

ORDINANCE NO. 2015-837
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:

- ii. 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.
- iii. 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.
- iv. 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.
- v. Verge: A strip separating a sidewalk from the curb, and consisting of grass, landscaping, or decorative paving.
- vi. 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.
- vii. 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.

- viii. 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	NP	P	P
Specialty food stores	P	P	P	P
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
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
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 Commercial	Limited Commercial	General Commercial	Shopping 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	NA
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

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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

District	Green Area (percent)
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:

Individual building square footage

Total building square footage of the lot

Individual building
x Total lot area = 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.

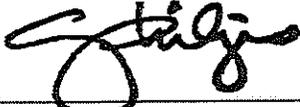
ORDAINED AND ENACTED by the Board of Supervisors for Upper Merion Township, Montgomery County, Pennsylvania, this 26th day of March, 2015.

ATTEST:

**UPPER MERION TOWNSHIP
BOARD OF SUPERVISORS:**



David Kraynik, Township Manager

By: 

Greg Philips, Chairman

Advertised Proposed Ordinance in Times Herald: March 12, 2015
Proof of Publication Dated: March 19, 2015
Hearing Held: March 26, 2015
Ordinance Adopted: March 26, 2015 as Township Ordinance:
Ordinance Entered: March 26, 2015 2015-837

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

Parcel Number	Current Zoning District	Property Owner	Proposed 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	REPERT RICHARD H JR	CROOKED LN	CN

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

Parcel Number	Current Zoning District	Proposed 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	CO	URBANO ROLAND J & JOSEPHINE T	611 W DEKALB PIKE	LC
580006382004	CO	JM REAL ESTATE HOLDINGS LP	667 W DEKALB PIKE	LC
580020842007	CO	MULROY THOMAS J	114 WILSON RD	LC
580004702001	CO	DONATO DANIEL M & PATRICIA J	115 CROCKETT RD	LC
580006388007	CO	JM REAL ESTATE HOLDINGS LP	681 W DEKALB PIKE	LC
580006394001	CO	WEINSTEIN BRETT B	705 W DEKALB PIKE	LC
580006403001	CO	CUMMINS ROBERT A & RITCHIE S &	715 W DEKALB PIKE	LC
580016615004	CO	CHIARELLO ANTHONY P & JACQUELIN	113 SHAFFER RD	LC
580007405007	R2	KASHANI FAKHRI N	111 FORGE RD	LC
580006367001	CO	PORVEN REAL ESTATE INC	645 W DEKALB PIKE	LC
580006370007	CO	HOUSHIARNEJAD ALI &	651 W DEKALB PIKE	LC
580020839001	CO	ROYAL BANK OF PENNSYLVANIA	112 WILSON RD	LC
580006391004	CO	JM REAL ESTATE HOLDINGS LP	681 W DEKALB PIKE	LC
580020866001	CO	KRONHEIM DAVID	113 WILSON RD	LC
580006397007	CO	WEINSTEIN MARK & SHIRLEY	707 W DEKALB PIKE	LC
580016588004	CO	JCA PROPERTIES LLC	112 SHAFFER RD	LC
580006400004	CO	CUMMINS MARY R	709 W DEKALB PIKE	LC
58009009	CO	Assessed with Another Parcel	Assessed with	LC

			Another Parcel	
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	Proposed Zoning District	Proprietor/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	CO	KUNDA STANLEY T & THEODORE & STATEK	214 E DEKALB PIKE	GC
580006043001	CO	KUNDA STANLEY T & THEODORE E	188 E DEKALB PIKE	GC
580006049004	CO	DHX ENTERPRISES INC	182 E DEKALB PIKE	GC
580006046007	CO	KUNDA STANLEY T & THEODORE E &	186 E DEKALB PIKE	GC
580006055007	CO	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	CO	HESS REALTY CORPORATION	164 E DEKALB PIKE	GC
580006061001	CO	HESS REALTY CORPORATION	164 E DEKALB PIKE	GC
580017143007	C1	FUNSTON MARY C LIVING TRUST &	739 W DEKALB PIKE	GC
580006064007	CO	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	CO	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	CO	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	CO	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

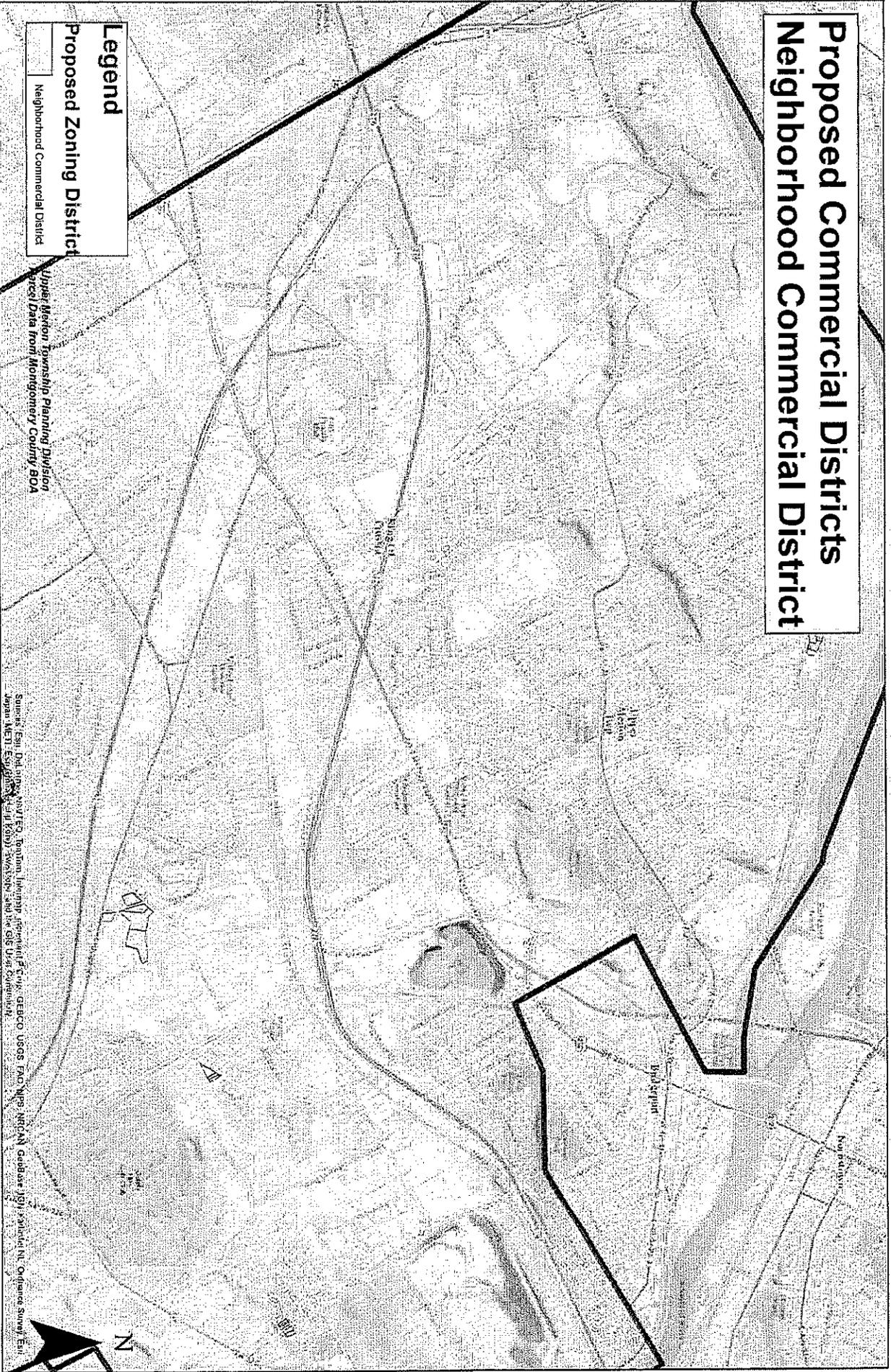
58027019	C-3	Assessed with Another Parcel	Assessed with Another Parcel	GC
580020399009	C2	GSMS 2005-GG4 WARNER ROAD LP	200 N WARNER RD	GC
580014086229	AG	PENNSYLVANIA TURNPIKE COMMISSION	N GULPH RD	GC
580017473001	C1	RILEY ROSE M	143 S GULPH RD	GC
580011911001	C1	KUBACH RICHARD JR	795 W DEKALB PIKE	GC
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	C0	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	Proposed 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

Proposed Commercial Districts Neighborhood Commercial District



Legend

Proposed Zoning District

Neighborhood Commercial District

Upper Merion Township Planning Division
Map(s) Data from Montgomery County BDA

Sources: Esri, DeLorme, NAVTEQ, TerraServer, AeroGRID, USDA, FAO, IGN, NRCAN, Google, IGN, and the GIS User Community
Map(s) Data from Montgomery County BDA
Upper Merion Township Planning Division

