

FRANCONIA TOWNSHIP

Montgomery County, Pennsylvania

ORDINANCE # 426-24

AN ORDINANCE (1) AMENDING AND RESTATING IN ITS ENTIRETY CHAPTER 145, ARTICLE XIV [ZONING/LI-LIMITED INDUSTRIAL DISTRICT] OF THE FRANCONIA TOWNSHIP CODE TO AMEND AND RESTATE THE LEGISLATIVE INTENT OF THE LIMITED INDUSTRIAL DISTRICT, AMEND AND RESTATE THE BY-RIGHT USE REGULATIONS IN THE DISTRICT AND THE ASSOCIATED BY-RIGHT USES, AMEND AND RESTATE THE PROHIBITED USES, AMEND AND RESTATE THE DIMENSIONAL REGULATIONS FOR BY-RIGHT USES, AMEND AND RESTATE ADDITIONAL REGULATIONS FOR BY-RIGHT USES, AMEND AND RESTATE DIMENSIONAL REGULATIONS FOR CONDITIONAL USES, AND AMEND AND RESTATE ADDITIONAL REGULATIONS FOR CONDITIONAL USES IN THE LI-LIMITED INDUSTRIAL DISTRICT; (2) AMENDING CHAPTER 145, ARTICLE XV OF THE FRANCONIA TOWNSHIP CODE, [ZONING/PREVIOUSLY RESERVED FOR FUTURE LEGISLATION], TO CREATE A NEW I - INDUSTRIAL DISTRICT IN THE TOWNSHIP, AND TO STATE THE LEGISLATIVE INTENT, APPLICABILITY, BY-RIGHT USE REGULATIONS, USES PERMITTED BY SPECIAL EXCEPTION, PROHIBITED USES, DIMENSIONAL REGULATIONS FOR BY-RIGHT USES, ADDITIONAL REGULATIONS FOR BY-RIGHT USES, CONDITIONAL USES, REGULATIONS FOR CONDITIONAL USES, AND ADDITIONAL REGULATIONS FOR CONDITIONAL USES ASSOCIATED WITH SAID DISTRICT; (3) AMENDING THE FRANCONIA TOWNSHIP ZONING MAP TO CHANGE THE UNDERLYING ZONING OF THE FOLLOWING PROPERTIES FROM LI - LIMITED INDUSTRIAL TO I - INDUSTRIAL DISTRICT: TAX PARCEL NOS. 34-00-00067-00-7 (191 ALLENTOWN RD); 34-00-00070-00-4 (249 ALLENTOWN RD); 34-00-00070-00-4 (249 ALLENTOWN RD); 34-00-00073-00-1 (219 ALLENTOWN RD); 34-00-00085-00-7 (281 ALLENTOWN RD); 34-00-00226-00-1 (24 ALLENTOWN RD); 34-00-00226-10-9 (ALLENTOWN RD); 34-00-00229-00-7 (64 ALLENTOWN RD); 34-00-00234-00-2 (ALLENTOWN RD); 34-00-00235-00-1 (80 ALLENTOWN RD); 34-00-00238-00-7 (84 ALLENTOWN RD); 34-00-00259-10-3 (674 SOUDER RD); 34-00-00277-10-3 (SOUDER RD); 34-00-00278-00-3 (ALLENTOWN RD); 34-00-00280-00-1 (158 ALLENTOWN RD); 34-00-00283-00-7 (162 ALLENTOWN RD); 34-00-00284-00-6 (168 ALLENTOWN RD); 34-00-00286-00-4 (192 ALLENTOWN RD); 34-00-00289-00-1 (282 ALLENTOWN RD); 34-00-00290-00-9 (220 ALLENTOWN RD); 34-00-00292-00-7 (ALLENTOWN RD); 34-00-00292-10-6 (ALLENTOWN RD); 34-00-00292-50-2 (ALLENTOWN RD); 34-00-00659-65-7 (17 CASSELL RD); 34-00-01195-00-4 (COWPATH RD); 34-00-01195-02-2 (COWPATH RD); 34-00-01604-00-9 (675 FORMAN RD); 34-00-01605-00-8 (665 FORMAN RD); 34-00-01606-00-7 (741 SOUDER RD); 34-00-01606-01-8 (765 SOUDER RD); 34-00-01608-00-5 (FORMAN RD); 34-00-01608-02-3 (FORMAN RD); 34-00-01609-00-4 (765 FORMAN RD); 34-00-01612-00-1 (596 FORMAN RD); 34-00-01612-10-9

(FORMAN RD); 34-00-01614-00-8 (FORMAN RD); 34-00-01615-00-7 (664 FORMAN RD); 34-00-01615-01-6 (0 FORMAN RD); 34-00-01615-02-5 (670 FORMAN RD); 34-00-01615-50-2 (684 FORMAN RD); 34-00-01615-60-1 (694 FORMAN RD); 34-00-01615-70-9 (704 FORMAN RD); 34-00-02025-00-2 (900 HAGEY RD); 34-00-02025-05-6 (1000 HAGEY RD); 34-00-02025-10-1 (2500 HAGEY RD); 34-00-02025-51-5 (905 HAGEY RD); 34-00-03193-01-3 (LOWER RD); 34-00-03205-01-9 (535 HAGEY RD); 34-00-03205-02-8 (800 HAGEY RD); 34-00-03256-00-4 (0 LOWER RD); 34-00-03257-00-3 (448 LOWER RD); 34-00-03258-00-2 (0 LOWER RD); 34-00-03259-00-1 (620 -640 LOWER RD); 34-00-03259-00-9 (LOWER RD); 34-00-03259-01-8 (LOWER RD); 34-00-03259-10-9 (650 HAGEY RD); 34-00-03259-11-8 (630 HAGEY RD); 34-00-03262-00-7 (668 LOWER RD); 34-00-03262-01-6 (515 HAGEY RD); 34-00-03262-20-5 (109 WILE RD); 34-00-03262-30-4 (LOWER RD); 34-00-03262-40-3 (101 WILE RD); 34-00-04021-00-4 (120 WILE RD); 34-00-04021-00-4 (120 WILE RD); 34-00-04021-01-3 (255 SCHOOLHOUSE RD); 34-00-04021-02-2 (760 LOWER RD); 34-00-04453-00-4 (80 WAMBOLD RD); 34-00-04453-01-3 (WAMBOLD RD); 34-00-04456-00-1 (75 SCHOOLHOUSE RD); 34-00-04459-00-7 (115 SCHOOLHOUSE RD); 34-00-04462-00-4 (155 SCHOOLHOUSE RD); 34-00-04465-00-1 (167 SCHOOLHOUSE RD); 34-00-04468-00-7 (SCHOOLHOUSE RD); 34-00-04469-00-6 (205 SCHOOLHOUSE RD); 34-00-04469-20-4 (SCHOOLHOUSE RD); 34-00-04469-40-2 (209 SCHOOLHOUSE RD); 34-00-04471-00-4 (261 SCHOOLHOUSE RD); 34-00-04557-00-8 (SCHOOLHOUSE RD); 34-00-04558-00-7 (112 SCHOOLHOUSE RD); 34-00-04561-00-4 (132 SCHOOLHOUSE RD); 34-00-04564-00-1 (142 SCHOOLHOUSE RD); 34-00-04570-00-4 (160 SCHOOLHOUSE RD); 34-00-04573-00-1 (180 SCHOOLHOUSE RD); 34-00-04578-00-5 (210 SCHOOLHOUSE RD); 34-00-04579-00-4 (304 SCHOOLHOUSE RD); 34-00-04579-01-1 (737 HAGEY CENTER DR); 34-00-04579-01-3 (310 SCHOOLHOUSE RD); 34-00-04579-02-2 (731 HAGEY CENTER DR); 34-00-04579-10-9 (743 HAGEY CENTER DR); 34-00-04579-11-8 (737 HAGEY CENTER DR); 34-00-04579-12-7 (737 HAGEY CENTER DR); 34-00-04579-13-6 (737 HAGEY CENTER DR); 34-00-04579-14-5 (737 HAGEY CENTER DR); 34-00-04579-15-4 (737 HAGEY CENTER DR); 34-00-04582-00-1 (364 SCHOOLHOUSE RD); 34-00-04689-50-6 (671 SOUDER RD); 34-00-04689-51-5 (671 SOUDER RD); 34-00-04689-52-4 (671 SOUDER RD); 34-00-04690-00-1 (691 SOUDER RD); 34-00-04690-01-9 (SOUDER RD); 34-00-04699-00-1 (SOUDER RD); 34-00-04705-00-4 (SOUDER RD); 34-00-04705-90-4 (SOUDER RD); 34-00-04705-91-3 (SOUDER RD); 34-00-04975-00-4 (680 NICE RD); 34-00-04978-00-1 (NICE RD); 34-00-04978-50-5 (109 WILE RD); 34-00-00244-00-1 (98 ALLENTOWN RD); 34-00-04705-91-3 (SOUDER RD), 34-00-04470-00-5 (SCHOOLHOUSE RD); 34-00-03190-00-7 (511 LOWER RD).

NOW, THEREFORE, it is hereby **ENACTED** and **ORDAINED** by the Franconia Township Board of Supervisors that the Franconia Township Zoning Ordinance and Map shall be amended as follows:

SECTION 1. Amendment and Restatement of the LI - Limited Industrial District

Chapter 145, Article XIV of the Franconia Township Code [LI Limited Industrial District] is hereby amended and restated in its entirety. Article XIV, as restated, is attached hereto as Exhibit "A".

SECTION 2. Creation of I - Industrial District

Chapter 145, Article XV of the Franconia Township Code, previously reserved for future legislation, is hereby amended to create a new I - Industrial District in the Township. Article XV, as adopted, is attached hereto as Exhibit "B".

SECTION 3. Amendment to Zoning Map.

The zoning classification of the following properties property shall be changed to an underlying zoning classification of I-Industrial. Any existing zoning overlay classifications shall be unchanged by this amendment:

- Tax Parcel No. 34-00-00067-00-7 (191 ALLENTOWN RD)
- Tax Parcel No. 34-00-00070-00-4 (249 ALLENTOWN RD)
- Tax Parcel No. 34-00-00070-00-4 (249 ALLENTOWN RD)
- Tax Parcel No. 34-00-00073-00-1 (219 ALLENTOWN RD)
- Tax Parcel No. 34-00-00085-00-7 (281 ALLENTOWN RD)
- Tax Parcel No. 34-00-00226-00-1 (24 ALLENTOWN RD)
- Tax Parcel No. 34-00-00226-10-9 (ALLENTOWN RD)
- Tax Parcel No. 34-00-00229-00-7 (64 ALLENTOWN RD)
- Tax Parcel No. 34-00-00234-00-2 (ALLENTOWN RD)
- Tax Parcel No. 34-00-00235-00-1 (80 ALLENTOWN RD)
- Tax Parcel No. 34-00-00238-00-7 (84 ALLENTOWN RD)
- Tax Parcel No. 34-00-00259-10-3 (674 SOUDER RD)
- Tax Parcel No. 34-00-00277-10-3 (SOUDER RD)
- Tax Parcel No. 34-00-00278-00-3 (ALLENTOWN RD)
- Tax Parcel No. 34-00-00280-00-1 (158 ALLENTOWN RD)
- Tax Parcel No. 34-00-00283-00-7 (162 ALLENTOWN RD)
- Tax Parcel No. 34-00-00284-00-6 (168 ALLENTOWN RD)
- Tax Parcel No. 34-00-00286-00-4 (192 ALLENTOWN RD)
- Tax Parcel No. 34-00-00289-00-1 (282 ALLENTOWN RD)
- Tax Parcel No. 34-00-00290-00-9 (220 ALLENTOWN RD)
- Tax Parcel No. 34-00-00292-00-7 (ALLENTOWN RD)

- Tax Parcel No. 34-00-00292-10-6 (ALLENTOWN RD)
- Tax Parcel No. 34-00-00292-50-2 (ALLENTOWN RD)
- Tax Parcel No. 34-00-00659-65-7 (17 CASSELL RD)
- Tax Parcel No. 34-00-01195-00-4 (COWPATH RD)
- Tax Parcel No. 34-00-01195-02-2 (COWPATH RD)
- Tax Parcel No. 34-00-01604-00-9 (675 FORMAN RD)
- Tax Parcel No. 34-00-01605-00-8 (665 FORMAN RD)
- Tax Parcel No. 34-00-01606-00-7 (741 SOUDER RD)
- Tax Parcel No. 34-00-01606-01-8 (765 SOUDER RD)
- Tax Parcel No. 34-00-01608-00-5 (FORMAN RD)
- Tax Parcel No. 34-00-01608-02-3 (FORMAN RD)
- Tax Parcel No. 34-00-01609-00-4 (765 FORMAN RD)
- Tax Parcel No. 34-00-01612-00-1 (596 FORMAN RD)
- Tax Parcel No. 34-00-01612-10-9 (FORMAN RD)
- Tax Parcel No. 34-00-01614-00-8 (FORMAN RD)
- Tax Parcel No. 34-00-01615-00-7 (664 FORMAN RD)
- Tax Parcel No. 34-00-01615-01-6 (0 FORMAN RD)
- Tax Parcel No. 34-00-01615-02-5 (670 FORMAN RD)
- Tax Parcel No. 34-00-01615-50-2 (684 FORMAN RD)
- Tax Parcel No. 34-00-01615-60-1 (694 FORMAN RD)
- Tax Parcel No. 34-00-01615-70-9 (704 FORMAN RD)
- Tax Parcel No. 34-00-02025-00-2 (900 HAGEY RD)
- Tax Parcel No. 34-00-02025-05-6 (1000 HAGEY RD)
- Tax Parcel No. 34-00-02025-10-1 (2500 HAGEY RD)
- Tax Parcel No. 34-00-02025-51-5 (905 HAGEY RD)
- Tax Parcel No. 34-00-03193-01-3 (LOWER RD)
- Tax Parcel No. 34-00-03205-01-9 (535 HAGEY RD)
- Tax Parcel No. 34-00-03205-02-8 (800 HAGEY RD)
- Tax Parcel No. 34-00-03256-00-4 (0 LOWER RD)
- Tax Parcel No. 34-00-03257-00-3 (448 LOWER RD)
- Tax Parcel No. 34-00-03258-00-2 (0 LOWER RD)
- Tax Parcel No. 34-00-03259-00-1 (620 -640 LOWER RD)
- Tax Parcel No. 34-00-03259-00-9 (LOWER RD)
- Tax Parcel No. 34-00-03259-01-8 (LOWER RD)
- Tax Parcel No. 34-00-03259-10-9 (650 HAGEY RD)
- Tax Parcel No. 34-00-03259-11-8 (630 HAGEY RD)
- Tax Parcel No. 34-00-03262-00-7 (668 LOWER RD)
- Tax Parcel No. 34-00-03262-01-6 (515 HAGEY RD)
- Tax Parcel No. 34-00-03262-20-5 (109 WILE RD)
- Tax Parcel No. 34-00-03262-30-4 (LOWER RD)
- Tax Parcel No. 34-00-03262-40-3 (101 WILE RD)
- Tax Parcel No. 34-00-04021-00-4 (120 WILE RD)
- Tax Parcel No. 34-00-04021-00-4 (120 WILE RD)

- Tax Parcel No. 34-00-04021-01-3 (255 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04021-02-2 (760 LOWER RD)
- Tax Parcel No. 34-00-04453-00-4 (80 WAMBOLD RD)
- Tax Parcel No. 34-00-04453-01-3 (WAMBOLD RD)
- Tax Parcel No. 34-00-04456-00-1 (75 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04459-00-7 (115 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04462-00-4 (155 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04465-00-1 (167 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04468-00-7 (SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04469-00-6 (205 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04469-20-4 (SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04469-40-2 (209 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04471-00-4 (261 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04557-00-8 (SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04558-00-7 (112 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04561-00-4 (132 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04564-00-1 (142 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04570-00-4 (160 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04573-00-1 (180 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04578-00-5 (210 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04579-00-4 (304 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04579-01-1 (737 HAGEY CENTER DR)
- Tax Parcel No. 34-00-04579-01-3 (310 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04579-02-2 (731 HAGEY CENTER DR)
- Tax Parcel No. 34-00-04579-10-9 (743 HAGEY CENTER DR)
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- Tax Parcel No. 34-00-04579-13-6 (737 HAGEY CENTER DR)
- Tax Parcel No. 34-00-04579-14-5 (737 HAGEY CENTER DR)
- Tax Parcel No. 34-00-04579-15-4 (737 HAGEY CENTER DR)
- Tax Parcel No. 34-00-04582-00-1 (364 SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-04689-50-6 (671 SOUDER RD)
- Tax Parcel No. 34-00-04689-51-5 (671 SOUDER RD)
- Tax Parcel No. 34-00-04689-52-4 (671 SOUDER RD)
- Tax Parcel No. 34-00-04690-00-1 (691 SOUDER RD)
- Tax Parcel No. 34-00-04690-01-9 (SOUDER RD)
- Tax Parcel No. 34-00-04699-00-1 (SOUDER RD)
- Tax Parcel No. 34-00-04705-00-4 (SOUDER RD)
- Tax Parcel No. 34-00-04705-90-4 (SOUDER RD)
- Tax Parcel No. 34-00-04705-91-3 (SOUDER RD)
- Tax Parcel No. 34-00-04975-00-4 (680 NICE RD)
- Tax Parcel No. 34-00-04978-00-1 (NICE RD)
- Tax Parcel No. 34-00-04978-50-5 (109 WILE RD)

- Tax Parcel No. 34-00-00244-00-1 (98 ALLENTOWN RD)
- Tax Parcel No. 34-00-04705-91-3 (SOUDER RD)
- Tax Parcel No. 34-00-04470-00-5 (SCHOOLHOUSE RD)
- Tax Parcel No. 34-00-03190-00-7 (511 LOWER RD)

The parcels being rezoned are also as depicted on the plan attached as Exhibit "C". The Township Engineer is directed to revise the Zoning Map, as last revised, to reflect these changes in zoning classification.

SECTION 3. Repeal and Ratification.

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. This Ordinance shall in no other way alter or modify Chapter 145 of the Franconia Township Code except as specifically stated herein. Any other terms and provisions of the Chapter 145 that are unaffected by this Ordinance are hereby reaffirmed and ratified.

SECTION 4. Severability.

The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision herein shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the Court shall not effect or impair the remaining sections, sentences, clauses, parts or provisions of the Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

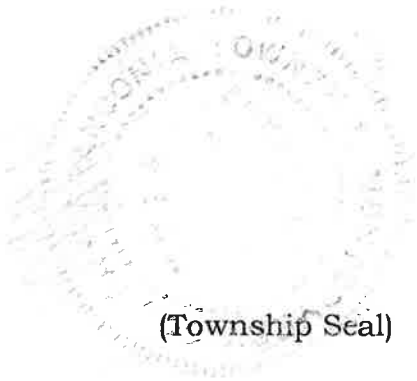
SECTION 5. Disclaimer.

Nothing in this Ordinance shall be construed to effect any suit or proceeding pending in any court, or any rights acquired or liability incurred, or any permit issued, or any cause or causes of action existing under the ordinances of the Township of Franconia prior to enactment of this Ordinance.

SECTION 6. Effective Date.

This Ordinance shall become effective five (5) days after enactment.

DULY ENACTED AND ORDAINED this 20th day of May, 2024,
by the Board of Supervisors of Franconia Township, Montgomery County,
Pennsylvania, in lawful session duly assembled.



(Township Seal)

FRANCONIA TOWNSHIP
BOARD OF SUPERVISORS

A handwritten signature in black ink, appearing to read "Grey R. Godshall", is written over a horizontal line.

GREY R. GODSHALL, *Chairman*

Attest:

A handwritten signature in blue ink, appearing to read "Jon Hammer", is written over a horizontal line.

JON HAMMER, *Secretary*

EXHIBIT "A"
LI-LIMITED INDUSTRIAL DISTRICT

Chapter 145. Zoning

Article XIV LI Limited Industrial District

SS 145-74. Legislative intent.

It is the intent of this article to reflect and implement the declaration of legislative intent stated in Section 145-2 of this chapter and to further the goals and objectives of the Indian Valley Regional Comprehensive Plan, along with the intent to adjust the distribution of industrial type uses to reflect the developing roadway network in the Township.

SS 145-75. Applicability.

In an Industrial District the following regulations shall apply.

SS 145-76. By-right use regulations.

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

- A. Administrative offices.
- B. Manufacturing.
- C. Contractor's office and storage.
- D. Warehouse limited to 150,000 square feet in size.
- E. Self-storage facility limited to 35,000 square feet of rentable space.
- F. Printing, publishing, lithography.
- G. Accessory uses on the same lot and customarily incidental to any of the above uses, which may include:
 - (1) Indoor storage in conjunction with a permitted use.
 - (2) Repair or maintenance shop serving only the permitted use on the property.
 - (3) Food service facility serving only the permitted use on the property.
 - (4) Day-care serving only the permitted use on the property.

SS145-76.1 Uses permitted by special exception.

The following shall be allowed or denied by the Franconia Township Zoning Hearing Board as a special exception pursuant to the standards set forth in this district in addition to the standards required in Section 145-157.

A. Cellular telephone tower.

SS 145-77. Prohibited uses.

The following uses shall not be permitted in the LI Limited Industrial District.

Acetylene gas manufacture

Acid manufacture

Ammonia bleaching powder or chlorine manufacture

Arsenal

Asphalt manufacture or refining

Auto dismantling or junk establishments

Brewery

Candle manufacture

Celluloid manufacture

Coke ovens

Creosote treatment or manufacture

Dead animal and offal reduction

Disinfectants manufacture

Distillation of bones, coal or wood

Distribution center

Dyestuff manufacture

Emery cloth and sandpaper manufacture

Extermination and insect poison, fungicide and herbicide manufacture

Fat rendering

Fertilizer manufacture

Fireworks or explosive manufacture or storage

Fish smoking and curing

Forging

Glue, size or gelatin manufacture

Heat-treating, hardening, annealing of metals, anodizing, chromium and other types of metal plating, except when an accessory use necessary to a permitted industrial use.

Lampblack manufacture

Last mile stations

Manufacture or storage of illuminating gas

Match manufacture

Oil cloth or linoleum manufacture

Oiled or rubber goods manufacture

Ore reduction or the recycling of concrete or asphalt materials by crushing or other means

Paint, oil, shellac, turpentine or varnish manufacture

Petroleum refining or storage, except when an accessory use to a permitted industrial use

Potash works

Printing ink manufacturing

Pyroxylon manufacture

Quarrying

Ready-mixed concrete or cement works

Recycling facility of any kind

Refining or rendering of fats, bones or oils

Roasting coffee, spices or soy beans

Rolling mill
Rubber caoutchouc or gutta-percha manufacture or treatment
Salt works
Sauerkraut manufacture
Shoe blackening manufacture
Smelters and metal casting
Soap manufacture
Soda and compound manufacture
Solvent manufacture or processing
Stockyards
Stove polish manufacture
Sulfuric, nitric or hydrochloric acid manufacture
Tallow, grease or lard manufacture or refining
Tanning, curing or storage of leather, rawhides or skins
Tar distillation or manufacture
Tar roofing or waterproofing manufacture
Trash transfer or compactor facilities
Vinegar manufacturing
Wool pulling or scouring
Yeast plant
Any use of the same general character as those listed above.

SS 145-78. Dimensional regulations for by-right uses.

- A. Lot area. A lot area of not less than three acres shall be provided for every use or principle building erected thereon.
- B. Lot width. A lot width of not less than 200 feet shall be provided at the building setback line for every use or principle building erected thereon.

- C. Front yard. There shall be a front yard on every lot within the LI Limited Industrial District which shall be not less than 50 feet in depth. Front yards adjacent to any residential district shall be 150 feet in depth.
- D. Side yards. There shall be two side yards on every lot within the LI Limited Industrial District which shall not be less than 25 feet in width. Side yards adjacent to any residential district shall be 150 feet in depth.
- E. Rear yards. There shall be a rear yard on every lot within the LI Limited Industrial District which shall be not less than 25 feet in depth. Rear yards adjacent to any residential district shall be 150 feet in depth.
- F. Corner lots. There shall be a front yard on every street frontage.
- G. Accessory structures. Accessory structures shall comply with the above-cited setbacks.
- H. Building coverage. The maximum building coverage on a lot shall be 40%.
- I. Impervious coverage. The maximum impervious coverage on a lot shall be 50%.
- J. Height restriction. The maximum height for a building erected or enlarged on a lot in the LI Limited Industrial District shall be 50 feet.

SS 145-78.1. Additional regulations for by-right uses.

- A. Public water and public sewerage shall be required if available or when it becomes available.
- B. Parking shall be in accordance with **Article XIX**. No parking shall be permitted in any required yard, including driveways except for access across the front yard. A maximum of 10 spaces shall be permitted between the building and the street.
- C. Signs shall be in accordance with **Article XX**.
- D. General provisions of **Article IV** shall apply.
- E. Floodplain regulations of **Article XVIII** shall apply.
- F. Natural resource regulations in accordance with **Article XXVI** shall apply.
- G. Landscape regulations in accordance with the Land Development Subdivision Ordinance shall apply.
- H. Detention basin regulations in accordance with the Land Development Subdivision Ordinance shall apply.

I. All applications for use of land in the LI Limited Industrial District shall be subject to the full land development review and approval process before the Board of Supervisors. Additional information beyond the requirements of the Land Development Subdivision Ordinance may be required. Such additional information may include, but shall not be limited to:

- (1) Description of the operations.
- (2) Description of the building and structures.
- (3) Traffic report.
- (4) Hazardous materials analysis.
- (5) Outdoor storage in the rear yard only.

SS 145-78.2. Conditional uses.

A building may be erected, altered or used and a lot or premises may be occupied for any one of the following purposes and no other when authorized as a conditional use, in accordance with the regulations hereunder.

- A. Research laboratory.
- B. Corporate headquarters.

SS 145-78.3. Dimensional regulations for conditional uses.

- A. Lot area. A lot area of not less than 25 acres shall be provided for every use or principle building erected thereon.
- B. Lot width. A lot width of not less than 400 feet shall be provided at the building setback line for every use or principle building erected thereon.
- C. Front yard. There shall be a front yard on every lot within the Industrial District which shall not be less than 200 feet in depth. Front yards adjacent to all residential districts shall be 250 feet in depth.
- D. Side yards. There shall be two side yards on every lot within the Industrial District which shall not be less than 50 feet in width. Side yards adjacent to all residential districts shall be 250 feet in width.

- E. Rear yards. There shall be a rear yard on every lot within the Industrial District which shall not be less than 50 feet in depth. Rear yards adjacent to all residential districts shall be 200 feet in depth.
- F. Corner lots. There shall be a front yard on every street frontage.
- G. Accessory structures. Accessory structures shall comply with the above-cited setbacks.
- H. Building coverage. The maximum building coverage on a lot shall be 40%.
- I. Impervious coverage. The maximum impervious coverage on a lot shall be 60%.
- J. Height restriction. The maximum height for buildings erected or enlarged on a lot in the LI Limited Industrial District shall be 65 feet.

SS 145-78.4. Additional regulations for conditional uses.

- A. Public water and public sewerage shall be required.
- B. Parking shall be in accordance with **Article XIX**. No parking shall be permitted within 100 feet of a property line, including driveways except for access across the front yard.
- C. Signs shall be in accordance with **Article XX**.
- D. General provisions of **Article IV** shall apply.
- E. Floodplain regulations of **Article XVIII** shall apply.
- F. Natural resource regulations in accordance with **Article XXVI**.
- G. Landscape regulations in accordance with Land Development Subdivision Ordinance shall apply.
- H. Detention basin regulations in accordance with Land Development Subdivision Ordinance shall apply.
- I. All applications for use of land in the LI Limited Industrial District shall be subject to the full land development review and approval process before the Board of Supervisors. Additional information beyond the requirements of the Land Development Subdivision Ordinance may be required. Such additional information may include, but shall not be limited to:
 - (1) Description of the operations.
 - (2) Description of the buildings and structures.

- (3) Traffic report.
- (4) Hazardous materials analysis.
- (5) Outdoor storage in the rear yard only.

EXHIBIT "B"
I-INDUSTRIAL DISTRICT

Chapter 145. Zoning

Article XV Industrial District

SS 145-79. Legislative intent.

It is the intent of this article to reflect and implement the declaration of legislative intent stated in Section 145-2 of this chapter and to further the goals and objectives of the Indian Valley Regional Comprehensive Plan, along with the intent to adjust the distribution of industrial type uses to reflect the developing roadway network in the Township.

SS 145-80. Applicability.

In an Industrial District the following regulations shall apply.

SS 145-81. By-right use regulations.

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

- A. Administrative offices.
- B. Manufacturing.
- C. Contractor's office and storage.
- D. Printing, publishing, lithography.
- E. Accessory uses on the same lot and customarily incidental to any of the above uses, which may include:
 - (1) Indoor storage in conjunction with a permitted use.
 - (2) Repair or maintenance shop serving only the permitted use on the property.
 - (3) Food service facility serving only the permitted use on the property.
 - (4) Day-care serving only the permitted use on the property.

SS145-81.1 Uses permitted by special exception.

The following shall be allowed or denied by the Franconia Township Zoning Hearing Board as a special exception pursuant to the standards set forth in this district in addition to the standards required in Section 145-157.

A. Cellular telephone tower.

SS 145-82. Prohibited uses.

The following uses shall not be permitted in the Industrial District.

Acetylene gas manufacture

Acid manufacture

Ammonia bleaching powder or chlorine manufacture

Arsenal

Asphalt manufacture or refining

Auto dismantling or junk establishments

Brewery

Candle manufacture

Celluloid manufacture

Coke ovens

Creosote treatment or manufacture

Dead animal and offal reduction

Disinfectants manufacture

Distillation of bones, coal or wood

Distribution center

Dyestuff manufacture

Emery cloth and sandpaper manufacture

Extermination and insect poison, fungicide and herbicide manufacture

Fat rendering

Fertilizer manufacture

Fireworks or explosive manufacture or storage

Fish smoking and curing

Forging

Glue, size or gelatin manufacture

Heat-treating, hardening, annealing of metals, anodizing, chromium and other types of metal plating, except when an accessory use necessary to a permitted industrial use.

Lampblack manufacture

Manufacture or storage of illuminating gas

Match manufacture

Oil cloth or linoleum manufacture

Oiled or rubber goods manufacture

Ore reduction or the recycling of concrete or asphalt materials by crushing or other means

Paint, oil, shellac, turpentine or varnish manufacture

Petroleum refining or storage, except when an accessory use to a permitted industrial use

Potash works

Printing ink manufacture

Pyroxylon manufacture

Quarrying

Ready-mixed concrete or cement works

Recycling facility of any kind

Refining or rendering of fats, bones or oils

Roasting coffee, spices or soy beans

Rolling mill

Rubber caoutchouc or gutta-percha manufacture or treatment

Salt works

Sauerkraut manufacture
Shoe blackening manufacture
Smelters and metal casting
Soap manufacture
Soda and compound manufacture
Solvent manufacture or processing
Stockyards
Stove polish manufacture
Sulfuric, nitric or hydrochloric acid manufacture
Tallow, grease or lard manufacture or refining
Tanning, curing or storage of leather, rawhides or skins
Tar distillation or manufacture
Tar roofing or waterproofing manufacture
Trash transfer or compactor facilities
Vinegar manufacturing
Warehousing of any kind
Wool pulling or scouring
Yeast plant
Any use of the same general character as those listed above.

SS 145-83. Dimensional regulations for by-right uses.

- A. Lot area. A lot area of not less than three acres shall be provided for every use or principle building erected thereon.
- B. Lot width. A lot width of not less than 200 feet shall be provided at the building setback line for every use or principle building erected thereon.

- C. Front yard. There shall be a front yard on every lot within the Industrial District which shall be not less than 50 feet in depth. Front yards adjacent to any residential district shall be 150 feet in depth.
- D. Side yards. There shall be two side yards on every lot within the Industrial District which shall not be less than 25 feet in width. Side yards adjacent to any residential district shall be 150 feet in depth.
- E. Rear yards. There shall be a rear yard on every lot within the Industrial District which shall be not less than 25 feet in depth. Rear yards adjacent to any residential district shall be 150 feet in depth.
- F. Corner lots. There shall be a front yard on every street frontage.
- G. Accessory structures. Accessory structures shall comply with the above-cited setbacks.
- H. Building coverage. The maximum building coverage on a lot shall be 40%.
- I. Impervious coverage. The maximum impervious coverage on a lot shall be 70%.
- J. Height restriction. The maximum height for a building erected or enlarged on a lot in the Industrial District shall be 50 feet.

SS 145-83.1. Additional regulations for by-right uses.

- A. Public water and public sewerage shall be required if available or when it becomes available.
- B. Parking shall be in accordance with **Article XIX**. No parking shall be permitted in any required yard, including driveways except for access across the front yard. A maximum of 10 spaces shall be permitted between the building and the street.
- C. Signs shall be in accordance with **Article XX**.
- D. General provisions of **Article IV** shall apply.
- E. Floodplain regulations of **Article XVIII** shall apply.
- F. Natural resource regulations in accordance with **Article XXVI** shall apply.
- G. Landscape regulations in accordance with the Land Development Subdivision Ordinance shall apply.
- H. Detention basin regulations in accordance with the Land Development Subdivision Ordinance shall apply.

I. All applications for use of land in the Industrial District shall be subject to the full land development review and approval process before the Board of Supervisors. Additional information beyond the requirements of the Land Development Subdivision Ordinance may be required. Such additional information may include, but shall not be limited to:

- (1) Description of the operations.
- (2) Description of the building and structures.
- (3) Traffic report.
- (4) Hazardous materials analysis.
- (5) Outdoor storage in the rear yard only.

SS 145-84. Conditional uses.

A building may be erected, altered or used and a lot or premises may be occupied for any one of the following purposes and no other when authorized as a conditional use, in accordance with the regulations hereunder.

- A. Research laboratory.
- B. Corporate headquarters.

SS 145-84.1. Regulations for conditional uses.

- A. Lot area. A lot area of not less than 25 acres shall be provided for every use or principle building erected thereon.
- B. Lot width. A lot width of not less than 400 feet shall be provided at the building setback line for every use or principle building erected thereon.
- C. Front yard. There shall be a front yard on every lot within the Industrial District which shall not be less than 200 feet in depth. Front yards adjacent to all residential districts shall be 250 feet in depth.
- D. Side yards. There shall be two side yards on every lot within the Industrial District which shall not be less than 50 feet in width. Side yards adjacent to all residential districts shall be 250 feet in width.

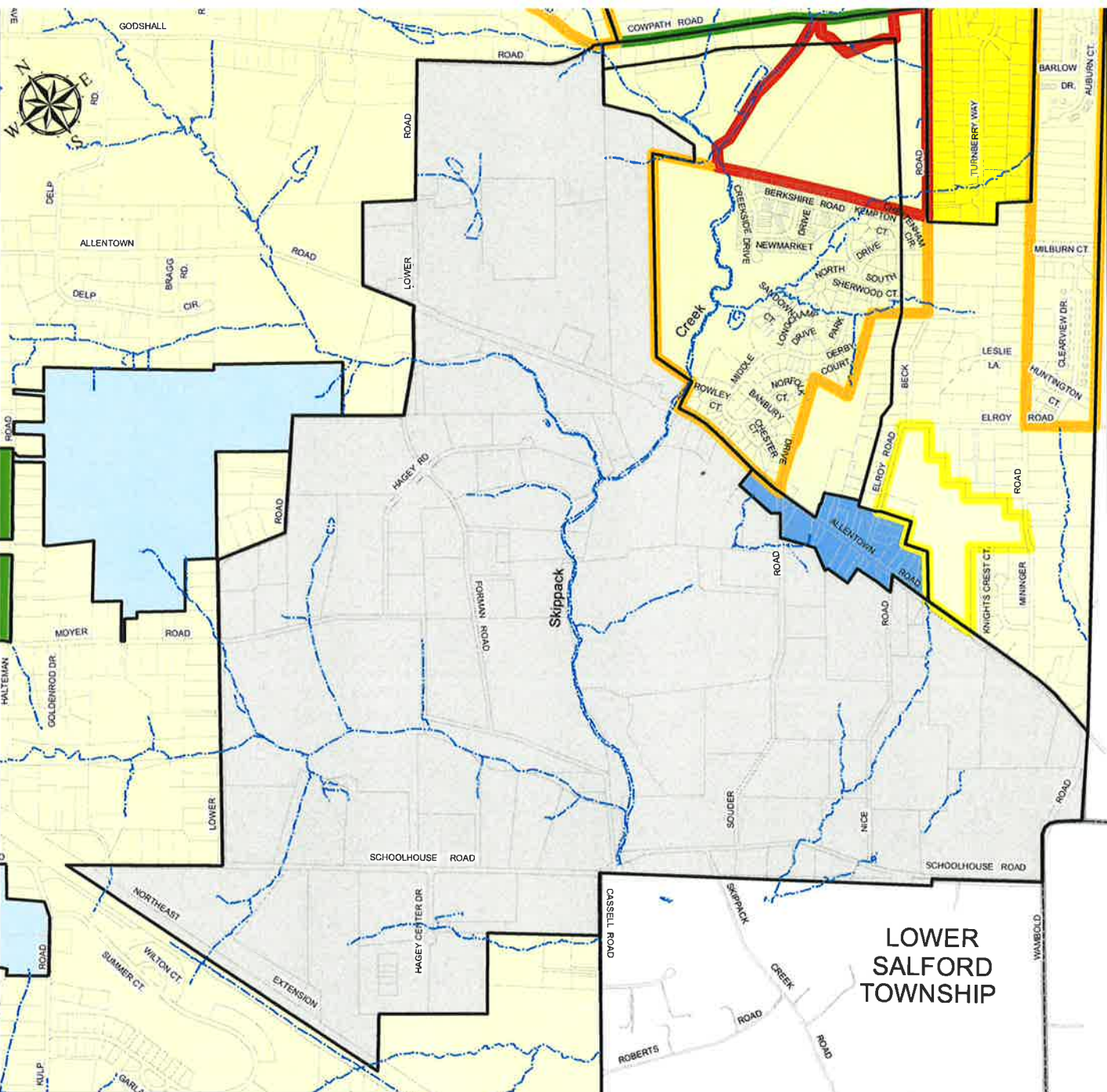
- E. Rear yards. There shall be a rear yard on every lot within the Industrial District which shall not be less than 50 feet in depth. Rear yards adjacent to all residential districts shall be 200 feet in depth.
- F. Corner lots. There shall be a front yard on every street frontage.
- G. Accessory structures. Accessory structures shall comply with the above-cited setbacks.
- H. Building coverage. The maximum building coverage on a lot shall be 40%.
- I. Impervious coverage. The maximum impervious coverage on a lot shall be 70%.
- J. Height restriction. The maximum height for buildings erected or enlarged on a lot shall be 65 feet.

SS 145-84.2. Additional regulations for conditional uses.

- A. Public water and public sewerage shall be required.
- B. Parking shall be in accordance with **Article XIX**. No parking shall be permitted within 100 feet of a property line, including driveways except for access across the front yard.
- C. Signs shall be in accordance with **Article XX**.
- D. General provisions of **Article IV** shall apply.
- E. Floodplain regulations of **Article XVIII** shall apply.
- F. Natural resource regulations in accordance with **Article XXVI**.
- G. Landscape regulations in accordance with Land Development Subdivision Ordinance shall apply.
- H. Detention basin regulations in accordance with Land Development Subdivision Ordinance shall apply.
- I. All applications for use of land in the Industrial District shall be subject to the full land development review and approval process before the Board of Supervisors. Additional information beyond the requirements of the Land Development Subdivision Ordinance may be required. Such additional information may include, but shall not be limited to:
 - (1) Description of the operations.
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- (5) Outdoor storage in the rear yard only.

EXHIBIT "C"
REZONE PLAN



Legend

OVERLAY DISTRICTS

- OSR Open Space Residential District
- MRD Mixed Residential District
- PFL Preserved Farm Land
- NO Neighborhood Overlay District
- PO Professional Office Overlay District

ZONING DISTRICTS

- R-R Rural Resource
- R-175 Residential 60,000 SF
- R-130 Residential 35,000 SF
- R-100 Residential 25,000 SF
- R-50 Residential 25,000 SF (Mobile Homes 4 DU's Per Acre)
- C Commercial
- VC Village Commercial
- LI Limited Industrial
- INST Institutional
- REC Recreational

**Portion of LI-Limited Industrial District
Rezoned to I-Industrial District Exhibit**

FRANCONIA TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 EAST BUTLER AVENUE NEW BRITAIN, PA 18901-5106 - (215) 345-4330 - www.gilmore-assoc.com

JOB NO: 999-1021	DATE: 4/19/2024	SCALE: 1" : 500'
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