

Upper Merion Township
Montgomery County, PA

NOTICE

Notice is hereby given that the Board of Supervisors of Upper Merion Township, at their regular Business meeting on November 9, 2023 at 7:00 PM in the Upper Merion Township Municipal Building, 175 W. Valley Forge Rd, King of Prussia, PA, will hold a public hearing on and after will consider and take action on the following proposed Ordinance summarized as follows:

Upper Merion Township
ORDINANCE NO. 2023-
(summary)

AN ORDINANCE AMENDING THE UPPER MERION TOWNSHIP ZONING CODE, CHAPTER 165, TO REMOVE THE EXEMPTION FOR CERTAIN MAN-MADE STEEP SLOPES FROM THE REGULATIONS OF STEEP SLOPES; TO HAVE THE VOLUNTARY DEMOLITION OF A PORTION OF A STRUCTURE TO BE AN ABANDONMENT OF A NONCONFORMITY FOR THAT PORTION OF THE STRUCTURE; TO REMOVE THE ABILITY TO CONVERT SINGLE-FAMILY DETACHED DWELLINGS INTO TWO-FAMILY SEMIDETACHED OR MULTIFAMILY DWELLINGS BY SPECIAL EXCEPTION; TO DELETE ARTICLE XXXIII, DEVELOPMENT PLANS, AND ARTICLE XIV, CLUSTER DEVELOPMENT OVERLAY, TO DELETE SECTION 165-247, TRAFFIC IMPACT STUDY REQUIRED, AND TO AMEND THE DEFINITION OF "INTERIOR SIGN"; TO PERMIT HOSPITALS IN THE SC DISTRICT AND PERFORMING ARTS FACILITIES AND MOVIE THEATERS IN THE SC DISTRICT BY CONDITIONAL USE; AND AMENDING CHAPTER 145, SUBDIVISION OF LAND, 145-25, SUBMISSION REQUIREMENTS, TO REQUIRE A PRELIMINARY PLAN TO BE FILED AND APPROVED PRIOR TO A FINAL PLAN SUBMISSION; AND SECTION 145-27.B, PRELIMINARY PLAN REQUIREMENTS, TO REQUIRE A TRAFFIC IMPACT STUDY TO BE SUBMITTED.

Section 1. Amends Chapter 165, Zoning, as follows:

A. Amends Section 165-232.2, SS Steep Slope District to eliminate the man-made slope exemption in subsection A.

B. Amends Section 165-232.3, Definitions, SS Steep Slope District to amend the definition of Area of Significant Slope by removing the term “naturally occurring”

C. Amends Section 165-199.B, Continuation, Non-conforming Buildings, Structures and Uses, to limit the extension of a nonconforming use; eliminate the expansion of a nonconforming use; remove the single-family dwelling special exception and establish an abandonment provision for nonconforming structures and buildings.

D. Amends Section 165-212, Conversion of Dwellings, to remove the section in its entirety.

E. Section 165-164, Definitions, Signs, to amend the definition of interior signs to provide regulations for interior signage visible from the outside of a building.

F. Amends Article XXXIII, Development Plans, to delete article in its entirety.

G. Amends Section 165-247, Traffic Impact Study, to delete section in its entirety.

H. Amends Article XIV, Cluster Development Overlay, to delete article in its entirety.

I. Amends Table CD.1, Permitted Uses, Use Regulations for Commercial Districts, to permit performing arts facilities and movie theaters as a conditional use in the Shopping Center District.

J. Amends Section 165-122, Use Regulations, to permit hospitals in the Shopping Center District.

Section 2. Amends Chapter 165, Subdivision of Land, as follows:

A. Amends Section 145-25, Submission Requirements, to amend subsection C to require preliminary plan approval prior to the submission of a final plan and adds new subsection D requiring a traffic impact study as part of a preliminary plan submission.

B. Amends section 145-27 B, Preliminary Plan Requirements, to require a traffic impact study.

Section 3. Provides for a repealer clause

Section 4. Provides for a severability provision

Section 5. Provides for an effective date.

Section 6. Provides for a Failure to Enforce provision.

Section 7. Provides for an enactment date.

The full text of the ordinance is available for review in the office of the Township Secretary, 175 W. Valley Forge Rd, King of Prussia, Pa., during normal business hours, M-F, 8:15 AM to 5PM; on the Township website: www.umtownship.org; at the Montgomery County Law Library, 2 East Airy Street, Norristown, and in the offices of the Times Herald, 390 Eagleview Boulevard, Exton, PA 19341

All interested persons may appear and be heard at the scheduled hearing. Any individual wishing to participate in the hearing and needing an auxiliary aid, service or other accommodation should contact the Township Administrative office at 610-265-2600 to determine how the Township can best provide assistance.

Anthony T. Hamaday
Township Secretary