

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

NOTICE IS HEREBY GIVEN that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, at its regular meeting to be held on Tuesday, November 18, 2025, at 7:00 PM, will consider the adoption of the following proposed Ordinance which is summarized below:

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP ZONING MAP BY EXTENDING THE "LOWER PIKE OVERLAY DISTRICT" BOUNDARIES TO TAX MAP PARCELS #39-00-00658-00-5; #39-00-00661-00-2; #39-00-00664-00-8; #39-00-00277-00-8; #39-00-00280-00-5; AND #39-00-00655-00-8; TO AMEND THE LOWER GWYNEDD TOWNSHIP ZONING CODE TO AMEND PARKING REQUIREMENTS TO INCLUDE OVERFLOW PARKING RELATED TO TOWNHOUSE DEVELOPMENTS AND TO CLARIFY THE PROPER CALCULATION OF REQUIRED PARKING IN THE "LOWER PIKE OVERLAY" DISTRICT; TO REPEAL ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; TO PROVIDE A SEVERABILITY CLAUSE; AND TO PROVIDE AN EFFECTIVE DATE.

This 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/88540321077?pwd=FfsVOGbSwg6qTxtKWl6EtixlZEpIGZ.1>

Meeting ID: 885 4032 1077

Passcode: 037378

Call In #: 1-646-876-9923

A copy of the complete text of 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 meeting and offer any public comment prior to the Board of Supervisors taking any official action on the adoption of the proposed ordinance.

The proposed ordinance will also be reviewed by the Lower Gwynedd Township Planning Commission at a public meeting, prior to any official action by the Board of Supervisors.

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

Publish:

Proof of Publication Required

**LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 552

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP ZONING MAP BY EXTENDING THE “LOWER PIKE OVERLAY DISTRICT” BOUNDARIES AND THE LOWER GWYNEDD TOWNSHIP ZONING CODE TO AMEND PARKING REQUIREMENTS TO INCLUDE OVERFLOW PARKING RELATED TO TOWNHOUSE DEVELOPMENTS AND TO CLARIFY THE PROPER CALCULATION OF REQUIRED PARKING IN THE “LOWER PIKE OVERLAY” 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**”) 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) Section 1271.01 Lower Pike Overlay District the following text amendment is proposed which will be added to Section 1271.08 as subsection (e).

Section 1271.08. Off-Street Parking is hereby amended to include:

(e) For proposed residential uses, overflow parking at the ratio of one space for each proposed unit shall be supplied. However, the Applicant, upon a demonstration that such overflow parking is not immediately needed, may place a portion of the overflow parking in reserve, to be constructed at a later date.

(f) Parking in a garage shall not be calculated to satisfy the parking requirements of this Section. Permissible parking spaces, for purposes of this Ordinance, shall be all weather parking spaces, paved in accordance with Subdivision Regulations.

SECTION 2. REZONING. The Lower Pike Overlay District is hereby extended over the following parcels:

- (1) 390000265002
- (2) 390000268008
- (3) 390003097005
- (4) 390000271005
- (5) 390000655008
- (6) 390000277008
- (7) 390000280005
- (8) 390000664008
- (9) 390000661002
- (10) 390000658005
- (11) 390003100002

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**

