

ORDINANCE NO. _____
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE UPPER MERION TOWNSHIP ZONING ORDINANCE, CHAPTER 165, BY AMENDING SECTION 165-5, “WORD USAGE; DEFINITIONS”, TO ADD ADDITIONAL DEFINITIONS, BY AMENDING ARTICLE XXII, SC SHOPPING CENTER DISTRICTS, TO CHANGE CERTAIN USE REQUIREMENTS; TO ADD A NEW ARTICLE ENTITLED “COMMERCIAL DISTRICTS”; AND TO REPEAL ARTICLES XIX, XX, AND XXI AND ALL REFERENCES RELATED TO THE C-1, C-2, AND C-3 COMMERCIAL DISTRICTS

WHEREAS, pursuant to the Second Class Township Code, 53 P.S. 65101, *et seq.*, Upper Merion Township (the “Township”) is authorized to make and adopt Ordinances it deems necessary for the proper management and control of the Township and welfare of the Township and its citizens that are consistent with the Constitution and the laws of the Commonwealth;

WHEREAS, the Township desires to encourage high quality commercial developments; promote street level activity with attractive business locations; integrate pedestrian-ways with aesthetically pleasing public spaces; and incorporate high quality sustainable building materials and energy and resource conservation into new development;

WHEREAS, the creation of the Neighborhood Commercial District, Limited Commercial District, and General Commercial District and restructuring of certain use requirements of the Shopping Center District will facilitate and encourage economic development and will further the Township’s vision with respect to the establishment of high quality commercial developments;

WHEREAS, the creation of these new Commercial Districts will replace the C-1, C-2, and C-3 Commercial Districts in their entirety;

WHEREAS, the Township deems it to be in the best interest and general welfare of the citizens and residents of the Township to amend the Upper Merion Township Official Zoning Map to rezone certain parcels and to reflect the addition of the new Neighborhood Commercial District, Limited Commercial District, and General Commercial District, the deletion of the C-1, C-2, and C-3 Commercial Districts, and rezoning of certain parcels as Shopping Center District;

WHEREAS, the Board of Supervisors of Upper Merion Township has met the procedural requirements of 53 P.S. § 10101, *et seq.*, the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing; and

WHEREAS, the Township, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents of Upper Merion Township will be served by this amendment of the Upper Merion Township Zoning Ordinance and the Upper Merion Township Official Zoning Map..

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors for Upper Merion Township, and it is hereby ordained and enacted, by the authority of the same, to wit:

SECTION I. CODE AMENDMENT.

A. THE UPPER MERION TOWNSHIP ZONING ORDINANCE, CHAPTER 165, IS HEREBY AMENDED BY ADDING THE ADDITIONAL DEFINITIONS TO SECTION 165-5, “WORD USAGE; DEFINITIONS”

1. Unless otherwise expressly stated, the following words and phrases shall be construed throughout Chapter 165 to have the following meanings indicated:

- i. Mail Services: A commercial business which conducts the retail sale of stationery and packaging products, provide facilities for the drop-off and pick of mail and packages and copying and printing services.
- ii. Distributed Antenna System (DAS): A network of spatially separated antenna nodes connected to a common source via a transport medium that provides wireless service within a geographic area or structure.
- iii. Retail Bakery: An establishment primarily engaged in the retail sale of baked products for consumption off site. The products may be prepared either on or off site. Such use may include incidental food service. A bakery shall be considered a general retail use.
- iv. Verge: A strip separating a sidewalk from the curb, and consisting of grass, landscaping, or decorative paving.
- v. Urgent Care : Urgent care is a category of walk-in clinic focused on the delivery of ambulatory care in a dedicated medical facility outside of a traditional emergency room. Urgent care centers primarily treat injuries or illnesses requiring immediate care, but not serious enough to require an ER visit.
- vi. Continuing Care Retirement Community: A continuing care retirement community, is a type of retirement community where a number of aging care needs, from assisted living, independent living and nursing home care, may all be met in a single residence, whether in an apartment in a congregate housing facility, a room or apartment in an assisted living facility, and in a skilled nursing home.

- vii. Pawnshop: An establishment that engages, in whole or in part, in the business of loaning money on the security of pledges of personal property, or deposits or conditional sales of personal property or the purchase or sale of personal property.

B. THE UPPER MERION TOWNSHIP ZONING ORDINANCE, CHAPTER 165, IS HEREBY AMENDED BY ADDING A NEW ARTICLE ENTITLED “COMMERICAL DISTRICTS” AS FOLLOWS:

§1. Use Regulations.

In the Commercial Districts specified below, buildings may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other; however a use not specifically listed that is shown to be similar to permitted use may be permitted as a special exception.

Key:

P=Permitted Use

NP = Not Permitted Use

S = Permitted only by Special Exception

| Table CD.1 Permitted Uses | | | | |
|---|--------------------------------|---------------------------|---------------------------|------------------------|
| USE | DISTRICT | | | |
| | Neighborhood Commercial | Limited Commercial | General Commercial | Shopping Center |
| Retail Trade | | | | |
| New car dealers | NP | NP | P | S |
| Used car dealers | NP | NP | NP | NP |
| Recreational vehicles. Motorcycles and boats | NP | NP | P | NP |
| Automotive parts and accessories | NP | P | P | P |
| Home Center | NP | P | P | P |
| Building supplies and materials | NP | NP | P | P |
| Nursery and garden center | NP | NP | P | P |
| Convenience Stores | P | P | P | P |
| Convenience Store w/ gasoline sales | NP | NP | P | NP |
| Beer, wine and liquor stores | P | P | P | P |
| Pharmacies and drug stores | P | P | P | P |
| Gasoline sales and automotive service | NP | NP | P | P |
| Furniture, home furnishing | NP | NP | P | P |
| Household appliances | NP | NP | P | P |
| Consumer electronic, computers, photography equipment | P | P | P | P |
| Hardware stores | P | P | P | P |
| Jewelry stores | P | P | P | P |
| Paint and wallpaper stores | P | P | P | P |
| Pawn Shop | NP | NP | P | NP |
| Supermarkets and grocery stores | P ¹ | NP | P | P |
| Specialty food stores | P | P | P | P |

| Table CD.1 Permitted Uses | | | | |
|--|--------------------------------|---------------------------|---------------------------|------------------------|
| USE | DISTRICT | | | |
| | Neighborhood Commercial | Limited Commercial | General Commercial | Shopping Center |
| Clothing and accessories store | NP | P | P | P |
| Sporting goods, hobby, book and music stores | P | P | P | P |
| Department Stores | NP | NP | P | P |
| Warehouse clubs | NP | NP | P | P |
| Florists | P | P | P | P |
| Office supply stores | NP | NP | P | P |
| Interior Design Studio | P | P | P | P |
| Gift and novelty stores | P | P | P | P |
| Resale/Consignment stores | P | P | P | P |
| Pets and pet supplies | P | P | P | P |
| Transportation | | | | |
| Post office | P | P | P | P |
| Mail Services | P | P | P | P |
| Information | | | | |
| Publishers | NP | NP | P | NP |
| Motion picture and video production and distribution | NP | NP | P | NP |
| Sound recording, radio and television studios | NP | NP | P | NP |
| Internet publishing and broadcasting | P | P | P | NP |
| Cable communication and distribution | NP | P | P | NP |
| Internet service providers | NP | P | P | NP |
| Video and digital rentals | P | P | P | P |
| Finance and Insurance | | | | |
| Banks, savings institutions and credit unions | P | P | P | P |
| Banks with drive thru | S | P | P | P |
| Automatic teller machines (free standing) | P | P | P | P |
| Consumer lending and financing | P | P | P | P |
| Securities, commodities and other financial investment activity | P | P | P | P |
| Insurance activity | P | P | P | P |
| Real estate agents and brokers | P | P | P | P |
| Property management | P | P | P | P |
| Passenger car rental and leasing | NP | P | P | NP |
| Professional, Scientific and Technical Services | | | | |
| Professional Offices | P | P | P | P |
| Offices for the management of companies and enterprises | P | P | P | NP |
| Research and development in the physical, engineering, life sciences, social sciences and humanities | NP | NP | P | NP |
| Administrative and support offices | P | P | P | NP |
| Waste management and remediation | NP | NP | P | NP |
| Educational Services | | | | |
| Colleges, universities and professional schools | NP | P | P | P |

| Table CD.1 Permitted Uses | | | | |
|--|--------------------------------|---------------------------|---------------------------|------------------------|
| USE | DISTRICT | | | |
| | Neighborhood Commercial | Limited Commercial | General Commercial | Shopping Center |
| Business schools | NP | P | P | P |
| Technical and trade schools | NP | P | P | P |
| Health Care and Social Services | | | | |
| Medical/dental office | P | P | P | P |
| Medical Clinic | NP | NP | P | NP |
| Medical and dental laboratory | NP | NP | P | NP |
| Home health care services | NP | NP | P | NP |
| Veterinary office or clinic | P | P | P | NP |
| Continuing care retirement community | NP | NP | P | NP |
| Child day care center services | S | S | S | S |
| Urgent Care | P | P | P | P |
| Arts, Entertainment and Recreation | | | | |
| Performing arts facilities and movie theaters | NP | NP | P | NP |
| Indoor sports and recreation facilities | NP | NP | P | P |
| Museums | NP | NP | P | NP |
| Health and fitness centers | S | P | P | P |
| Accommodation and Food Service | | | | |
| Hotels and motels | NP | NP | P | P |
| Restaurants (full service) | P | P | P | P |
| Restaurants (carry out) | P | P | P | P |
| Restaurant (w/ drive thru) | NP | P | P | P |
| Banquet facilities | NP | NP | P | P |
| Catering for off-site consumption | P | P | P | P |
| Snack and beverage bars (nonalcoholic) | P | P | P | P |
| Tavern/Bar Drinking Establishment (alcoholic) | P | P | P | P |
| Beverage Shop | P | P | P | P |
| Beverage Shop (w/ drive thru) | P | P | P | P |
| Retail Bakery | P | P | P | P |
| Services, Repair and Maintenance | | | | |
| General automotive repair(excluding body work) | NP | NP | P | S |
| Automotive glass replacement | NP | NP | P | NP |
| Oil change and lubrication | NP | NP | P | NP |
| Car Wash | NP | NP | P | P |
| Appliance repair | NP | NP | P | NP |
| Consumer electronics repair | | NP | P | P |
| Watch, clock and jewelry | P | NP | P | P |
| Furniture and upholstery | P | NP | P | NP |
| Personal Services | | | | |
| Barber shop | P | P | P | P |
| Beauty and nail salons | P | P | P | P |
| Diet and weight reducing centers | P | P | P | P |
| Funeral homes and crematories | NP | NP | P | P |
| Laundries and drycleaners (drop off) | P | P | P | P |
| Laundries and drycleaners (full service) | NP | NP | P | P |

| Table CD.1 Permitted Uses | | | | |
|--|--------------------------------|---------------------------|---------------------------|------------------------|
| USE | DISTRICT | | | |
| | Neighborhood Commercial | Limited Commercial | General Commercial | Shopping Center |
| Photographic studios | P | P | P | P |
| Music, art, dance, yoga & martial arts instruction studios | P | P | P | P |
| Shoe Repair, Dress Maker, Tailor | P | P | P | P |
| Public Administration & Institutional Uses | | | | |
| Places of worship and assembly | P | P | P | P |
| Government offices and services | NP | P | P | P |
| Courts | NP | P | P | NP |
| Police, fire and EMS | P | P | P | P |
| Accessory Uses | | | | |
| Normal & customary | P | P | P | P |
| Residential | | | | |
| Multi Family Dwelling | NP | NP | P ² | NP |

Table CD.1 Notes:

1. Grocery stores and supermarkets less than 10,000 sq. ft.
2. All multifamily buildings in the GC General Commercial District shall meet the following requirements:
 - a. One and two bedroom units must comprise at least 80% of the total residential units.
 - b. 50% of all units must provide outdoor balconies.
 - c. Long term indoor bicycle parking / storage in the building or in the parking structure shall be provided 1 storage space for at least 15% of the total dwelling units.
 - d. Short term outdoor bicycle parking shall be provided for at least 10% of the total dwelling units.
 - e. Laundry facilities shall be provided in each dwelling unit
 - f. Multifamily buildings with less than 30 dwelling units shall incorporate at least one or more of the below common amenities. Multifamily buildings with 30 or more dwelling units shall incorporate at least two or more of the below common amenities: landscaped common open space (at ground floor level or on rooftop), fitness center, swimming pool, business center, lounge, and/or community room.

§2. Dimensional Requirements for Commercial Districts.

| Table CD.2 Dimensional Requirements | | | | |
|--|---------------------|----------------|----------------|-----------------|
| | Neighborhood | Limited | General | Shopping |
| | | | | |

| | Commercial | Commercial | Commercial | Center |
|---------------------------------|--------------------|--------------------|----------------------------|-------------------------|
| Dimensional Requirements | | | | |
| Yards | | | | |
| Front (from curb) | | | | Per Approved Plan |
| Minimum | 15 ft ¹ | 15 ft ¹ | 15 ft ¹ | |
| Maximum | 25 ft ² | 25 ft ² | 25 ft | |
| Side (minimum) | 10 ft | 10 ft | 15 ft | |
| Rear (maximum) | 25 ft | 25 ft | 35 ft | |
| Building Coverage % (maximum) | 30% | 35% | 50% | |
| Impervious Coverage % (maximum) | 75 % | 75% | 80% | |
| Green Area % (minimum) | 25% | 25% | 20% | |
| Building Height (maximum) | 35 ft | 35 ft | 50 ft ³ | |
| Residential Buffer ² | 15 ft | 15 ft | 35 ft | |
| Residential Density | NA | NA | 15 DU/Acre ³ | |

Table CD.2 Notes:

- 1- The front setback from the curb shall include a minimum 4 ft. wide verge, 6ft. wide sidewalk and 5 ft. wide planting area.
- 2- The maximum front setback may be increased to 35 ft. for corner lots.
- 3- The utilization of sustainable building practices is encouraged in the General Commercial District. Utilization of sustainable building practices is optional, and will be used as incentives to allow for increased maximum building height and a reduction in minimum green area percentage as outlined in Table GC.1 and in accordance with the following:

| TABLE GC.1 - SUSTAINABLE BUILDING INCENTIVES | | | |
|---|---|----------------------------------|--------------------------------|
| | Maximum allowed without the implementation of sustainable practices | Maximum allowed with LEED Silver | Maximum allowed with LEED Gold |
| Minimum Green Area (percentage of lot area) | 20% | 15% | 15% |
| Maximum Building Height (feet) allowed by conditional use | 50 ft | 65 ft | 80 ft |

| | | | |
|-----------------------------|----------|----------|---------|
| Maximum Residential Density | 15 DU/AC | 20 DU/AC | 30 U/AC |
|-----------------------------|----------|----------|---------|

Table GC.1 Notes:

- a. It shall be the responsibility of the applicant to submit all necessary information to the Township to verify compliance with the most recent standards for either LEED Silver compliance or LEED Gold (as applicable) for the appropriate LEED development type. Compliance will be determined solely by the Township. The applicant shall not be required to obtain Certification from the U.S. Green Building Council.
- b. Failure to continue and maintain sustainable building incentives in perpetuity shall result in a zoning violation.

§3. General Requirements.

1. All development in the Commercial Districts shall be served by public sewer and public water facilities.
2. Off-street parking shall be provided in accordance with Chapter 165-191, *et seq.*
3. Signs shall meet the requirements of Chapter 165-161, *et seq.* Signage located on buildings shall be consistent in size, location and materials throughout a specific development.
4. Landscaping and buffers shall be provided in accordance with the requirements of Section 145-24.1 of the Subdivision and Land Development Ordinance.

§ 4. Requirements for Pedestrian Ways.

1. Pedestrian/bicycle ways shall be located within the common use area and create a completely linked network of walkways connecting transit stops, commercial centers, institutional facilities and residential buildings including common open space areas, and parking.
2. Along DeKalb Pike: A pedestrian / bicycle way shall begin at the curb line and consist of a verge measuring a minimum of four feet in width and a public, multi-purpose path measuring a minimum unobstructed width of six (6) feet, designed in such a manner to minimize damage or to avoid the removal of existing trees. These dimensions may be modified as approved by the Board of Supervisors, as recommended by the Township Engineer to minimize damage or to preserve the existing mature trees in these areas or to accommodate existing conditions that conflict with these dimensions.

3. On all other streets: A Pedestrian Way shall begin at the curb line and consist of a verge strip measuring a minimum of three feet in width, and a public walkway with a minimum unobstructed width of five (5) feet.
4. Continuous internal pedestrian walkways, no less than 5 feet in width, shall provide a direct link from the public sidewalk or street right-of-way to the principal customer entrance of all principal retail establishments on the site. Walkways shall also connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, and building and store entry points.
5. Unobstructed sidewalks, no less than 5 feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting parking areas. Along facades with building entrances, the required 5-foot wide sidewalk area shall be set back from the façade by a 3 foot area that either contains planting beds or additional sidewalk width.
6. All internal pedestrian walkways and crosswalks shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort.

C. THE UPPER MERION TOWNSHIP ZONING ORDINANCE, CHAPTER 165, IS HEREBY AMENDED AS FOLLOWS:

1. **Article XIX, C-1 Commercial Districts, is hereby expressly repealed in its entirety and replaced with the following language:**

Reserved.

2. **Article XX, C-2 Commercial Districts, is hereby expressly repealed in its entirety and replaced with the following language:**

Reserved.

3. **Article XXI, C-3 Commercial Districts, is hereby expressly repealed in its entirety and replaced with the following language :**

Reserved.

4. **Article XXII, SC Shopping Center Districts, Chapter 165-122, Use regulations, is hereby amended as follows :**

Buildings may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

- A. Any use as set forth as a permitted use in the Shopping Center District on Table CD.1, Permitted Uses, in Article _____ Chapter 165-_____

- B. Other uses of the same general character as any of the above permitted uses when authorized as a special exception.
- C. Automobile service centers, provided that all services rendered shall be performed within the building and there shall be no storage outside of the building, and further provided that the following uses shall be specifically excluded: the sale of gasoline, the painting of motor vehicles, the renovation or replacement of motors and engines, body and fender repair work involving the use of an open flame or welding equipment.
- D. Customarily incidental accessory uses as are designated on a development plan formulated, submitted and approved as prescribed in Article XXXIII, § 165-236, herein, when arranged on the land in conformity with such plan.
- E. Signs per Article XXVII contained herein.
- F. When authorized by special exception, automobile sales agency (not to include a used car lot or a trailer or a truck sales agency as a principal use), provided that:
 - 1. The lot shall be not less than four acres in size and such use shall be the exclusive use of this four acres.
 - 2. All services shall be conducted within the confines of the building.
 - 3. All storage of automobiles shall be conducted within the confines of the lot.
 - 4. No parking shall be permitted in front of any building.
 - 5. No more than 70% of the open area may be paved.
 - 6. At least 5% of the open area shall be devoted to green area.
 - 7. Outside storage (as defined in § 165-127) of supplies, materials and equipment shall not be permitted.
 - 8. Building coverage shall be a minimum of twelve and one-half percent (12 1/2%) of the lot area.

5. **Article III, Establishment of Districts, Chapter 165-6(A), Enumeration of districts, is hereby amended as follows:**

- A. For the purposes of this chapter, the Township is hereby divided into 30 classes of districts which shall be designated as follows:

| | |
|-------|--------------------------------------|
| AG | Agricultural District |
| R-A | Recreational Area District |
| R-1A | Residential District |
| R-1 | Residential District |
| R-2A | Residential District |
| R-2 | Residential District |
| G | Residential District |
| HR | Residential District |
| R-3 | Residential District |
| R-3A | Residential District |
| R-3B | Residential District |
| U-R | Residential District |
| R-55A | Residential District |
| R-55B | Residential District |
| AR | Administrative and Research District |
| AR-1 | Administrative and Research District |
| C-O | Commercial Office District |
| NC | Neighborhood Commercial District |
| LC | Limited Commercial District |
| GC | General Commercial District |
| SC | Shopping Center District |
| SM | Suburban Metropolitan District |
| SM-1 | Suburban Metropolitan District |
| LI | Limited Industrial District |
| HI | Heavy Industrial District |
| FP | Floodplain Conservation District |
| GR | Garden Apartments District |
| SS | Steep Slope District |
| CDO | Cluster Development Overlay |
| KPMU | King of Prussia Mixed-Use District |

[

B. The locations and boundaries of such districts shall be as shown upon the map attached hereto and made a part hereof, which shall be designated as the "Upper Merion Zoning Map." Said map and all the notations, references and other data shown thereon shall be as much a part of this chapter as if fully described herein.

6. **Article XXIX, Green Areas, Chapter 165-196, Regulations to apply, is hereby amended as follows:**

The following regulations shall apply in G, U-R, HR, AR, AR-1, C-O, NC, LC, GC, SC, SM, SM-1, LI and HI Zoning Districts. They shall also apply to R-3 Districts where multifamily use is proposed.

7. Article XXIX, Green Areas, Chapter 165-198, Minimum requirements, is hereby amended as follows:

Any lot used or occupied in any of the following districts shall be provided with minimum green areas based upon the total lot area set forth as follows:

| District | Green Area (percent) |
|-----------------------------------|---------------------------------|
| R-3 Residential, multifamily only | 25 |
| U-R Unit Residential | 35 |
| GR Garden Apartments | 35 |
| HR High-Rise Apartments | 35 |
| AR Administrative and Research | 25 |
| AR-1 Administrative and Research | 25 |
| C-O Commercial Office | 25 |
| NC Neighborhood Commercial | 25 |
| LC Limited Commercial | 25 |
| GC General Commercial | 20 |
| SC Shopping Center | 20 |
| SM Suburban Metropolitan | 20 |
| SM-1 Suburban Metropolitan | 15 |
| LI Limited Industrial | 15 |
| HI Heavy Industrial | 15 |
| Regional Shopping Center* | 20 |

Notes:

*For purposes of calculating green area in regional shopping centers, all portions of public highway adjacent to the regional shopping centers which are planted and/or maintained by the owners or operators of a regional shopping center may be included in the calculation of the required green area.

8. Article XXVI, HI Heavy Industrial Districts, Chapter 165-153(A), Use regulations, is hereby amended as follows:

A building may be erected, altered or used and a lot may be used or occupied for any lawful purpose not elsewhere in this article prohibited, except that:

- A. No use permitted in NC, LC and GC Commercial Districts and no hotel, motor lodge, rooming house or tourist home shall be permitted,

and no dwelling shall be permitted except pursuant to § 165-205 of Article XXXI herein; provided, however, that dwelling quarters in connection with any manufacturing or industrial establishment, for watchmen and caretakers employed upon the premises, are permitted.

9. Article XXXI, General Regulations, Chapter 165-213(B) and (C), Temporary use permits, is hereby amended as follows:

- B. In NC, LC and GC Commercial Districts and SC Shopping Center Districts, a sixty-day temporary use permit may be issued for the outdoor sale of Christmas trees, greenery and wreaths. Such permits shall not be issued before November 1 of any calendar year.
- C. In NC, LC and GC Commercial Districts and SC Shopping Center Districts, a ten-day temporary use permit may be issued for the outdoor sale of Easter and/or Mother's Day flowers and plants. Such permits shall not be issued more than two weeks before the date of the holiday.

10. Article XXVI, Signs, Chapter 165-168(A), (B), (K), (Q), (R), Business signs, is hereby amended as follows:

- A. Business signs are permitted in the C-O, NC, LC, GC, SC, ARE, AR-1, SM, SM-1, LI and HI Zoning Districts, subject to the following:
 - 1. The maximum total sign area shall be two square feet for every one linear foot of building frontage, with a maximum area of 200 square feet. For shopping centers, industrial parks and other multiple occupancy nonresidential buildings, the building face or wall shall be calculated separately for each separate occupancy.
 - 2. For buildings facing more than one street, an additional one square foot of sign area shall be permitted for every one linear foot of building frontage on the additional side, with a maximum additional sign area of 100 square feet.
 - 3. The sign area calculated for each frontage shall be erected on that frontage only and shall not be increased by the sign area calculated for another frontage.
 - 4. The total sign area as computed under the formulas set forth above may be distributed by the applicant in any percentage among ground signs, wall signs, canopy signs, awning signs, projecting signs, light bands and roof signs where such signs are

permitted, provided that if a roof sign is permitted, not more than 50% of the total permitted sign area may be allocated to such roof sign.

B. Height of business signs. Except as set forth below, business signs may not project above the sign height line. In the following districts, business signs shall be permitted to extend above the sign height line of the building, but in no case may such signs extend above the top of the parapet wall upon which any such sign is mounted, the roof which is immediately adjacent to the wall upon which the sign is mounted or the roof line of a gable-roofed building:

1. In C-O, NC, LC, GC and SC Districts, to the extent of 24 inches.
2. In LI and HI Districts, to the extent of 42 inches.

K. Ground or freestanding signs. A ground or freestanding sign shall be permitted in the CO, NC, LC, GC, AR, AR-1, SM, SM-1, LI and HI Districts, subject to the following regulations:

1. The overall height of such signs shall not exceed 15 feet.
2. Whenever such signs are to be located within 15 feet of the curblineline or the edge of the paved road, said signs shall have a minimum vertical clearance of eight feet.
3. The size of such signs shall be limited as follows:
 - a. On lots of less than one acre, 20 square feet in size.
 - b. On lots of one acre or more but less than five acres, 35 square feet in size.
 - c. On lots in excess of five acres, 50 square feet in size.
4. On multibuilding lots of five acres or more in nonresidential zoning districts, one ground sign identifying the property as a whole, not to exceed 50 square feet, shall be permitted at each entranceway to the property from a primary arterial, arterial or primary collector road with a maximum of two such ground signs permitted for any one lot, provided that only one such sign shall be permitted on any one road. In addition, one ground sign per individual building situated within that multibuilding lot shall be permitted at the pedestrian entrance to the building or the driveway entrance servicing the parking area of the building. The size of the ground signs permitted within a multibuilding lot at

the pedestrian entrance of an individual building or the driveway entrance servicing the parking area of an individual building shall be determined by Subsection K(3) above. The lot size for each individual lot shall be determined by the following formula:

$$\frac{\text{Individual building square footage}}{\text{Total building square footage of the lot}} \times \text{Individual building Total lot area} = \text{lot size for signage purposes}$$

Q. Animated and changeable signs.

1. Animated signs shall be prohibited.
2. Changeable signs, manually and electrically activated, shall be permitted on school and church properties subject to the following:
 - a. The sign shall be located in proximity to the main driveway entrance.
 - b. The sign area shall be limited to 20 square feet.
 - c. The sign height shall be a maximum of 15 feet high and maintain a minimum vertical clearance of eight feet.

R. Light bands.

1. Light bands shall be permitted on buildings in the NC, LC, GC, SC, AR, AR-1, SM and SM-1 Districts.
2. The area of a light band shall be included in the total allowable sign area. The area of a light band shall be calculated as the length times the physical width. The width shall be calculated as not less than two inches.

11. Article XXXI, General Regulations, Chapter 165-219.7, Drive-through establishments, is hereby amended as follows:

Drive-through restaurants shall be permitted in the LC, GC and SC Districts. For banking and retail uses, drive-throughs shall be deemed accessory uses and shall be permitted in the CO, LC, GC, SC, SM and SM -1 Districts, where those principal uses are permitted, and in the NC by special exception.

A. Locational standards.

1. Drive-through establishments shall be prohibited within 500 feet of one another when located on and where access is on the same side of a thoroughfare, unless they share a common driveway and there is no other access from the thoroughfare to the parcel where the drive-through restaurant is situated.
2. Minimum lot frontage on at least one street shall be 150 feet for all drive-through establishments, unless the drive-through establishment is located in a shopping area containing multiple buildings and shared parking facilities.

B. Landscaping and buffering.

1. All drive-through establishments shall have a minimum buffer area of 15 feet and meet the requirements of property line buffers as set forth in § 145-24.1.
 - a. Any drive-through establishment that is situated on a commercial property with shared roadway access and shared parking facilities shall be exempt from this buffer requirement.
 - b. Any exterior speaker/microphone system or menu boards must be set back at least 40 feet from any perimeter property line and shall be effectively shielded to prevent the impact of noise and light on adjacent properties.

C. Frontage and street access. Ingress and egress shall meet the requirements of the Upper Merion Subdivision and Land Development Ordinance, as well as the following:

1. The subject property shall front on an arterial or collector road, and access shall not be taken from residential streets.
2. All driveway entrances and exits must be set back at least 50 feet from an intersection, measured from the intersection of the street right-of-way to the nearest end of the curb radius.

3. The angle of the driveway intersection with the street shall be based upon safe traffic movements and shall be approved by the Township Engineer.
4. The minimum distance of any driveway entrance/exit to the property line shall be 10 feet.
5. The minimum distance between driveways entrances/exits on the site shall be 65 feet, measured from the two closest driveway curbs.

D. Vehicle stacking lanes.

1. All stacking lanes shall be separated from the circulation lanes necessary for ingress, egress or access to required parking area(s) using landscaped islands, decorative pavement, pervious islands, curbing and/or painted lines.
2. All stacking lanes shall be distinctly identified as a vehicle stacking lane for the drive-through establishment.
3. All stacking lanes shall be a minimum of 12 feet in width.
4. Stacking lanes may not extend into the required front yard setback and must be located a minimum of 15 feet from the perimeter rear and side property lines unless the drive-through establishment is located in a shopping area containing multiple buildings and shared parking facilities.
5. All stacking lanes with separate ordering stations shall have a bypass (escape) lane a minimum of 10 feet in width located prior to the ordering station.
6. The stacking lane shall be separate from the driveway and shall not be used for ingress and egress to the site.
7. Stacking distance.
 - a. Restaurant. Each stacking lane shall be a minimum of 60 feet between the ordering station and pickup window and a minimum of 100 feet before the ordering station.
 - b. Cafe. Each stacking lane shall be a minimum of 60 feet between the ordering station and pickup window and a minimum of 60 feet before the ordering station.

- c. Other. Each stacking lane shall be a minimum of 60 feet before the service window or station.
 - 8. The length of the stacking lanes shall be measured along the center line of the prescribed vehicular path.
- E. Traffic study. A traffic impact study of the internal traffic patterns in the off-street parking area shall be completed and submitted to the Township in order to ensure safe access and control of traffic into and out of the establishment and convenient access to the development and nearby areas. The traffic impact study shall address the following issues:
 - 1. Nature of the product or service being offered.
 - 2. Method by which the product or service is being offered (e.g., window service or brought to vehicle by employee).
 - 3. Time required to service the typical customer.
 - 4. Arrival rate for patrons.
 - 5. Peak demand hour.
 - 6. Anticipated vehicular stacking required.
 - 7. Anticipated traffic generation.

12. Article XXV, LI Limited Industrial Districts, Chapter 165-144(A), Use regulations, is hereby amended as follows:

A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

- A. Any use permitted in AG Agricultural Districts and the following uses:
 - 1. Bakery, confectionery, upholstery or other custom shop for the production of articles to be sold on the premises.
 - 2. Newspaper publishing, job printing, self-service laundry.
 - 3. Dry cleaning when established as a nonflammable type operation.
 - 4. Greenhouse, garden supplies, provided that no merchandise shall be displayed in the front yard or in a side yard abutting a street.

5. Automobile sales agency, including used car lot as an accessory use, provided that no merchandise shall be stored or displayed in a front yard or side yard abutting a street.
6. Vehicle service and repair shop.
7. Plumbing or other building supplies, including the storage or warehousing of merchandise exclusively for sale on the premises, provided that such storage or warehousing shall be fully enclosed within a building.
8. Undertaking establishment, veterinary hospital, pet shop.
9. Sexually oriented businesses shall be permitted, provided that the requirements of Articles XXXVIII and XXXIX are met.
10. Dwellings shall be permitted only as pursuant to § 165-205 of Article XXXI herein.
11. Dwelling quarters in connection with any manufacturing or industrial establishment, for watchmen and caretakers employed upon the premises.

13. Article XI, HR Residential Districts, Chapter 165-48(C), Use regulations, is hereby amended as follows:

A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

- C. Except as set forth below, the following uses are permitted on the same lot with a multifamily dwelling or a multifamily dwelling group, provided that the gross floor area of all such uses shall not exceed 7% of the gross floor area devoted to multifamily uses exclusive of the area required for garages and basements. Such commercial uses shall be located within such multifamily dwellings and shall be located only on the street floor, basement or top floor. Hotel, motel and restaurant uses shall not be permitted in this district:
 1. Retail establishment for the sale of dry goods, variety merchandise, clothing, foods, beverages, drugs, furnishings or other household supplies; sale and repair of jewelry, clocks, optical goods, musical instruments or scientific or professional instruments; florist shop; and beverage shop.

2. Business or professional office, studio, bank, savings and loan or other financial institutions, municipal building, library, museum, passenger station for public transportation.
3. Medical clinic.

14. Article XVII, AR-1 Administrative and research Districts, Chapter 165 -88(H), Use regulations, is hereby amended as follows:

H. The following commercial uses are permitted on the same lot with the office use or the hotel or motor lodge use; provided that as to the office use, the gross floor area of all such commercial uses shall not exceed 5% of the gross floor area devoted to office use and as to hotel or motor lodge uses, the gross floor area of all such commercial uses shall not exceed 7% of the gross floor area devoted to hotel or motor lodge use, exclusive of restaurant or assembly hall use. Notwithstanding the foregoing, drive-thru restaurants shall not be permitted in the AR-1 Administrative and Research District.

1. Retail establishment for the sale of dry goods, variety merchandise, clothing, foods, beverages, drugs, furnishings or other household supplies; sale and repair of jewelry, clocks, optical goods, musical instruments or scientific or professional instruments; florist shop; and beverage shop.
2. Business or professional office, studio, bank, savings and loan or other financial institutions, municipal building, library, museum, passenger station for public transportation.
3. Medical office and medical office building.

D. THE UPPER MERION TOWNSHIP CODE IS HEREBY FURTHER AMENDED AS FOLLOWS:

1. All that certain tract of piece of land, with the buildings and improvements thereon erected, situate in Upper Merion Township and identified by Montgomery County Tax Parcels Numbers Listed in Exhibit "A" of this Upper Merion Township Zoning Ordinance shall be included in the NC Neighborhood Commercial Zoning District.

2. All that certain tract of piece of land, with the buildings and improvements thereon erected, situate in Upper Merion Township and identified by Montgomery County Tax Parcels Numbers Listed in Exhibit “B” of this Upper Merion Township Zoning Ordinance shall be included in the LC Limited Commercial Zoning District.
3. All that certain tract of piece of land, with the buildings and improvements thereon erected, situate in Upper Merion Township and identified by Montgomery County Tax Parcels Numbers Listed in Exhibit “C” of this Upper Merion Township Zoning Ordinance shall be included in the GC General Commercial Zoning District.
4. All that certain tract of piece of land, with the buildings and improvements thereon erected, situate in Upper Merion Township and identified by Montgomery County Tax Parcels Numbers Listed in Exhibit “D” of this Upper Merion Township Zoning Ordinance shall be included in the SC Shopping Center Zoning District.
5. The Upper Merion Township Official Zoning Map is hereby amended to delete the C-1 Commercial Districts, C-2 Commercial Districts, and C-3 Commercial Districts, as such districts are replaced in their entirety by the NC Neighborhood Commercial District, LC Limited Commercial District, and GC General Commercial District.
6. The Upper Merion Township Official Zoning Map and Map Legend, and all references in the Code to the map and map legend, are hereby amended to include all the zoning changes in this Upper Merion Township Zoning Ordinance, which are also identified as Exhibit “E” of this Upper Merion Township Zoning Ordinance.

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 Upper Merion Township Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

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 declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

SECTION 5. EFFECTIVE DATE.

This amendment shall become effective five (5) days after date of adoption.

SECTION 6. FAILURE TO ENFORCE NOT A WAIVER.

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

ORDAINED AND ENACTED by the Board of Supervisors for Upper Merion Township, Montgomery County, Pennsylvania, this 26th day of March, 2015.

ATTEST:

**UPPER MERION TOWNSHIP
BOARD OF SUPERVISORS:**

David Kraynik, Township Manager

By: _____
Greg Philips, Chairman

Exhibit “A”
(Parcels to be Rezoned to the NC Neighborhood Commercial Zoning District)

| Parcel Number | Current Zoning District | Property Owner | Property Address | Proposed Zoning District |
|---------------|-------------------------|--------------------------------|--------------------|--------------------------|
| 580016774007 | C2 | TRECS LTD | 583 SHOEMAKER RD | NC |
| 580009877001 | C1 | MELIKIAN RICHARD | 808 N HENDERSON RD | NC |
| 580001066001 | C1 | MELIKIAN RICHARD | 110 E BEIDLER RD | NC |
| 580001144004 | UR | BCR LLC | 216 W BEIDLER RD | NC |
| 580001069007 | C1 | MELIKIAN RICHARD | 108 E BEIDLER RD | NC |
| 580001063004 | C1 | BROWN NANCY C | 122 E BEIDLER RD | NC |
| 580007234007 | C1 | WHITE JOSEPH J & JEAN MICHELLE | 568 CROOKED LN | NC |
| 580007237004 | C1 | REPERT RICHARD H JR | 578 CROOKED LN | NC |
| 580004876007 | C1 | PFIZENMAYER PRISCILLA A | 580 CROOKED LN | NC |
| 580004874009 | C1 | WHITE JOSEPH J & JEAN MICHELLE | CROOKED LN | NC |
| 580016777031 | C2 | VILLAGE MART ASSOCIATES | SHOEMAKER RD | NC |
| 580017068001 | C0 | 618 SHOEMAKER ROAD L P | 618 SHOEMAKER RD | NC |
| 580010162004 | C2 | PERLSTEIN ALBERT M & | 601 S HENDERSON RD | NC |
| 580016777004 | C2 | FETER INC | 580 SHOEMAKER RD | NC |
| 580018385007 | C1 | DAVIS CHARLES SR & HELEN | 595 SUMMIT ST | NC |
| 580018373001 | C1 | HERTZOG KEVIN | 621 SUMMIT ST | NC |
| 580018376007 | C1 | BADALAMENTI JOSEPH & ANTONINA | 615 SUMMIT ST | NC |
| 580018379004 | C1 | KALDEREMTZIS DIMITRIOS & | 599 SUMMIT ST | NC |

| | | | | |
|--------------|----|---------------------------|-------------------|----|
| 580018382001 | C1 | HELENSKI DAVID O & ANNE M | 597 SUMMIT ST | NC |
| 580007156004 | C1 | BARKLEY LESLIE L | 705 FLINT HILL RD | NC |
| 580004874207 | C1 | REPPERT RICHARD H JR | CROOKED LN | CN |

Exhibit “B”
(Parcels to be Rezoned to the LC Limited Commercial Zoning District)

| Parcel Number | Current Zoning District | Property Owner | Property Address | Proposed Zoning District |
|---------------|-------------------------|-----------------------------------|------------------------------|--------------------------|
| 580005953001 | CO | MACILWAIN EARL S & SUTTON IRENE & | 400 E DEKALB PIKE | LC |
| 580005974007 | HI | KUNDA THEODORE E C & STANLEY T | 374 E DEKALB PIKE | LC |
| 580005983007 | HI | KUNDA THEODORE E C | 360 E DEKALB PIKE | LC |
| 580005984006 | HI | STATEK | E DEKALB PIKE | LC |
| 580006406007 | CO | FUGO RICHARD & MARIE A | 727 W DEKALB PIKE | LC |
| 580006373004 | CO | ROYAL BANK OF PA | 653 W DEKALB PIKE | LC |
| 580016618001 | CO | BUFORD JOHN D & NANCY P | 115 SHAFFER RD | LC |
| 580006379007 | CO | JM REAL ESTATE HOLDINGS LP | 661 W DEKALB PIKE | LC |
| 580006409004 | CO | NACHMAN GERALD S & DOROTHY J | 729 W DEKALB PIKE | LC |
| 580004675001 | CO | COOPER EQUITIES LLC | 114 CROCKETT RD | LC |
| 580012784001 | CO | PORVEN REAL ESTATE INC | 113 LONG RD | LC |
| 580006376001 | CO | ROYAL BANK OF PA | 655 W DEKALB PIKE | LC |
| 580004672004 | CO | BHUYAN RING COMPANY INC | 112 CROCKETT RD | LC |
| 580006412001 | CO | DEALER PROFIT CENTERS LLC | 731 W DEKALB PIKE | LC |
| 580004699004 | CO | GRAF DENISE JEAN | 113 CROCKETT RD | LC |
| 58012041 | C3 | Assessed with Another Parcel | Assessed with Another Parcel | LC |
| 580007402001 | R2 | 107 FORGE ROAD LLC | 107 FORGE RD | LC |

| | | | | |
|--------------|----|---------------------------------------|------------------------------|----|
| 580006346004 | C0 | URBANO ROLAND J & JOSEPHINE T | 611 W DEKALB PIKE | LC |
| 580006382004 | C0 | JM REAL ESTATE HOLDINGS LP | 667 W DEKALB PIKE | LC |
| 580020842007 | C0 | MULROY THOMAS J | 114 WILSON RD | LC |
| 580004702001 | C0 | DONATO DANIEL M & PATRICIA J | 115 CROCKETT RD | LC |
| 580006388007 | C0 | JM REAL ESTATE HOLDINGS LP | 681 W DEKALB PIKE | LC |
| 580006394001 | C0 | WEINSTEIN BRETT B | 705 W DEKALB PIKE | LC |
| 580006403001 | C0 | CUMMINS ROBERT A & RITCHIE S & | 715 W DEKALB PIKE | LC |
| 580016615004 | C0 | CHIARELLO ANTHONY P & JACQUELIN | 113 SHAFFER RD | LC |
| 580007405007 | R2 | KASHANI FAKHRI N | 111 FORGE RD | LC |
| 580006367001 | C0 | PORVEN REAL ESTATE INC | 645 W DEKALB PIKE | LC |
| 580006370007 | C0 | HOUSHIARNEJAD ALI & | 651 W DEKALB PIKE | LC |
| 580020839001 | C0 | ROYAL BANK OF PENNSYLVANIA | 112 WILSON RD | LC |
| 580006391004 | C0 | JM REAL ESTATE HOLDINGS LP | 681 W DEKALB PIKE | LC |
| 580020866001 | C0 | KRONHEIM DAVID | 113 WILSON RD | LC |
| 580006397007 | C0 | WEINSTEIN MARK & SHIRLEY | 707 W DEKALB PIKE | LC |
| 580016588004 | C0 | JCA PROPERTIES LLC | 112 SHAFFER RD | LC |
| 580006400004 | C0 | CUMMINS MARY R | 709 W DEKALB PIKE | LC |
| 58009009 | C0 | Assessed with Another Parcel | Assessed with Another Parcel | LC |
| 580006355004 | C0 | TRI-MURTI ASSOC LLC | 625 W DEKALB PIKE | LC |
| 580006238004 | C3 | CHENDORAIN GEORGE & ALICE T | 343 E DEKALB PIKE | LC |
| 580006241001 | C3 | CHENDORAIN GEORGE & ALICE | 341 E DEKALB PIKE | LC |
| 580006235007 | C3 | SEPTA | 345 E DEKALB PIKE | LC |
| 580006244007 | C3 | CSAKY MIHALY | 337 E DEKALB PIKE | LC |
| 580006259001 | C3 | RUTTY JOHN L & LOUGHERY LAWRENCE F | 327 E DEKALB PIKE | LC |
| 580006247004 | C3 | CSAKY MIHALY | 335 E DEKALB PIKE | LC |

Exhibit “C”
(Parcels to be Rezoned to the GC General Commercial Zoning District)

| Parcel Number | Current Zoning District | Property Owner | Property Address | Proposed Zoning District |
|---------------|-------------------------|---------------------------------|------------------------|--------------------------|
| 580017461004 | LI | PECO | 183 S GULPH RD | GC |
| 580017461004 | LI | PECO | 183 S GULPH RD | GC |
| 580010108004 | C3 | DELCOLLO REALTY PARTNERSHIP LP | 243 S HENDERSON RD | GC |
| 580006277001 | C1 | D & P ASSOCIATES | 119 E DEKALB PIKE | GC |
| 580006272006 | C1 | D & P ASSOCIATES | 139 E DEKALB PIKE | GC |
| 580014086193 | AG | PECO | N GULPH RD | GC |
| 580017473505 | C1 | KUBACH RICHARD W JR | 127 S GULPH RD | GC |
| 580006298007 | C1 | 145 W DEKALB PIKE ASSOCIATES LP | 135 -145 W DEKALB PIKE | GC |
| 580006316007 | C1 | GARG NARINDER K & PATRICIA A | 161 W DEKALB PIKE | GC |

| | | | | |
|--------------|--------------|---------------------------------------|------------------------------|----|
| 580000400001 | C1 | KING STAR ENTERPRISES LP | 201 ALLENDALE RD | GC |
| 580008467007 | SM | KP HOTEL PARTNERS II | 260 MALL BLVD | GC |
| 580008472056 | LI | DDRTC OVERLOOK AT KING OF PRUSSIA LLC | 310 GODDARD BLVD | GC |
| 580017476007 | AG | 125 GULPH ASSOCIATES LP | 125 N GULPH RD | GC |
| 580006271007 | C1 | D & P ASSOCIATES | 197 E DEKALB PIKE | GC |
| 580006029006 | HI | KUNDA THEODORE E C & STANLEY T | 194 E DEKALB PIKE | GC |
| 580006028007 | C0 | KUNDA STANLEY T & THEODORE & STATEK | 214 E DEKALB PIKE | GC |
| 580006043001 | C0 | KUNDA STANLEY T & THEODORE E | 188 E DEKALB PIKE | GC |
| 580006049004 | C0 | DHX ENTERPRISES INC | 182 E DEKALB PIKE | GC |
| 580006046007 | C0 | KUNDA STANLEY T & THEODORE E & | 186 E DEKALB PIKE | GC |
| 580006055007 | C0 | REUSCH ARNOLD M | 172 E DEKALB PIKE | GC |
| 580014086256 | AG | PENNSYLVANIA TURNPIKE COMMISSION | N GULPH RD | GC |
| 580017482001 | C1 | ROGERS DEVON W & KIMBERLY W COHEN & | 113 N GULPH RD | GC |
| 580006061001 | C0 | HESS REALTY CORPORATION | 164 E DEKALB PIKE | GC |
| 580006061001 | C0 | HESS REALTY CORPORATION | 164 E DEKALB PIKE | GC |
| 580017143007 | C1 | FUNSTON MARY C LIVING TRUST & | 739 W DEKALB PIKE | GC |
| 580006064007 | C0 | KUNDA WALTER E & KEVIN T & TIMOTHY W | 152 E DEKALB PIKE | GC |
| 580006031004 | HI | HANNACKER A W CO | 194 E DEKALB PIKE | GC |
| 580006277037 | C1 | MONTGOMERY CIDA | 107 E DEKALB PIKE | GC |
| 580010087007 | C1 | FIRST PENNA BKG/CORESTATES FIN CORP | 101 W DEKALB PIKE | GC |
| 580006034001 | C0 | KUNDA STANLEY T & THEODORE E & | 192 E DEKALB PIKE | GC |
| 580006223001 | C1 | LUKOIL NORTH AMERICA LLC | 812 W DEKALB PIKE | GC |
| 580006040004 | C0 | KUNDA STANLEY T & THEODORE E & | 190 E DEKALB PIKE | GC |
| 580006049004 | C0 | DHX ENTERPRISES INC | 182 E DEKALB PIKE | GC |
| 580006052001 | C0 | DEORZIO RONALD M | 180 E DEKALB PIKE | GC |
| 580006052001 | C0 | DEORZIO RONALD M | 180 E DEKALB PIKE | GC |
| 580006055007 | C0 | REUSCH ARNOLD M | 172 E DEKALB PIKE | GC |
| 580006064016 | C0 | KUNDA WALTER E & KEVIN T & TIMOTHY W | E DEKALB PIKE | GC |
| 580006295001 | C1 | Assessed with Another Parcel | Assessed with Another Parcel | GC |
| 58008020 | C1 | Assessed with Another Parcel | Assessed with Another Parcel | GC |
| 580006415007 | SM 1 | HARTZELL-KOP LP | 801 W DEKALB PIKE | GC |
| 580008472029 | LI | DDRTC OVERLOOK AT KING OF PRUSSIA LLC | 300 GODDARD BLVD | GC |
| 580009976001 | C-1 | D & P ASSOCIATES | 300 S HENDERSON RD | GC |
| 580006325052 | Split C1/ R2 | PENNSYLVANIA TURNPIKE COMMISSION | 371 W DEKALB PIKE | GC |

| | | | | |
|--------------|------|---------------------------------------|------------------------------|----|
| 580008472074 | LI | DDRTC OVERLOOK AT KING OF PRUSSIA LLC | 320 GODDARD BLVD | GC |
| 580000352004 | R2 | KING OF PRUSSIA | 170 ALLENDALE RD | GC |
| 580006232001 | C2 | ATLANTIC REFINING & MARKETING CORP | 1036 W DEKALB PIKE | GC |
| 580008472065 | LI | DDRTC OVERLOOK AT KING OF PRUSSIA LLC | 330 GODDARD BLVD | GC |
| 580010105007 | C3 | DEL COLLO JOSEPH E & JAMES C | 225 S HENDERSON RD | GC |
| 580008472011 | CO | DDRTC OVERLOOK AT KING OF PRUSSIA LLC | 232 MALL BLVD | GC |
| 580006175004 | R2 | LEEWARD STRATEGIC PROPERTIES INC | 530 W DEKALB PIKE | GC |
| 580000359105 | CO | CMW INVESTMENTS LTD | ALLENDALE RD | GC |
| 580006337004 | C1 | RADNOR REAL ESTATE VENTURES LLC | 435 W DEKALB PIKE | GC |
| 580006169001 | R2 | DAVID EPSTEIN & SONS | 516 W DEKALB PIKE | GC |
| 58026039 | C1 | Assessed with Another Parcel | Assessed with Another Parcel | GC |
| 58026037 | C1 | Assessed with Another Parcel | Assessed with Another Parcel | GC |
| 580000340007 | R2 | 206 ALLENDALE LP | 206 ALLENDALE RD | GC |
| 580006340001 | C1 | GMR RESTAURANTS OF PA INC | 425 W DEKALB PIKE | GC |
| 580000359006 | CO | CMW INVESTMENTS LTD | 140 ALLENDALE RD | GC |
| 580000343004 | R2 | PENNSYLVANIA TURNPIKE COMMISSION | ALLENDALE RD | GC |
| 580000346001 | R2 | ALLENDALE CORP | 198 ALLENDALE RD | GC |
| 580000355001 | R2 | ROSEDON HOLDING COMPANY THE LP | 166 ALLENDALE RD | GC |
| 580006184004 | R2 | KAHN CHARLES JR & RICHARD P | 540 W DEKALB PIKE | GC |
| 58027019 | C-3 | Assessed with Another Parcel | Assessed with Another Parcel | GC |
| 580020399009 | C2 | GSMS 2005-GG4 WARNER ROAD LP | 200 N WARNER RD | GC |
| 580014086229 | AG | PENNSYLVANIA TURNPIKE COMMISSION | N GULPH RD | GC |
| 580017473001 | C1 | RILEY ROSE M | 143 S GULPH RD | GC |
| 580011911001 | C1 | KUBACH RICHARD JR | 795 W DEKALB PIKE | GC |
| 580017467007 | C1 | MONTGOMERY DELVAL ASSOCIATION | 153 S GULPH RD | GC |
| 580011914007 | C1 | PECO | 124 KING OF PRUSSIA RD | GC |
| 580006418004 | SM 1 | G6 HOSPITALITY PROPERTY LLC | 815 W DEKALB PIKE | GC |
| 580006229004 | C2 | WAL-MART REAL ESTATE BUSINESS TRUST | 275 N GULPH RD | GC |
| 58007018 | C-2 | Assessed with Another Parcel | Assessed with Another Parcel | GC |
| 580020398001 | C2 | GSMS 2005-GG4 WARNER ROAD LP | 200 N WARNER RD | GC |
| 580017470004 | C1 | RILEY ROSE M | 149 S GULPH RD | GC |
| 580006226007 | AG | PIAZZA VINCENT F & DEORZIO RONALD M | 826 W DEKALB PIKE | GC |
| 580008472101 | CO | OFFMAK ASSOCIATES | 234 MALL BLVD | GC |

| | | | | |
|--------------|----|-------------------------------------|----------------------------|----|
| 580008473001 | SC | TOYS R US PROPERTY COMPANY II LLC | 250 MALL BLVD | GC |
| 580008473127 | SC | KING OF PRUSSIA HOTEL ASSOCIATES LP | 244 MALL BLVD | GC |
| 580008473109 | SC | KING OF PRUSSIA HOTEL ASSOCIATES LP | 240 MALL BLVD | GC |
| 580011917004 | LI | PECO | KING OF PRUSSIA RD | GC |
| 580000358007 | R2 | POWELL ELLWOOD M JR | 158 ALLENDALE RD | GC |
| 580006097019 | R2 | JOHNATHAN ROBERTS BURIAL GROUND | 258 W DEKALB PIKE | GC |
| 580006100007 | R2 | ARIES 57 LP | 268 W DEKALB PIKE | GC |
| 580000367007 | CO | 590 DEKALB PIKE ASSOCIATES LP | 590 W DEKALB PIKE | GC |
| 580006199007 | CO | CMW INVESTMENTS LTD | 600 W DEKALB PIKE | GC |
| 580006196001 | CO | WILLNER CHARLES P & MICHAEL J TR | 150 ALLENDALE RD | GC |
| 580006172007 | R2 | NILKANTH HOSPITALITY LLC | 550 W DEKALB PIKE | GC |
| 580006193004 | CO | BUCHANAN FAMILY TRUST & | 568 W DEKALB PIKE | GC |
| 580006196081 | CO | WILLNER CHARLES P & MICHAEL J TR | 150 ALLENDALE RD | GC |
| 580006325007 | R2 | PENNSYLVANIA TURNPIKE COMMISSION | 381 W DEKALB PIKE | GC |
| 580006334007 | C1 | COMMERCE LIMITED PARTNERSHIP 9005 | 445 W DEKALB PIKE | GC |
| 580006343007 | C1 | US PETROLEUM & DIESEL INC | 455 W DEKALB PIKE | GC |
| 580017137004 | C1 | RILEY OWEN G III | 198 S GULPH RD | GC |
| 580017140001 | C1 | FUNSTON MARY C & CORBIN PATT C TR | 196 S GULPH RD | GC |
| 58026056 | C1 | Assessed with Another Parcel | Assessed w/ Another Parcel | GC |

Exhibit “D”
(Parcels to be Rezoned to the SC Shopping Center Commercial Zoning District)

| Parcel Number | Current Zoning District | Property Owner | Property Address | Proposed Zoning District |
|---------------|-------------------------|-----------------------------------|--------------------|--------------------------|
| 580019042007 | SC | PACMONT ASSOCIATES LLC | 134 TOWN CENTER RD | SC |
| 580017479004 | SC | KING OF PRUSSIA ASSOCIATES LP | S GULPH RD | SC |
| 580006208106 | SC | P S COURT ASSOCIATES LP | 640 W DEKALB PIKE | SC |
| 580006208205 | SC | BLOOMINGDALES KING OF PRUSSIA | 660 W DEKALB PIKE | SC |
| 580009979079 | C1 | KI HENDERSON SQUARE ASSOCIATES LP | 310 S HENDERSON RD | SC |
| 580006208304 | SC | KING OF PRUSSIA ASSOCIATES | 680 W DEKALB PIKE | SC |
| 580009979081 | CI | KI HENDERSON SQUARE ASSOCIATES LP | 304 S HENDERSON RD | SC |
| 580006202103 | SC | KING OF PRUSSIA ASSOCIATES | 160 N GULPH RD | SC |
| 580006211004 | SC | CORESTATES BANK | 694 W DEKALB PIKE | SC |
| 580013212014 | SC | KING OF PRUSSIA ASSOCIATES | 190 N GULPH RD | SC |
| 580013212005 | SC | LT PROPCO LLC | 180 N GULPH RD | SC |

| | | | | |
|--------------|----|------------------------------|------------------------|----|
| 580019048001 | SC | MASTROCOLA MICHELLE | 180 TOWN CENTER RD | SC |
| 580015112004 | SC | UNITED STATES POSTAL SERVICE | 190 TOWN CENTER RD | SC |
| 580006085004 | SC | BONO ELIZABETH & ANTHONY J & | 126 W DEKALB PIKE | SC |
| 580010080005 | SC | KOPA AUTO WASH LP | 175 N HENDERSON RD | SC |
| 580010084001 | SC | GILL RONALD J & ANGELA K | 100 W DEKALB PIKE | SC |
| 580006103013 | SC | VF CENTER ASSOCIATES LP | 150 W DEKALB PIKE | SC |
| 580006103013 | SC | VF CENTER ASSOCIATES LP | 150 W DEKALB PIKE | SC |
| 580006106001 | SC | VF CENTER ASSOCIATES LP | 250 W DEKALB PIKE | SC |
| 580006094004 | SC | VF CENTER ASSOCIATES LP | 200 W DEKALB PIKE | SC |
| 580006091007 | SC | VF CENTER ASSOCIATES LP | 180 W DEKALB PIKE | SC |
| 580006103004 | SC | VF CENTER ASSOCIATES LP | 160 W DEKALB PIKE | SC |
| 580010081004 | SC | VF CENTER ASSOCIATES LP | 151 N HENDERSON RD | SC |
| 580006202004 | SC | KING OF PRUSSIA ASSOCIATES | 160 N GULPH RD | SC |
| 580006220004 | SC | KING OF PRUSSIA ASSOCIATES | 776 W DEKALB PIKE | SC |
| 580006214001 | SC | SKI PROPERTIES LP | 736 -750 W DEKALB PIKE | SC |
| 580006208007 | SC | KING OF PRUSSIA ASSOCIATES | 690 W DEKALB PIKE | SC |
| 580006205001 | SC | KOP 620 LLC | 620 W DEKALB PIKE | SC |
| 580006091007 | SC | VF CENTER ASSOCIATES LP | 180 W DEKALB PIKE | SC |
| 580010081004 | SC | VF CENTER ASSOCIATES LP | 151 N HENDERSON RD | SC |
| 580010081004 | SC | VF CENTER ASSOCIATES LP | 151 N HENDERSON RD | SC |

**Exhibit “E”
ZONING MAPS**