

WHITEMARSH TOWNSHIP

ORDINANCE # 914

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA BY AMENDING THE ZONING OF CERTAIN PROPERTIES LOCATED IN THE BETHLEHEM PIKE, FLOURTOWN AREA TO VC VILLAGE COMMERCIAL ZONING DISTRICT, OR TO AA, OR B RESIDENTIAL ZONING DISTRICTS.

WHEREAS, Whitemarsh Township (the “**Township**”) has previously amended the Code of Whitemarsh Township (the “**Code**”) by adopting certain amendments to Chapter 116, Zoning, to provide for a “Village Commercial District” (the “**VC District**”) and to incorporate certain definitions and regulations pertaining to the VC District; and

WHEREAS, The Whitemarsh Township Board of Supervisors (the “**Board**”) intends that the VC District be utilized to permit the development or redevelopment of land for limited commercial, office and residential uses, while preserving and restoring the distinct architectural character of historic areas of Whitemarsh Township; and

WHEREAS, Section 116-236 of Chapter 116, Zoning, of the Code provides that the Board may amend, supplement, change modify or repeal Zoning, including the zoning map (“**Zoning Map**”); and

WHEREAS, the Board finds that amending the Zoning Map to change the zoning to VC District or AA, or B Residential Districts for certain properties located within the Bethlehem Pike, Flourtown area (Bethlehem Pike between Henry Lane/E. Valley Green Road and the Township Line with Springfield Township) of the Township as identified on “Exhibit A” attached, prepared by T&M Associates and dated October 24, 2011, is consistent with intent of the Whitemarsh Township Comprehensive Plan, adopted November 20, 2003, and is in the best interests of the residents of Whitemarsh Township.

NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Whitemarsh Township, as follows:

Section 1. The Official Zoning Map of Whitemarsh Township is hereby amended by changing the zoning to the VC District or the AA, or B Residential District for the properties identified on “Exhibit A” attached; as such zoning districts are defined and regulated by the Code.

Section 2. The Township Engineer is hereby authorized and directed to amend the Official Zoning Map of the Township of Whitemarsh to carry out the intent and purpose of this Ordinance Amendment.

Section 3. Except as specifically hereby amended, Chapter 116, Zoning, of the Code of Whitemarsh Township is hereby ratified and confirmed in its entirety.

Section 4. The words, phrases and provisions of this Ordinance are not to be interpreted in a way that results in an absurd construction of the meaning, or in any way that causes one provision to contradict another.

Section 5. It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provision of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective and all other provisions of this Ordinance shall continue to be separately and fully effective.

Section 6. This Ordinance shall become effective at the earliest possible date permitted by the provisions of the Whitemarsh Township Home Rule Charter and all prior ordinances or parts thereof inconsistent herewith are hereby repealed.

ORDAINED AND ENACTED THIS 22ND DAY OF DECEMBER, 2011.

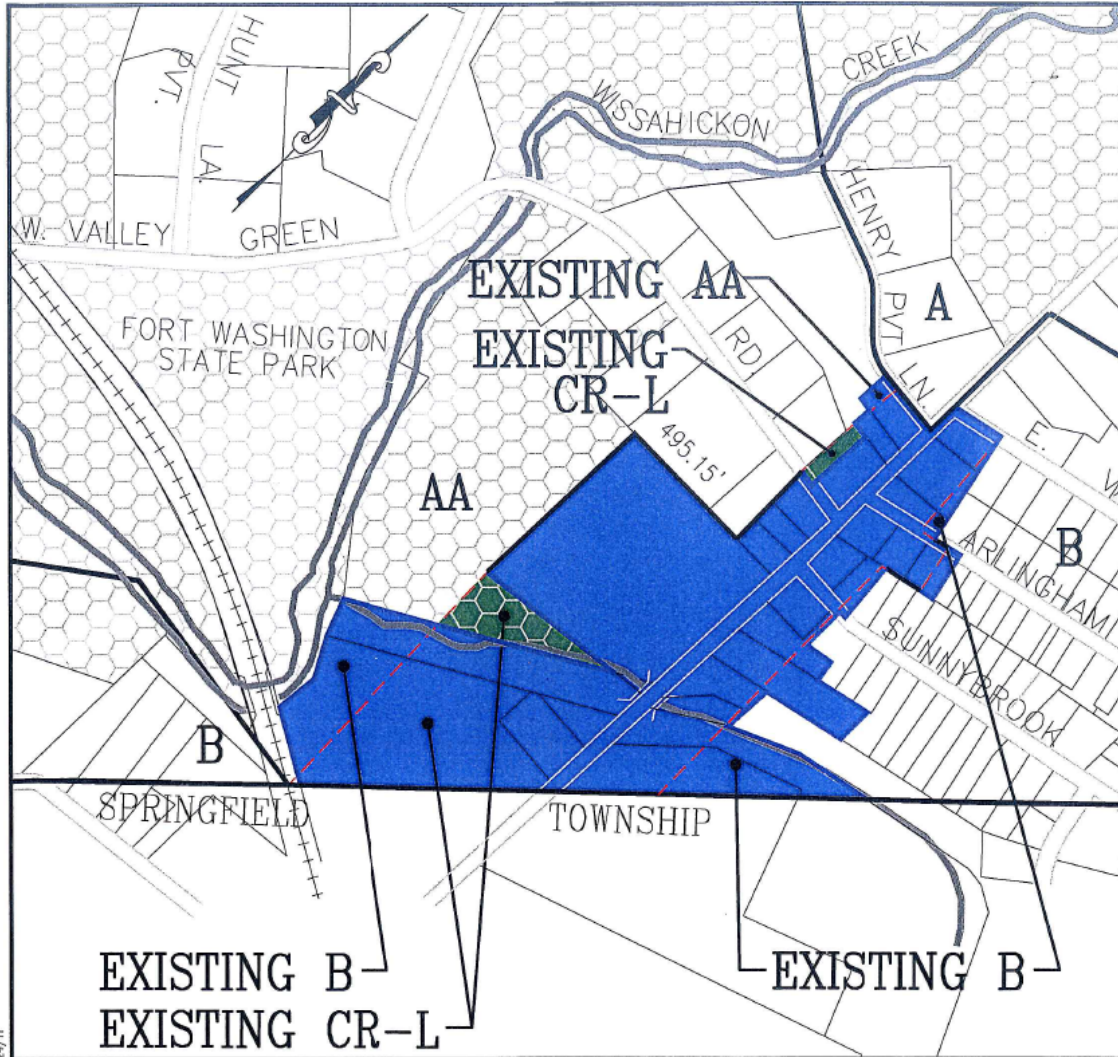
ATTEST

WHITEMARSH TOWNSHIP
BOARD OF SUPERVISORS

Bruce G. Horrocks
Secretary

By: _____
Robert R. Hart
Chair

"EXHIBIT A"



DWG: L:\MSH00140\Plans\VC ADD 1-8-2011.dwg
 DATE: 10/24/11

NOTE:
 ANY REMNANTS OF PARCELS THAT ARE CURRENTLY SPLIT-ZONED, HAVING PORTIONS REMAINING IN THE CR-L DISTRICT DUE TO THE ZONING MAP CHANGE SHOWN ON THIS MAP, ARE HEREBY CONVERTED TO THE RELEVANT RESIDENTIAL DISTRICT IN WHICH SUCH PARCELS ARE LOCATED AND WILL NO LONGER BE DEEMED SPLIT-ZONED.

LEGEND

- PROPOSED ADDITION TO AA DISTRICT
- PROPOSED VC-3 DISTRICT
- BOUNDARY LINE TO BE DELETED (APPROXIMATE LOCATION)
- BOUNDARY LINE TO BE ADDED
- EXISTING BOUNDARY LINE TO REMAIN



SCALE	DATE	DRAWN BY	FILE NO.
1" = 400'	10/24/2011	KLH	WMSH00140