the availability of public utilities, that connection to the utility be required.
- Addition of accessory uses as permitted uses in the districts where it is not currently allowed- A2 Residential.
- Removed all references to height of accessory structures in individual districts to the general regulations section of ordinance instead.

Chapter 1298 General Provisions

- Removed private tennis courts from permitted accessory uses and modified the paragraph pertaining to locations of accessory structures to property lines based on size of structure. Increased the permitted height to 15 feet instead of 14 feet. Placed a cap on maximum height to 25 feet.
- Clarified setbacks for pool houses/cabanas/covered pavilions
- Added Sports Courts in place of tennis courts and added new criteria for sports courts and standards for special exceptions where applicable.
- Modified exterior storage of motor vehicles and junk to include all districts except where specifically permitted in individual zoning district
- Added criteria and clarification to the limitation on accessory uses, in particular, the recreational vehicles and the storage of such.
- Home Occupations- Added a tiered structure of home occupations and no-impact home businesses to provide required regulations consistent with the MPC but to also maintain the conditions the Township currently has in place that regulates the extent of home occupations.
- Home generator- added a provision to permit generators in the front yard of corner lots when placed on the side of the house and property screened from view.

Please review the attached document. This item will be before the PC for discussion at your meeting scheduled for November 19th, 2025. Please let me know if you have any questions.

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

ORDINANCE NO. 554

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA TO AMEND MISCELLANEOUS PROVISIONS OF THE LOWER GWYNEDD TOWNSHIP ZONING CODE, TITLE SIX OF THE LOWER GWYNEDD TOWNSHIP CODE; TO REPEAL ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; TO PROVIDE A SEVERABILITY CLAUSE; AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, the Lower Gwynedd Township ("**Township**") Board of Supervisors ("**Supervisors**") desires to enact miscellaneous amendments to various provisions of its Zoning Code (the "**Zoning Code**"), in a manner generally summarized and fairly described as a periodic Zoning Code update.

WHEREAS, the Board of Supervisors has met the procedural requirements of the Pennsylvania Municipalities Planning Code, 53 P.S. §10101, *et. seq.*, ("**MPC**") for the adoption of this Ordinance, including holding a public hearing;

WHEREAS, the Second Class Township Code authorizes the Supervisors to make and adopt ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management, care and control of the Township, and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Township did, in accordance with the requirements of the MPC, submit the proposed amendments to the Montgomery County Planning Commission for review and comment;

WHEREAS, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendments to the Lower Gwynedd Township Planning Commission, which gave its recommendations regarding the proposed amendments at its duly noticed public meeting(s);

WHEREAS, the Supervisors have held one or more duly noticed and advertised public hearings to take public comments on the proposed amendments, and the Township has duly advertised the within proposed Ordinance for consideration and enactment; and

WHEREAS, the Supervisors, having received the public's comments and the recommendations of the Township's Planning Commission and the County Planning Commission, finds that enactment of the proposed amendments to the Zoning Code will be beneficial to the Township and consistent with the MPC and with the laws and Constitution of the Commonwealth of Pennsylvania.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Lower Gwynedd Township, and it is hereby ordained and enacted by the authority of the same, as follows:

SECTION 1. AMENDMENT. Title Six of the Code, entitled “Zoning,” is hereby amended as follows:

A. § 1250.04, entitled “Definitions,” is hereby amended by replacing the current definition of “Accessory Building” with the following:

- (1) Accessory building. "Accessory building" means a building subordinate to the principal building on a lot and used for purposes customarily incidental to those of the principal building.

B. § 1250.04, entitled “Definitions,” is hereby amended by adding a new definition, “Home Occupation-Major,” as follows:

- (34) Home Occupation-Major. "Major home occupation" means an accessory use permitted only in single-family residential districts and includes any lawful occupation or business activity which is conducted in whole or in part by a resident from his or her primary residence, limited to the professional office or studio of a physician, dentist, teacher, engineer, musician, architect, lawyer, outside salesperson or similar professional practitioner, or rooms utilized for occupations such as dressmaking, millinery or similar handicrafts, and specifically excludes any business, clinic, animal hospital, barber or beauty shop, personal service shop or tearoom. Home occupations shall be governed by the standards set forth in Section 1298.11.

C. § 1250.04, entitled “Definitions,” is hereby amended by adding a new definition, “Home Occupation-Minor,” as follows:

- (35) Home Occupation-Minor (no-impact home-based business). "Minor home occupation" means an accessory use, other than home day care uses permitted by § 1298.11(g), clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pick-up, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. Minor Home Occupations/No-Impact Home Based Businesses shall be governed by the standards set forth in Section 1298.11.

D. § 1250.04, entitled “Definitions,” is hereby amended by adding a new definition, “Sports Court,” as follows:

- (62) Sports Courts. "Sports Court" means an impervious surface or area designed for playing sports and activities that may include tennis, pickleball, handball, racquetball, basketball, etc. or a combination of sports and activities but is not intended to include pools, driveways, or basketball nets that are freestanding on a driveway or attached to a garage or structure accessed from the driveway.

E. § 1250.04, entitled "Definitions," is hereby amended by adding a new definition, "Street Line," as follows:

- (65) Street line. "Street line" means the dividing line between a lot and the outside boundary or ultimate right-of-way line of a public street, road or highway legally opened or officially plotted, or between a lot and a privately owned street, road or way over which the owners or tenants of two or more lots, each held in single and separate ownership, have the right-of-way. For flag lots, see "front yard setback" definition.

F. § 1259.02, entitled "Permitted uses," is hereby amended by adding a new subsection (d) as follows:

- (d) Accessory uses in accordance with § 1250.04 and § 1298.03.

G. § 1298.03, entitled "Accessory uses and structures," is hereby amended by deleting the first sentence and replacing it with the following:

Accessory uses and structures authorized in this Zoning Code shall be limited to the following:

H. § 1298.03, entitled "Accessory uses and structures," is hereby amended by deleting the first sentence of subsection (b)(1) and replacing it with the following:

Accessory structures shall be clearly subordinate to the principal building and separated from all other buildings and/or structures on the lot by at least 10 feet.

I. § 1298.03, entitled "Accessory uses and structures," is hereby amended by deleting the first sentence of subsection (b)(2) and replacing it with the following:

- (2) Private swimming pools shall be constructed in accordance with applicable Township ordinances and shall not be located in front yards. All pools, filters, heaters or any facilities incidental thereto including pool houses/cabanas/covered pavilions shall be located not less than 25 feet from all side and rear property lines, except that such distance shall be reduced to 15 feet in "C" and "CD" Residential Districts.

J. § 1298.03, entitled "Accessory uses and structures," is hereby amended by replacing § 1298.03 (b)(6) as follows:

(3) Private sports courts and all facilities incidental thereto shall, by special exception, be permitted as an accessory use on a single-family, detached, residential dwelling lot with a minimum lot size of one (1) acre subject to the following conditions and requirements in addition to those set forth in § 1250.04(a) of this Code:

A. A sports court is a dedicated hard surfaced area built for playing tennis, basketball, shuffleboard, or other similar sporting activities on a residential lot. A residential driveway or paved parking area occasionally used for such activities is not considered to be a sports court. A sports court may be constructed and maintained on a residential lot in addition to permissible detached accessory structures and shall not be used for commercial purposes.

B. Sports courts shall not be located in a front yard area and shall not be located over an easement. Sports courts shall be located no closer than 15 feet from the side and rear property lines; except that tennis courts shall be located a minimum of 25 feet from side and rear property lines.

C. All sports courts shall have drainage systems approved by the Township Engineer, specifically with respect to the discharge of water onto adjacent properties.

D. Sports courts may be enclosed with a maximum fence of 6 feet in height, except that tennis courts may have such fences no more than 10 feet in height. Fencing shall consist of either purpose-manufactured sports court netting, or corrosion-resistant #9 gauge woven wire mesh similar to chain link design. Fence posts shall be decay resistant.

E. Sports courts shall be limited to a maximum of 4,000 square feet, except that tennis courts shall be limited to a maximum of 7,200 square feet.

F. All sports courts shall be considered impervious coverage as defined in § 1250.04(a)(35).

G. All proposed lighting must be shown on the plan at the time an application for a special exception is made and must be approved by the Township Engineer. Lighting specifications and details must be submitted to the Township Engineer for review and approval prior to the issuance of a permit. The lighting design must show no spillover of light onto adjacent properties by providing a point-by-point level grid to show light levels on the ground and a plan showing where the court / light levels are in relation to the property lines. Additionally, information on the angle at which the lights will be installed to prevent glare into the sky is required. The mounting height for sports court lighting may not exceed 14 feet. Lights must be on a timer and shall be extinguished by 10:00 p.m.

H. An application for a special exception must include a site plan depicting the location of the proposed use, existing uses, yard dimensions, screening, landscaping, lighting and other features indicating compliance with the above requirements. The Township Engineer shall have the authority when granting a permit to require such design changes, additions and safeguards as may be necessary or appropriate.

I. Any modification to an approved sports court shall require an amended special exception approval by the Zoning Hearing Board.

K. § 1298.03 is hereby amended by adding a new subparagraph (b)(6) as follows:

- (6) Accessory residential uses shall not include a hospital, clinic, animal hospital, barbershop, beauty parlor, massage parlor, laboratory, mortuary, kennel or animal rescue or animal adoption/fostering services, other personal service shop, tearoom, restaurant, hotel/motel, boarding home or any other similar use.

L. § 1298.08, entitled "Exterior storage of motor vehicles and junk," is hereby modified to read as follows:

The exterior storage of motor vehicles is prohibited in all zoning districts unless specifically permitted and regulated in the various districts of this Code. The exterior storage of junk is prohibited in all zoning districts.

M. § 1298.11, entitled "Home occupations," is hereby amended to read as follows:

Home Occupations, as defined in §§ 1250.04(34) and (35) shall comply with the following regulations and standards:

Minor Home Occupations(no-impact home-based businesses) are permitted by right in all residential dwellings, limited to one per dwelling unit, in compliance with the following requirements:

- (a) The occupation shall be conducted only by members of the family residing on the premises and shall be conducted entirely within the dwelling or a building accessory thereto. The business activity may not occupy more than 25% of the habitable floor area. The computation of habitable floor area shall include the first floor and unfinished basement but not garages or unfinished attics.
- (b) The business activity shall be compatible with the residential use of the property and surrounding residential uses. The business shall employ no employees other than family members residing in the dwelling.
- (c) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- (d) There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
- (e) The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical interference, including interference with radio or television reception, which is detectable in the neighborhood.
- (f) The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.

Major home occupations. shall be governed by the following requirements:

- (a) The occupation shall be conducted primarily by members of the family residing on the premises and shall be conducted entirely within the dwelling or a building accessory thereto. Not more than one additional person who is not a resident in the dwelling shall be employed by the practitioner of the home occupation.
- (b) No article may be sold or offered for sale that is not produced by members of the immediate family residing on the premises.

- (c) There shall be no public display of goods on the premises.
- (d) Parking for any home occupation shall be provided in accordance with Chapter 1294 and shall occupy no portion of any required front, side or rear yard that is not part of a driveway.
- (e) The space devoted to any home occupation shall not exceed . 25% of the habitable floor area.
- (f) Home day-care for one child is permitted in the Township without regulation. Home daycare for two to a maximum of five nonresident children, located only in a single-family detached dwelling in which the caregiver resides, shall be considered a home occupation and shall be subject to the following requirements:
 - (1) The caregiver shall be registered or licensed by the commonwealth to provide childcare services in the dwelling.
 - (2) There shall be no structural change to the exterior of the single-family detached dwelling to accommodate the day-care use.
 - (3) In no case shall home day-care be permitted on a lot with an area of less than 10,000 square feet.
 - (4) There shall be a minimum of 40 square feet of floor space per child, inclusive of space occupied by furniture and equipment, but exclusive of closets, halls, bathrooms, kitchens and related areas. All of such floor space shall be on the first floor of the single family detached dwelling.
 - (5) A minimum of 100 square feet of outdoor play space per child shall be available on the same lot. Such play space shall be:
 - A. In the rear yard of the lot only;
 - B. Enclosed by a fence or wall; and
 - C. Not less than 30 feet from neighboring residential buildings.
 - (6) The normal hours of operation shall not be earlier than 7:00 a.m. nor later than 7:00 p.m.
 - (7) A driveway shall be required in order to allow off-street pick-up and drop off of children.

- (8) No home day-care use shall be permitted within 750 feet of any other home day-care use.

Requirements for all Home Occupations

- (1) A resident of the dwelling must be a principal of the home occupation.
- (2) There shall be no direct sale of goods on the premises.
- (3) There shall be no business-related exterior storage or display of goods.
- (4) Signs for major home occupations shall be permitted in accordance with the requirements of Chapter 1292.
- (5) The home occupation shall in no way cause the residential appearance or character of the premises to differ from the surrounding residential area.
- (6) Home occupations shall not use noxious, toxic, combustible, explosive or other types of material in a manner that could endanger the health, safety and welfare of the occupants and surrounding residents.
- (7) Vehicular access improvements or any need for additional parking generated by the home occupation, over what would normally be expected for a residence as determined by the Board of Supervisors with the advice of the Township Engineer, shall be met off-street and only in the side yard and/or rear yard.
- (8) Trash shall not be permitted in excess of that normally occurring in residential areas. Outdoor storage of trash or debris shall be sealed in containers, shielded from view by neighboring properties by a dense landscape buffer or other materials noted in the definition of buffer screen.
- (9) All home occupations must obtain a use and occupancy permit and register their business with the Township before commencing business.
- (10) The following uses and similar uses shall not be permitted as a home occupation: a hospital, clinic, animal hospital, barbershop, beauty parlor, massages parlor, laboratory, mortuary, kennel or animal rescue or animal adoption/fostering services, other personal service shop, tearoom, restaurant, hotel/motel, boarding home or any other similar use.

P. § 1298.15, entitled "Limitations on accessory uses" is hereby amended by modifying the first sentence and subparagraph (a), to read as follows:

The term "accessory use" shall not include the following:

- (a) The keeping or storage of a utility trailer more than 8 feet in length or a travel trailer, recreational vehicle or boat more than 22 feet in length, unless the vehicle is parked or stored at all times in a fully enclosed garage. Permitted trailers, recreational vehicles, and boats Shall be kept or stored in the following manner:

Q. § 1298.16, entitled "Height of accessory structures," is hereby modified by adding the following as the first sentence:

The maximum height for any building accessory to any dwelling shall be 15 feet, not exceeding one story except for what would be considered loft space for storage.

R. The following subparagraphs are added to § 1298.18, entitled "Home generator regulations":

(c) On a property that is a corner lot, a Generator may be placed on the side of the home, even though that yard is technically a front yard, when a landscaped buffer or other screening apparatus is provided so that the generator is not visible from the road frontage. The proposed buffer must be to the satisfaction of the Township Zoning Officer and approved as part of the required permit.

(d) If a property is located within a residential development with a homeowners' association, a letter from the homeowners' association shall be required to be provided with any application.

(e) Standby generators may only be located in a rear yard, or side yard not directly abutting a street or, if abutting a street as long as the generator is screened with landscaping acceptable to the Township.

(f) Portable residential standby generators not affixed to the ground shall not be regulated by this § 1298.18.

SECTION 2. ENACTMENT. Upon enactment, the Zoning Code as amended hereby, shall hereafter constitute the official, operative text of the amended Zoning Code, with the Zoning Code as amended hereby superseding and replacing all prior Ordinances or parts thereof.

SECTION 3. REPEALER. All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 4. SEVERABILITY. That the provisions of this Ordinance are severable and if any of its provisions or any part of any provision or individual amendment enacted hereby shall be held to be unconstitutional or otherwise invalid, the decision of the court so holding, shall not affect or impair any of the remaining provisions or amendments. It is hereby declared to be the intent of Lower Gwynedd Township that this Ordinance would have been enacted had such unconstitutional provisions or parts thereof not been included herein.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after its adoption.

ENACTED AND ORDAINED by the Lower Gwynedd Township Board of Supervisors this _____ day of December, 2025.

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

**MIMI GLEASON, TOWNSHIP MANAGER
CHAIRPERSON**

By: _____
DANIELLE A. DUCKETT,



MEMORANDUM

ATTN: Planning Commission

DATE: November 7, 2025

FROM: Jamie P. Worman, Assistant Township Manager

Jamie P Worman

SUBJ: Proposed Ordinance Amendment Ambler Yards-Revised

At the October PC meeting, the PC recommended approval of the proposed Zoning text & map amendment application of Ambler Yards. Ambler Yards is proposing future improvements to their site that include the addition of a self-storage facility and an apartment building. Following the PC meeting the attorney representing Ambler Yards revised the ordinance in conjunction with Township Staff and the Township Solicitor to include language regarding shared parking, a few minor grammatical revisions, and the renumbering of sections. Specifically, the proposed changes related to parking can be found in the attached document on page 5 item 6 (a) & (2).

The attached document is for your review and will be scheduled for discussion at the November 19th PC meeting. Changes to the existing text of the F-Industrial District are necessary for the applicant to pursue a future land development.

**LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 553

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP ZONING CODE TO ADD A NEW DEFINITION FOR “SELF-STORAGE FACILITY;” TO PERMIT APARTMENT HOUSES, SELF-STORAGE FACILITIES AND PARKING FOR SAME, ACCESSORY USES AND STRUCTURES, AND OUTDOOR DINING WITHIN A MULTI-USE CAMPUS IN THE “F” INDUSTRIAL DISTRICT; TO AMEND OUTDOOR STORAGE AND TO ESTABLISH AND/OR REVISE LOT AREA, LOT WIDTH, YARD SETBACKS, LOT COVERAGE, OFF-STREET PARKING, LOADING AND DRIVEWAY REQUIREMENTS FOR APARTMENT HOUSE USES IN THE “F” INDUSTRIAL DISTRICT; TO AMEND THE LOWER GWYNEDD TOWNSHIP ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PARCELS FROM THE C-RESIDENTIAL DISTRICT TO THE F-INDUSTRIAL DISTRICT; TO REPEAL ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; TO PROVIDE A SEVERABILITY CLAUSE; AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“**Supervisors**”) has met the procedural requirements of the Pennsylvania Municipalities Planning Code, 53 P.S. §10101, *et. seq.*, for the adoption of this Ordinance, including holding a public hearing;

WHEREAS, the Second Class Township Code authorizes the Supervisors to make and adopt ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management, care and control of the Township, and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Supervisors have determined that it is in the best interests of the Township that the text of the Lower Gwynedd Zoning Code (the “**Zoning Code**”) and the Lower Gwynedd Zoning Map (the “**Zoning Map**”) be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Lower Gwynedd Township, and it is hereby ordained and enacted by the authority of the same, to wit:

SECTION 1. AMENDMENT. Title Six of the Code, entitled “Zoning,” is hereby amended as follows:

- (1) The following definition of “Self-Storage Facility” is hereby added as Section 1250.04(58.1):

“Self-Storage Facility” means a building consisting of individual, compartmentalized, self-contained units that are leased or owned for the storage of business and household goods or contractor’s supplies. Agreements to use the facility shall include language that prohibits the storage or use of any hazardous or toxic materials or any inherently dangerous or flammable substances.

- (2) Section 1287.02 is hereby replaced in its entirety with the following:

1287.02. Permitted uses.

In an “F” Industrial District, a building or combination of buildings may be erected or used, and a lot may be used or occupied, for any of the following purposes and no other:

- (a) Manufacturing.*
- (b) Storage or warehousing.*
- (c) Industrial uses.*
- (d) Municipal uses.*
- (e) Administrative offices and research facilities.*
- (f) Any use similar to those set forth in Subsections (a) to (e) hereof; when authorized as a special exception by the Zoning Hearing Board.*
- (g) Any other legitimate use not otherwise permitted expressly or by implication elsewhere in this Zoning Code when authorized as a conditional use by the Board of Supervisors and after the imposition of conditions designed to eliminate (to the extent reasonably possible) adverse effects upon neighboring properties and the general public health, safety and welfare.*
- (h) Any accessory use or accessory building or structure that is subordinate to the uses set forth in Subsections (a) to (g) hereof.*
- (i) Mixed-Use Campus*

- (1) *On a property already partially improved with existing buildings, a development consisting of the following uses, for single and multiple occupancy of property and buildings, shall be permitted when authorized by conditional use.*
- A. *Office (administrative, professional and/or medical).*
 - B. *Warehouse, research facility (laboratory), industrial/manufacturing.*
 - C. *Self-storage facility.*
 - D. *Apartment houses.*
 - E. *Exterior storage of buses, recreational vehicles, campers, boats, trailers, and similar vehicles and conveyances, and excluding any sales, rentals, repairs, bodywork or painting thereof and also excluding tractor trailers. Areas used for such exterior storage shall not exceed 10% of the total tract area.*
 - F. *The following commercial, retail, and personal service uses when accessory to permitted uses and/or supporting the immediately surrounding community; restaurant, food service, bakery, indoor recreation establishment, fitness center, craft breweries/distilleries and/or wineries with retail, wholesale and/or on-site consumption of beer, wine and alcohol sales and food service. Outdoor dining, service, and consumption are permitted, however, these areas shall be counted when considering parking requirements.*
 - G. *Special events which shall include, but not be limited to, a farmer's market, food trucks, craft fair, car show, movie night, and beer garden or festival and shall be permitted only Thursdays through Sundays. All special events shall conform to the yard requirements of Section 1287.04, shall be located solely in an area designated on the approved Master Plan, shall not be located or conducted on more than 30% of the tract, shall be provided adequate parking and shall be subject to written permission of the Township Manager.*

H. *Any accessory use or accessory building or structure that is subordinate to the uses set forth in Subsections (A) to (G) hereof.*

(2) *Master Plan. For all mixed-use campuses, a master plan shall be submitted as part of the required conditional use application, which adequately depicts where each of the above category of uses and parking shall occur on the property. Material changes to the Master Plan involving more than 15% of the total building area or tract area shall require an amended conditional use approval from the Board of Supervisors. Review and approval of the conditional use shall include the approval of the dimensional criteria and parking as shown on the Master Plan.*

(3) Section 1287.03 is hereby amended to add the following Subsection (c):

(c) *Lot area and width for apartment houses. Notwithstanding any other provision hereof, the minimum lot area and minimum lot width for an apartment house in an "F" Industrial District shall be as follows:*

(1) *Minimum Lot Area. For an apartment house, a lot area of not less than 1 acre shall be provided.*

(2) *Minimum Lot Width: For an apartment house, a lot width of not less than 200 feet shall be provided.*

(4) Section 1287.04 is hereby amended to add the following Subsection (f):

(f) *Yard requirements for apartment houses. Notwithstanding any other provision hereof, the yard requirements for an apartment house in an "F" Industrial District shall be as follows:*

(1) *Front Yard. For an apartment house, there shall be a front yard on each lot which shall not be less than 30 feet.*

(2) *Side Yards. For an apartment house, there shall be a side yard on each lot which shall not be less than 5 feet.*

(3) *Rear Yards. For an apartment house, there shall be a rear yard on each lot which shall not be less than 30 feet.*

(5) Section 1287.05 is hereby amended to add the following Subsection (c):

(c) *Lot coverage requirements for apartment houses. Notwithstanding any other provision hereof, the lot coverage requirements for an apartment house in an “F” Industrial District shall be as follows:*

(1) *Building coverage: The total building coverage shall not exceed 35%.*

(2) *Impervious coverage: The total impervious coverage shall not exceed 75%.*

(6) Subsection 1287.07(a) is hereby replaced in its entirety with the following:

(a) *Parking and Loading. In an “F” Industrial District, all-weather parking and loading facilities shall be provided in accordance with Chapter 1294. Notwithstanding any provisions in Chapter 1294 to the contrary, the following provisions shall apply for a property developed as a Mixed-Use Campus pursuant to Section 1287.02 (i):*

(1) *Where a property is developed with a Mixed-Use Campus use, the parking required in Chapter 1294 may be reduced by 10%.*

(2) *Where adjacent properties are developed with a Mixed-Use Campus, the required parking and/or driveway access can be accomplished on an adjacent contiguous property provided that appropriate easements are obtained to ensure access to and from said parking and/or street or way, which easements shall be in form and substance satisfactory to the Township Solicitor and Township Engineer.*

(7) Subsection 1287.07(b) is hereby replaced in its entirety with the following:

(b) *Setbacks.*

(1) *For an apartment house in an “F” Industrial District, no setback shall be required for parking, loading areas or driveways where such parking, loading areas or driveways are adjacent to another lot located within the “F” Industrial District.*

(2) *For all other uses, no parking, loading or driveway area shall be located closer than 25 feet to any side or rear property line, nor closer than 50 feet to any front property line, except as required for normal ingress and egress.*

- (3) *In the case of any side or rear line being adjacent to a single-family residential district, no parking loading or driveway area shall be located closer than 50 feet to such property line, except as required for normal ingress and egress.*
- (4) *No railroad loading area shall be closer than 18 feet to any property line.*
- (8) Subsection 1287.08(e) is hereby replaced in its entirety with the following:
 - (e) *Outdoor Land Use. The outdoor storage of materials and trash shall be designed and maintained to be completely screened from view by a landscape buffer, and such uses shall conform to all building setbacks.*
- (9) Subsection 1294.01(b) is hereby amended to add the following Subsection (17):
 - (17) *Self-storage facility. one parking spaces for each 10,000 square feet of gross floor area.*

SECTION 2. REZONING. The following parcels are hereby rezoned to be entirely located within the Township's F-Industrial Zoning District:

- (1) 39-00-03934-00-5
- (2) 39-00-03931-00-8
- (3) 39-00-03928-00-2
- (4) 39-00-03925-00-5
- (5) 39-00-03922-00-8
- (6) 39-00-01429-00-8
- (7) 39-00-01426-00-2
- (8) 39-00-01423-00-5

Township's Zoning Map is hereby amended to reflect the rezoning of the aforesaid parcels. The Township Engineer is hereby directed to revise the Zoning Map to reflect this amendment.

SECTION 3. REPEALER. All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 4. SEVERABILITY. In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after its adoption.

ENACTED AND ORDAINED by the Lower Gwynedd Township Board of Supervisors this _____ day of _____, 2025.

ATTEST:

***LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS***

**Mimi Gleason
Township Manager**

By:

**Danielle A. Duckett
Chairperson**