

ORDINANCE 287

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF LOWER POTTS GROVE, MONTGOMERY COUNTY, PENNSYLVANIA AMENDING THE ZONING MAP OF LOWER POTTS GROVE TOWNSHIP BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN TRACTS OF GROUND LOCATED IN THE TOWNSHIP OF LOWER POTTS GROVE TO PROVIDE FOR THE UNDERLYING ZONING DISTRICTS OF GATEWAY MIXED-USE (G-MU) AND SR-4 SUBURBAN RESIDENTIAL AND AMEND THE BOUNDARIES OF THE R-1 RESIDENTIAL, R-2 RESIDENTIAL, R-3 RESIDENTIAL, LIMITED INDUSTRIAL (LI) AND GATEWAY INTERCHANGE (G-IN) DISTRICTS AND DELETE THE LIMITED COMMERCIAL (LC) DISTRICT

WHEREAS, the affected properties are in the R-1 Residential, R-3 Residential, LC-Limited Commercial, LI-Limited Industrial, or existing G-IN Gateway Interchange Zoning Districts;

WHEREAS, the Board of Commissioners of Lower Pottsgrove Township desires to create the G-MU Gateway Mixed-Use District in certain areas currently zoned LI-Limited Industrial and R-1 Residential;

WHEREAS, the Board of Commissioners of Lower Pottsgrove Township desires to create the SR-4 Suburban Residential District in certain areas currently zoned LI-Limited Industrial;

WHEREAS, the Board of Commissioners of Lower Pottsgrove Township desires to extend the G-IN Gateway Interchange District into certain areas currently zoned LC-Limited Commercial (also shown as LCD) and R-3 Residential;

WHEREAS, the Board of Commissioners of Lower Pottsgrove Township desires to extend the R-1 Residential District into certain areas currently zoned R-3 Residential;

WHEREAS, the Board of Commissioners of Lower Pottsgrove Township desires to extend the R-2 Residential District into certain areas currently zoned R-3 Residential;

NOW, THEREFORE, be it enacted and ordained by the Board of Commissioners of Lower Pottsgrove Township, Montgomery County, Pennsylvania, and it is hereby enacted by the Authority of the same, that the Lower Pottsgrove Township Code of Ordinances, Ordinance 192 of 1995, as amended, is further amended as follows:

Section 1. LC-Limited Commercial. The LC-Limited Commercial District (also shown as LCD) is hereby removed from the Zoning Map of Lower Pottsgrove Township.

Section 2. R-1 Residential to G-MU Gateway Mixed-Use. The Zoning Map of Lower Pottsgrove Township is hereby amended to remove the following properties from the R-1 Residential District and include them in the new Gateway Mixed-Use District classification.

ALL THOSE CERTAIN tracts or pieces of land, with the buildings and improvements erected thereon, situate in the Township of Lower Pottsgrove, County of Montgomery, and Commonwealth of Pennsylvania, as follows:

Tax Parcel ID	Block & Unit #	Address
420004294002	024 001	224 South Park Road
420004297008	024 061	229 South Park Road
420004279008	024 047	230 South Park Road
420004282005	024 048	228 South Park Road
420004285002	024 049	226 South Park Road
420004291005	024 046	225 South Park Road
420004288008	024 045	227 South Park Road
420003277713	024 068	218 South Park Road

Section 3. LI-Limited Industrial to G-MU Gateway Mixed-Use. The Zoning Map of Lower Pottsgrove Township is hereby amended to remove the following properties from the LI-Limited Industrial District and include them in the new Gateway Mixed-Use District classification.

ALL THOSE CERTAIN tracts or pieces of land, with the buildings and improvements erected thereon, situate in the Township of Lower Pottsgrove, County of Montgomery, and Commonwealth of Pennsylvania, as follows:

Tax Parcel ID	Block & Unit #	Address
420004222002	024 011	219 South Park Road
420004225008	024 010	217 South Park Road
420004228005	024 009	215 South Park Road
420004231002	024 002	201 South Park Road
420004234008	024 004	203 South Park Road
420004237005	024 003	205 South Park Road
	018 070	205 South Park Road
420004258002	018 069	207 South Park Road
420004240002	024 005	209 South Park Road
420004246005	024 006	211 South Park Road
420004243008	024 008	0 South Park Road
420004249002	024 007	213 South Park Road
420004252008	024 064	221 South Park Road
420004925001	018 052	0 Township Line Road

420004915002	018 057	0 Township Line Road
420004918008	018 058	115 Evergreen Road
420004921005	018 059	121 Evergreen Road
420004924002	018 060	137 Evergreen Road
420004927008	018 061	157 Evergreen Road
420004930005	024 012	165 Evergreen Road
420004933002	024 014	177 Evergreen Road
420004936008	024 016	187 Evergreen Road
420004939005	024 017	193 Evergreen Road
420004219005	024 020	225 Evergreen Road
420004942002	024 018	209 Evergreen Road
420004945008	024 019	217 Evergreen Road
420004952905	024 067	227 Evergreen Road
420004951002	024 021	0 Township Line Road
420004913004	018 077	0 Township Line Road
420004912005	018 050	0 Township Line Road

Section 4. LI-Limited Industrial to SR-4 Suburban Residential. The Zoning Map of Lower Pottsgrove Township is hereby amended to remove the following properties from the LI-Limited Industrial District and include them in the new Suburban Residential District classification.

ALL THOSE CERTAIN tracts or pieces of land, with the buildings and improvements erected thereon, situate in the Township of Lower Pottsgrove, County of Montgomery, and Commonwealth of Pennsylvania, as follows:

Tax Parcel ID	Block & Unit #	Address
420004951002	024 021	0 Township Line Road
420004948005	024 066	243 Evergreen Road
420004954008	024 022	273 Evergreen Road
420004957005	024 023	297 Evergreen Road
420004960002	024 024	313 Evergreen Road
420004966005	024 026	345 Evergreen Road
42000963008	024 025	345 Evergreen Road
420004969002	024 035	357 Evergreen Road
420004972008	024 060	363 Evergreen Road
420004975005	024 036	371 Evergreen Road

420004978002	024 037	377 Evergreen Road
420004981008	024 038	381 Evergreen Road
420004984005	024 042	395 Evergreen Road
420002914005	024 041	3061 Linfield Road
420002911008	024 040	3033 Linfield Road
420002908002	024 039	3013 Linfield Road
420002905005	024 034	2999 Linfield Road
420002902008	024 033	2985 Linfield Road
420002896005	024 032	0 Linfield Road
	024 044	0 Linfield Road
	024 032	0 Linfield Road
420004303002	024 027	394 South Sanatoga Road
420003335007	024 102	342 South Pleasantview Road
420003334008	024 101	343 South Pleasantview Road
420003331002	024 097	343 South Pleasantview Road
420004528002	024 034	2248 Sanatoga Station Road
420004525005	024 035	2242 Sanatoga Station Road
420004498005	024 058	2229 Sanatoga Station Road
420004435005	023 087	0 South Sanatoga Road
420001856001	023 086	0 High Street
	023 076	0 High Street
420003319005	023 093	296 South Pleasantview Road
420003316008	023 081	284 South Pleasantview Road
420003313002	023 004	0 South Pleasantview Road
420003310005	023 092	264 South Pleasantview Road
420003307008	023 091	0 South Pleasantview Road
420003304002	023 088	244 South Pleasantview Road
420003301005	023 096	236 South Pleasantview Road
420003298008	023 075	218 South Pleasantview Road
420003340002	022 025	205 South Pleasantview Road
420003343008	022 028	219 South Pleasantview Road
420003346005	022 029	233 South Pleasantview Road
420003349002	022 030	253 South Pleasantview Road

420003352008	022 031	265 South Pleasantview Road
420003355005	022 032	283 South Pleasantview Road
	022 033	283 South Pleasantview Road
420003358002	022 041	0 South Pleasantview Road
420004504008	022 040	0 South Pleasantview Road

Section 5. R-3 Residential to G-IN Gateway Interchange. The Zoning Map of Lower Pottsgrove Township is hereby amended to remove the following properties from the R-3 Residential District and include them in the G-IN Gateway Interchange District classification.

ALL THOSE CERTAIN tracts or pieces of land, with the buildings and improvements erected thereon, situate in the Township of Lower Pottsgrove, County of Montgomery, and Commonwealth of Pennsylvania, as follows:

Tax Parcel ID	Block & Unit #	Address
420004534005	018 025	2734 Saylor Avenue
420004537002	018 017	2804 Saylor Avenue
420004540008	018 016	2814 Saylor Avenue
420004540206	018 086	2824 Saylor Avenue
420004531026	018 080	2821 Saylor Avenue
420004531008	018 018	2811 Saylor Avenue
420001627005	018 029	10 North Sanatoga Road
420004339002	018 030	110 North Sanatoga Road
420004342008	018 028	122 North Sanatoga Road
420004345005	018 027	168 North Sanatoga Road
420004348002	018 062	176 North Sanatoga Road
420004351008	018 026	188 North Sanatoga Road
420004360005	018 021	318 North Sanatoga Road
420004354005	018 024	220 North Sanatoga Road
420001667001	018 085	0 High Street
420001642008	018 035	2783 High Street
420001636005	018 033	2763 High Street
420001639002	018 034	2773 High Street
420001633008	018 032	2753 High Street
420001630002	018 031	2739 High Street
420001654005	018 005	2827 High Street

420001668009

018 079

2917 High Street

Section 6. LC-Limited Commercial to G-IN Gateway Interchange. The Zoning Map of Lower Pottsgrove Township is hereby amended to remove the following properties from the LC-Limited Commercial District (also shown as LCD) and include them in the G-IN Gateway Interchange District classification.

ALL THOSE CERTAIN tracts or pieces of land, with the buildings and improvements erected thereon, situate in the Township of Lower Pottsgrove, County of Montgomery, and Commonwealth of Pennsylvania, as follows:

Tax Parcel ID	Block & Unit #	Address
420004331001	023 100	0 South Sanatoga Road
420004432008	023 085	0 South Sanatoga Road
420004336005	023 089	14 South Sanatoga Road
420004333008	023 008	10 South Sanatoga Road
420001858008	023 083	2646 High Street
420001861005	023 084	2688 High Street
420004333008	018 078	10 South Sanatoga Road
420001873002	018 066	2814 High Street
	018 076	0 South Park Road
420004256004	018 068	0 South Park Road
420001864002	018 054	0 High Street
420001865001	018 081	2766 High Street
420001864209	018 067	2772 High Street
420001870005	018 053	2780 High Street
420001878006	018 075	0 High Street
420001875009	018 074	0 High Street
420001876008	018 073	2830 High Street
420001879005	018 064	2848 High Street
420001654005	018 039	2827 High Street
	018 040	2827 High Street
420001651008	018 041	2855 High Street
420001657002	018 042	2871 High Street
	018 043	2871 High Street
420001663005	018 045	0 High Street
420001660008	018 044	2879 High Street

420001648002	018 037	2813 High Street
420001645005	018 036	2805 High Street

Section 7. Remaining as G-IN Gateway Interchange. The following properties are currently in the G-IN Gateway Interchange District and shall remain in the G-IN Gateway Interchange District classification.

ALL THOSE CERTAIN tracts or pieces of land, with the buildings and improvements erected thereon, situate in the Township of Lower Pottsgrove, County of Montgomery, and Commonwealth of Pennsylvania, as follows:

Tax Parcel ID	Block & Unit #	Address
420001882002	018 051	3000 High Street
420001885008	018 047	3044 High Street
420001684002	018 010	3051 High Street
420001681005	018 065	3049 High Street
420001678008	018 007	3015 High Street
420001675002	018 012	2965 High Street
	018 014	2965 High Street
420001669008	018 006	2933 High Street
420001672005	018 015	2975 High Street
420001666002	018 046	2905 High Street
420001668009	018 079	2917 High Street
420004909008	018 048	0 Township Line Road
420004912005	018 050	0 Township Line Road

Section 8. R-3 Residential to R-1 Residential. The Zoning Map of Lower Pottsgrove Township is hereby amended to remove the following properties from the R-3 Residential District and include them in the R-1 Residential District classification.

ALL THOSE CERTAIN tracts or pieces of land, with the buildings and improvements erected thereon, situate in the Township of Lower Pottsgrove, County of Montgomery, and Commonwealth of Pennsylvania, as follows:

Tax Parcel ID	Block & Unit #	Address
420004129005	012 027	534 Rupert Road
420004128906	012 042	246 Rupert Road

Section 9. R-3 Residential to R-2 Residential. The Zoning Map of Lower Pottsgrove Township is hereby amended to remove the following properties from the R-3 Residential District and include them in the R-2 Residential District classification.

ALL THOSE CERTAIN tracts or pieces of land, with the buildings and improvements erected thereon, situate in the Township of Lower Pottsgrove, County of Montgomery, and Commonwealth of Pennsylvania, as follows:

Tax Parcel ID	Block & Unit #	Address
420004148004	012 040	419 Rupert Road
420004150002	012 025	503 Rupert Road
420004146006	018 082	0 Rupert Road
420004147005	018 009	291 Rupert Road
420004146501	018 008	0 Rupert Road
420004381005	012 033	550 North Sanatoga Road
420004357002	018 023	262 North Sanatoga Road
420004360008	018 022	298 North Sanatoga Road
420004360005	018 021	318 North Sanatoga Road
420004366002	018 020	342 North Sanatoga Road
420004369008	018 019	360 North Sanatoga Road
420004370007	018 004	380 North Sanatoga Road
	018 063	380 North Sanatoga Road
420004372005	018 072	406 North Sanatoga Road
420004375002	018 071	440 North Sanatoga Road
420004378008	018 003	474 North Sanatoga Road
420004576008	017 140	2580 Sky Top Road
420004574001	017 157	2600 Sky Top Road
420004573002	017 083	2620 Sky Top Road
420004574109	017 085	2600 Sky Top Road
420004567008	017 086	2640 Sky Top Road
420004564002	017 089	2660 Sky Top Road
420004561005	017 090	2670 Sky Top Road
420004557009	017 091	2680 Sky Top Road
420004558008	017 139	2696 Sky Top Road
420004574208	017 161	0 High Street
420001621002	017 098	2675 High Street

420001622001	017 160	0 High Street
420001622901	017 162	0 High Street
420001619004	017 158	2675 High Street
420001618005	017 080	2623 High Street
420001624008	017 082	2693 High Street

Section 10. Severability. The invalidity of any section or provision of this Ordinance shall not invalidate other sections or provisions thereof.

Section 11. Savings and Repealer. The remaining provisions of the Lower Pottsgrove Township Zoning Ordinance in force immediately before the enactment of this Ordinance are intended to be continued and, to the extent not inconsistent herewith, are hereby re-enacted and re-ordained; any provisions inconsistent with this Ordinance are hereby repealed as referenced.

Section 12. Effective Date. This Ordinance shall become effective immediately upon enactment.

ENACTED AND ORDAINED, this 1st day of December, A.D. 2008 by the Board of Commissioners of Lower Pottsgrove Township, Montgomery County, Pennsylvania.

**LOWER POTTS GROVE TOWNSHIP
BOARD OF COMMISSIONERS**

BY: _____
Bruce L. Foltz, President

ATTEST: _____
Michele M. Cappelletti, Secretary