

BOARD OF SUPERVISORS  
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 MIXED-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

The 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 December, 2025.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
**MIMI GLEASON, TOWNSHIP MANAGER**

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