

## NOTICE

### **TO THE RESIDENTS OF LOWER GWYNEDD TOWNSHIP:**

NOTICE is hereby given that the Board of Supervisors of Lower Gwynedd Township, Montgomery County, PA, will hold a public hearing and will consider adoption of the following zoning amendment at its meeting on November 28, 2017, at 7:30 PM, at the Lower Gwynedd Township Administration Building, 1130 N. Bethlehem Pike, Springhouse, PA 19477.

**AN ORDINANCE OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CERTAIN PROVISIONS OF THE CODE OF LOWER GWYNEDD TOWNSHIP; SPECIFICALLY APPROVING CERTAIN AMENDMENTS TO THE LOWER GWYNEDD TOWNSHIP ZONING ORDINANCE; AMENDING SECTION 1250.04 TO PROVIDE FOR A NEW DEFINITION FOR PRECISION INSTRUMENTS AND CONTROLS; AMENDING CHAPTER 1288.02 TO UPDATE CERTAIN PERMITTED USES IN THE F-1 ZONING DISTRICT; REPEALING PROHIBITED USE PROVISIONS OF THE D, D-1, D-2, PO, AND PO-2 ZONING DISTRICTS; REPEALING ANY OTHER INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Pursuant to the requirements of the Pennsylvania Municipalities Planning Code, the following is a summary of the proposed ordinance:

The proposed ordinance will amend Title Six of the Lower Gwynedd Township Code, to enact certain amendments to the Township Zoning Ordinance. The amendments will add a definition for “precision instruments and controls,” update the permitted uses in the F-1 zoning district and repeal prohibited use provisions in the D, D-1, D-2, PO and PO-2 zoning districts.

A copy of the full text of the ordinance under consideration may be examined or obtained during regular business hours at the Lower Gwynedd Township Administration Building, 1130 N. Bethlehem Pike, Springhouse, PA 19477.

Craig McAnally  
Township Manager

**LOWER GWYNEDD TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**  
**ORDINANCE \_\_\_\_\_**

**AN ORDINANCE OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CERTAIN PROVISIONS OF THE CODE OF LOWER GWYNEDD TOWNSHIP; SPECIFICALLY APPROVING CERTAIN AMENDMENTS TO THE LOWER GWYNEDD TOWNSHIP ZONING ORDINANCE; AMENDING SECTION 1250.04 TO PROVIDE FOR A NEW DEFINITION FOR PRECISION INSTRUMENTS AND CONTROLS; AMENDING CHAPTER 1288.02 TO UPDATE CERTAIN PERMITTED USES IN THE F-1 ZONING DISTRICT; REPEALING PROHIBITED USE PROVISIONS OF THE D, D-1, D-2, PO, AND PO-2 ZONING DISTRICTS; REPEALING ANY OTHER INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Lower Gwynedd Township previously adopted certain zoning regulations as set forth in the Lower Gwynedd Township Zoning Ordinance, codified as Title Six of the Code of Lower Gwynedd Township; and

**WHEREAS**, the Township has determined that certain amendments are necessary to revise and update certain provisions of the Zoning Ordinance; and

**WHEREAS**, the Board of Supervisors is invested with the authority from time to time to approve certain amendments and updates to the Zoning Ordinance under the Municipalities Planning Code, 53 P.S. § 10609; and

**WHEREAS**, the Board of Supervisors has determined that certain amendments to the Code are necessary to address required updates to certain definitions and permitted uses pertaining to the F-1 Zoning District; and

**WHEREAS**, the Board of Supervisors has determined that certain amendments to use provisions of the D, D-1, D-2, PO, and PO-2 Zoning Districts are necessary; and

**WHEREAS**, the Board of Supervisors desire to enact certain amendments to the Lower Gwynedd Township Zoning Ordinance to effect the changes detailed in this Ordinance;

**NOW THEREFORE**, it is hereby **ORDAINED** and **ENACTED** by the Board of Supervisors of Lower Gwynedd Township as follows:

## **SECTION I.**

Chapter 1250, Section 1250.04 of the Lower Gwynedd Township Code is hereby AMENDED to include the following new provision:

### **§ 1250.04. Definitions.**

**Precision Instruments and Controls.** Components used to measure heat, temperature, pressure or other factors or to regulate the speed, thickness, and flow of liquids, gases or electricity during scientific research, environmental studies or other scientific industrial processes or to store information that guides an automated industrial process.

## **SECTION II.**

Section 1288.02(d) of the Lower Gwynedd Township Code is hereby REPEALED.

## **SECTION III.**

Section 1280.03 of the Lower Gwynedd Township Code is hereby REPEALED.

## **SECTION IV.**

Section 1282.03 of the Lower Gwynedd Township Code is hereby REPEALED.

## **SECTION V.**

Section 1284.03 of the Lower Gwynedd Township Code is hereby REPEALED.

## **SECTION VI.**

Section 1289.03 of the Lower Gwynedd Township Code is hereby REPEALED.

## **SECTION VII.**

Section 1289.1.03 of the Lower Gwynedd Township Code is hereby REPEALED.

## **SECTION VIII. Repeal.**

Any and all other ordinances or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of any inconsistency.

## **SECTION IX. Savings Clause.**

The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the Agreement or its validity.

**SECTION X.           Effective Date.**

This Ordinance shall be effective five (5) days following its legal enactment.

**ORDAINED AND ENACTED** by the Board of Supervisors of Lower Gwynedd Township this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS:

Attest:

\_\_\_\_\_  
Craig McAnally, Secretary

\_\_\_\_\_  
Stephen Paccione, Chairman