

BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2024-01

RO Residential Office District Amendments

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF LOWER SALFORD, CHAPTER 164 (ZONING), ARTICLE XIIC (RO RESIDENTIAL-OFFICE DISTRICT), SECTION 164-62.16 (CONDITIONAL USES) TO PERMIT BANKS, SAVINGS-AND-LOAN ASSOCIATIONS AND CREDIT UNIONS AS A CLASS THREE CONDITIONAL USE; AMENDING ARTICLE XIII (C COMMERCIAL DISTRICT), SECTION 164-69 (SHOPPING CENTER USES) AND ARTICLE XIII B (MU MIXED-USE DISTRICT), SECTION 164-70.22.A (PERMITTED USES) TO PERMIT BANKS, SAVINGS-AND-LOAN ASSOCIATIONS AND CREDIT UNIONS AS USES BY-RIGHT; AMENDING ARTICLE XIV (I INDUSTRIAL DISTRICT), SECTION 164-73 (CONDITIONAL USES) TO PERMIT BANKS, SAVINGS-AND-LOAN ASSOCIATIONS AND CREDIT UNIONS AS A CLASS TWO CONDITIONAL USE; AMENDING ARTICLE XVI (OFF-STREET PARKING AND LOADING), SECTION 164-99 (REQUIRED OFF-STREET PARKING CAPACITY) TO CHANGE THE USE DESIGNATION OF "BANKS AND OTHER FINANCIAL INSTITUTIONS" TO "BANKS, SAVINGS-AND-LOAN ASSOCIATIONS, AND CREDIT UNIONS"; AMENDING ARTICLE XIIC (RO RESIDENTIAL-OFFICE DISTRICT), SECTION 164-62.18 (CONDITIONAL USE STANDARDS AND CRITERIA), SUBSECTIONS "G" AND "H" RELATED TO DRIVEWAY ACCESS CONTROLS IN THE RO DISTRICT.

The Board of Supervisors of Lower Salford Township does hereby ENACT and
ORDAIN:

SECTION I. - Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIIC (RO Residential-Office District), Section 164-62.16 (Conditional Uses), Subsection C (Class Three Conditional Uses) is hereby amended to add the following uses:

- (9) Banks, savings-and-loan associations, and credit unions.

SECTION II. - Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIII (C Commercial District), Section 164-69 (Shopping Center Uses), Subsection A (Use Regulations) is hereby amended to delete Sub-subsection (7) and replace it with the following:

- (7) Banks, savings-and-loan associations, and credit unions.

SECTION III. - Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIIIIB (MU Mixed-Use District), Section 164-70.22.A (Permitted Uses) is hereby amended to delete Subsection (9) and replace it with the following:

- (9) Banks, savings-and-loan associations, and credit unions.

SECTION IV. - Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIV (I Industrial District), Section 164-73 (Conditional Uses), Subsection B (Class Two Conditional Uses) is hereby amended to delete the introductory sentence to Sub-section (4) and replace it with the following:

- (4) Banks, savings-and-loan associations, and credit unions, day-care centers and restaurants, provided that:

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SECTION V. - Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XVI (Off-Street Parking and Loading), Section 164-99 (Required Off-Street Parking Capacity) is hereby

amended to change the use “Banks and other financial institutions” to “Banks, savings-and-loan associations, and credit unions”.

SECTION VI. – Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIIC (RO Residential-Office District), Section 164-62.18 (Conditional Use Standards and Criteria) is hereby amended to delete existing Subsection G. (Driveway Access Controls) and replace it with the following:

G. Driveway access controls.

(1) Subject to the access controls set forth in (2) and (3) below, no more than one driveway access shall be permitted per street frontage.

(2) Corner lots which front on two streets of different classification shall take access from the street of lesser classification and:

(a) For Class One and Class Two conditional uses, there shall be no access from the street of higher classification, unless it is physically infeasible to provide access to the street of lesser classification. Any existing driveway to the street of higher classification shall be eliminated when a driveway is provided to the street of lesser classification.

(b) For Class Three conditional uses (excluding Class Two conditional uses), principal access shall be provided from the street of lower classification and one additional secondary access may be permitted from the street of higher classification. For purposes of this requirement, principal access shall be considered an unrestricted, full-movement access drive and secondary access shall be a restricted access drive. All access drives shall be designed and located in accordance with the requirements of the Lower Salford Township Subdivision and Land Development Ordinance. In addition, access drives shall be located to minimize the need for future driveways, maximize the distance from existing street and driveway intersections, and accommodate future interconnection with adjoining properties zoned RO Residential Office.

- (c) On corner lots with a mix of Class One, Two and Three conditional uses, the requirements in (b) above shall apply.

SECTION VII. – Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIIC (RO Residential-Office District), Section 164-62.18 (Conditional Use Standards and Criteria), Subsection G. (Driveway Access Controls) is hereby amended to delete Sub-subsection (3)(a)[3] and replace it with the following:

- [3] Shared access shall not be required when all possible interconnections between two abutting lots would cross wetlands, floodplains, and/or slopes of 15% or more, or would be prevented by other site restrictions as determined by the Township.

SECTION VIII. – Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIIC (RO Residential-Office District), Section 164-62.18 (Conditional Use Standards and Criteria), Subsection G. (Driveway Access Controls) is hereby amended to delete Sub-subsection (3)(b) and replace it with the following:

- (b) Shared access via new driveway.
- [1] When shared access cannot be provided via an existing driveway consistent with Section 164-62.18.G.(3)(a), a maximum of one new driveway intersection shall be permitted per street, subject to the requirements of Section 164-62.18.G.(2).
- [2] When a shared driveway within an abutting lot is utilized the existing driveway on the applicant's site shall be eliminated, unless the Board of Supervisors agrees that it is in the best interest of the development to keep the driveway.
- [3] A recorded access easement satisfactory to the Township shall be provided for the shared driveway guaranteeing access to all abutting lots zoned RO Residential Office. The width and location of the access easement area shall be satisfactory to the Township.
- [4] Parking lot entranceways taking access from existing or future shared driveways shall be set back from the street ultimate right-of-way line a minimum of 50 feet. Parking shall not be permitted

along shared driveways between the street ultimate right-of-way line and the rear edge of the easement granting access to the abutting lot.

SECTION IX. – Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIIC (RO Residential-Office District), Section 164-62.18 (Conditional Use Standards and Criteria) is hereby amended to delete Subsection H. and replace it with the following:

- H. Each nonresidential use shall provide access easements for its parking aisles and driveways where required by the Board of Supervisors, guaranteeing access and use to all lots within the RO District, unless all possible interconnections between the applicant's tract and abutting lot(s) would cross wetlands, floodplains, and/or slopes of 15% or more, or would be prevented by other site restrictions as determined by the Township. Parking areas on abutting lots shall be directly connected by a driveway. The applicant shall either construct these interconnections during the initial land development or provide an easement to the abutting lot allowing future construction of the interconnection.

SECTION X. – Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XVI (Off-Street Parking and Loading), Section 104.1 (Handicapped-accessible Parking) is hereby amended to delete Subsection A. and replace it with the following:

- A. The number of accessible parking spaces must meet the requirements of the ADA Standards for Accessible Design, latest edition.

SECTION XI. - Severability

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby

declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION XII. - Failure to Enforce not a Waiver

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION XIII. - Effective Date

This Ordinance shall take effect and be in force from and after its approval as required by the law.

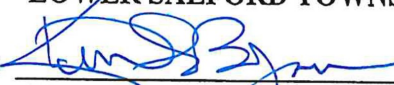
SECTION XIV. - Repealer

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

ORDAINED AND ENACTED by the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania, this 7th day of February, 2024.


LOWER SALFORD TOWNSHIP

By:



Keith A. Bergman, Chairman,
Board of Supervisors

Attest:



Joseph S. Czajkowski, Township Manager/Secretary