

**PUBLIC NOTICE IS HEREBY GIVEN - NOTICE OF HEARING AND INTENT TO ADOPT ORDINANCE
LOWER GWYNEDD TOWNSHIP**

NOTICE IS HEREBY GIVEN that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, will hold a public hearing on Tuesday, December 9, 2025, at 7:00 PM, to consider the following proposed Ordinance titled:

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.

The Ordinance contains provisions that create a new definition for “self-storage facility”, permit apartment houses and self-storage facilities by conditional use, parking for same, accessory uses and structures, and outdoor dining within a multi-use campus in the “F” Industrial District. It also amends outdoor storage and establishes and/or revises lot area, lot width, yard setbacks, lot coverage, off-street parking, loading and driveway requirements for apartment house uses in the “F” Industrial District and amends the Lower Gwynedd Township zoning map by changing the zoning classification of parcels 39-00-03934-00-5, 39-00-03931-00-8, 39-00-03928-00-2, 39-00-03925-00-5, 39-00-03922-00-8, 39-00-01429-00-8, 39-00-01426-00-2 and 39-00-01423-00-5 from the C-Residential District to the F-Industrial District. It repeals all inconsistent ordinances or parts thereof, provides a severability clause and an effective date.

The Board of Supervisors will consider adopting the ordinance immediately following the hearing. The hearing and meeting will be conducted in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, Pennsylvania, as well as via the Zoom telecommunication device platform (call-in information is provided in this public notice). The Zoom information is below:

<https://us02web.zoom.us/j/81603606658?pwd=o1CEBv0oRD0L3aRtIXGb9Ojfu2sweh.1>

Meeting ID: 816 0360 6658

Passcode: 516209

Call In #: 1-646-876-9923

A copy of the complete text of the proposed ordinance is available for review at no cost at the offices of The Reporter at 307 Derstine Avenue, Lansdale, PA. The proposed ordinance, together with the zoning code, official map, application, and plans are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477, Telephone: (215) 646-5302 and may be examined by appointment only from Monday through Friday between the hours of 8:00AM and 4:30 PM (excepting holidays). All interested persons and parties are invited to attend the hearing and the meeting and offer any public comment prior to the Board of Supervisors taking any official action on the adoption of the proposed ordinance.

Neil Andrew Stein, Esquire,
Township Solicitor, Lower Gwynedd Township

Publish: Two times in The Reporter, Tuesday, November 25th and Tuesday, December 2nd, 2025

Proof of Publication Required