

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

ORDINANCE NO. 550

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD AMENDING THE LOWER GWYNEDD TOWNSHIP ZONING MAP, AS INCORPORATED BY TITLE SIX OF THE CODE OF LOWER GWYNEDD TOWNSHIP KNOWN AS THE LOWER GWYNEDD TOWNSHIP ZONING ORDINANCE, CHAPTER 1254 (“DISTRICTS GENERALLY AND ZONING MAP”) TO INCLUDE PROPERTY ON THE NORTHEAST CORNER OF ROUTE 309 AND NORRISTOWN ROAD IDENTIFIED AS TAX PARCEL NO. 39-00-02956-00-2, WITHIN THE BOUNDARY OF THE MF-3 MULTIFAMILY RESIDENTIAL ZONING DISTRICT OF LOWER GWYNEDD TOWNSHIP.

WHEREAS, the Lower Gwynedd Township Board of Supervisors (“**Board**”) has satisfied the procedural requirements of the Second Class Township Code, 53 P.S. § 65101, et seq. (“**Second Class Township Code**”), for the adoption of this proposed Ordinance;

WHEREAS, the Second Class Township Code authorizes the Board 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 and control of the Township and welfare of the Township and its citizens;

WHEREAS, the Board desires to amend the Lower Gwynedd Township Zoning Map (“**Zoning Map**”), pursuant to this proposed ordinance (“**Proposed Ordinance**”) to rezone the property on the northeast corner of Route 309 and Norristown Road, identified as Tax Parcel #39-00-02956-00-2 (the “**Property**”), from the D-1 Special Use District (the “**D-1 District**”) to the MF-3 Multifamily Residential District (the “**MF-3 District**”).

WHEREAS, the Board, after due consideration of the Proposed Ordinance at a duly advertised and posted public hearing, has determined that the health, safety and general welfare of the Township’s residents will be served by this amendment of the Lower Gwynedd Township Zoning Ordinance (“**Zoning Code**”).

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

SECTION 1. ZONING MAP AMENDMENT. The Zoning Map of Lower Gwynedd Township, which is adopted and referenced in by Title Six of the Code of Lower Gwynedd Township, known as the Lower Gwynedd Township Zoning Ordinance, Chapter 1254, “Districts Generally and Zoning Map”, shall be amended to change the zoning designation of the Property from the D-1 Special Use District to MF-3 Multifamily Residential District. The new zoning district designation for the parcel set forth above is depicted on the excerpt of the Zoning Map, titled Zoning Map Amendment, which is attached to this Ordinance as **Exhibit “A.”** This Zoning Map Amendment shall be incorporated into the official Zoning Map of Lower Gwynedd Township, as herein amended.

SECTION 2. 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 3. REVISIONS. The Lower Gwynedd Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of this Ordinance, including this provision.

SECTION 4. SEVERABILITY. If any provision, sentence, clause, section or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid provision, sentence, clause, section or part thereof not been included herein.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after enactment as provided by law.

SECTION 6. FAILURE TO ENFORCE. The failure of Lower Gwynedd Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

ENACTED AND ORDAINED this _____ day of _____, 2024 by the Board of Supervisors of Lower Gwynedd Township.

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

MIMI GLEASON, TOWNSHIP MANAGER

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

EXHIBIT "A"
MAP AMENDMENT

