

**ORDINANCE NO. 429**  
**LIMERICK TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

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**AN ORDINANCE OF LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 184 “ZONING”, ARTICLE IX “SUPPLEMENTAL REGULATIONS”, SECTION 76.6 “CONVENIENCE STORE” TO AMEND THE DRIVE-THROUGH STANDARDS FOR CONVENIENCE STORES AND ARTICLE XXXIII “MS MAIN STREET DISTRICT”, SECTION 231 “CONDITIONAL USES”, TO AMEND THE TWO-FAMILY DEVELOPMENT STANDARDS FOR CONDITIONAL USES IN THE MS MAIN STREET DISTRICT; TO AMEND THE SINGLE-FAMILY ATTACHED DEVELOPMENT STANDARDS FOR CONDITIONAL USES IN THE MS MAIN STREET DISTRICT; TO AMEND THE SMALL LOT SINGLE-FAMILY DETACHED DEVELOPMENT STANDARDS FOR CONDITIONAL USES IN THE MS MAIN STREET DISTRICT; AND TO AMEND THE APARTMENTS DEVELOPMENT STANDARDS FOR CONDITIONAL USES IN THE MS MAIN STREET DISTRICT**

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**WHEREAS**, the Second Class Township Code, 53 P.S. § 65101, *et seq.*, authorizes the Board of Supervisors of Limerick Township to make and adopt Ordinances that are consistent with the constitution and the laws of the Commonwealth that it deems necessary for the proper management of Limerick Township;

**WHEREAS**, the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*, authorizes the Board of Supervisors of Limerick Township to enact, amend and repeal zoning ordinances;

**WHEREAS**, the Board of Supervisors of Limerick Township desires to amend Chapter 184 entitled “Zoning” of the Code of the Township of Limerick;

**WHEREAS**, the Board of Supervisors of Limerick Township deems it to be in the best interest and the general welfare of the citizens and residents of the Township to amend the Code of the Township of Limerick;

**WHEREAS**, the Board of Supervisors of Limerick Township has met the procedural requirements of the Pennsylvania Municipalities Planning Code and Second Class Township Code for the adoption of the proposed Ordinance, including holding a public hearing.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Limerick Township, Montgomery County, Pennsylvania, and it is hereby enacted and ordained by the authority of same as follows:

**§I. RECITALS.**

The recitals are incorporated herein as if set forth in full.

**§II. AMENDMENTS OF THE CODE.**

**A. § 184-76.6B(2) IS HEREBY AMENDED TO READ AS FOLLOWS:**

**§ 184-76.6. Convenience store.**

Convenience store, as defined herein, is permitted as per the specified zoning district standards. All such uses, whether by right or conditional, shall demonstrate compliance with the following requirements:

B. Parking calculations for a convenience store shall include the following matrix:

- (2) Drive-through stacking shall be calculated as provided in § 184-76.3B(1), Drive-through restaurants.

**B. § 184-231A(1)(a) IS HEREBY AMENDED TO READ AS FOLLOWS:**

**§ 184-231. Conditional uses.**

A. One or more of the following uses are permitted by conditional use, provided that all standards in this chapter for conditional uses are met, as well as the standards required in this section.

(1) Two-family in accordance with the following conditions:

- (a) One residential dwelling unit is permitted for every 1,200 square feet of nonresidential gross floor area constructed, provided that bulk and area requirements herein are met. The nonresidential gross floor area cannot be used to permit this use if it is used to meet requirements for single-family detached, apartments or single-family attached uses. No certificate of occupancy shall be issued for a residential dwelling unit unless a certificate of occupancy for 1,200 square feet of nonresidential uses has been issued.

C. **§ 184-231A(2)(a) IS HEREBY AMENDED TO READ AS FOLLOWS:**

**§ 184-231. Conditional uses.**

A. One or more of the following uses are permitted by conditional use, provided that all standards in this chapter for conditional uses are met, as well as the standards required in this section.

(2) Single-family attached in accordance with the following conditions:

(a) One residential dwelling unit is permitted for every 1,200 square feet of nonresidential gross floor area constructed, provided that bulk and area requirements herein are met. The nonresidential gross floor area cannot be used to permit this use if it is used to meet requirements for single-family detached, apartments or two-family uses. No certificate of occupancy shall be issued for a residential dwelling unit unless a certificate of occupancy for 1,200 square feet of nonresidential uses has been issued.

D. **§ 184-231A(3)(a) IS HEREBY AMENDED TO READ AS FOLLOWS:**

**§ 184-231. Conditional uses.**

A. One or more of the following uses are permitted by conditional use, provided that all standards in this chapter for conditional uses are met, as well as the standards required in this section.

(3) Small lot single-family detached in accordance with the following conditions:

(a) One residential dwelling unit is permitted for every 1,200 square feet of nonresidential gross floor area constructed, provided that bulk and area requirements herein are met. The nonresidential gross floor area cannot be used to permit this use if it is used to meet requirements for two-family, apartments or single-family attached uses. No certificate of occupancy shall be issued for a residential dwelling unit unless a certificate of occupancy for 1,200 square feet of nonresidential uses has been issued.

E. **§ 184-231A(4)(d) IS HEREBY AMENDED TO READ AS FOLLOWS:**

**§ 184-231. Conditional uses.**

A. One or more of the following uses are permitted by conditional use, provided that all standards in this chapter for conditional uses are met, as well as the standards required in this section.

(4) Apartments in accordance with the following conditions:

(d) One residential dwelling unit is permitted for every 600 square feet of nonresidential gross floor area constructed, provided that bulk and area requirements herein are met. The nonresidential gross floor area cannot be used to permit this use if it is used to meet requirements for single-family detached, two-family or single-family attached uses. No certificate of occupancy shall be issued for a residential dwelling unit unless a certificate of occupancy for 600 square feet of nonresidential uses has been issued.

**§III. 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.

**§IV. REVISIONS.**

The Board of Supervisors of Limerick Township does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its ordinance, including this provision.

**§V. 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.

**§VI. FAILURE TO ENFORCE NOT A WAIVER.**

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

**§VII. EFFECTIVE DATE.**

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

**ORDAINED AND ENACTED** by the Board of Supervisors for Limerick Township, Montgomery County, Pennsylvania, this 18<sup>th</sup> day of June, 2024.

**ATTEST:**

By:

  
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Daniel K. Kerr, Manager

**LIMERICK TOWNSHIP  
BOARD OF SUPERVISORS:**

By:

  
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Kara Shuler, Chair

