

**TOWNSHIP OF LOWER POTTS GROVE  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 368**

**AN ORDINANCE AMENDING THE LOWER POTTS GROVE TOWNSHIP CODE OF ORDINANCES, ZONING, CHAPTER 250, ARTICLE II "DEFINITIONS", § 250-8 TO ADD A DEFINITION OF HELISTOP; ARTICLE XXIA "GATEWAY MIXED-USE (GMU) DISTRICT", § 250-158.2.A(8) TO ALLOW HOSPITAL AS A PERMITTED USE IN THE GMU DISTRICT, § 250-158.2.A TO ADD NEW SUBSECTION (15) TO ADD HELISTOP AS AN ACCESSORY USE TO A HOSPITAL, TO RENUMBER EXISTING §§ 250-158.2.B(15) THROUGH (17) AS SUBSECTIONS (17) THROUGH (19), §§ 250-158.2.B(10), (11) AND (12) TO PROVIDE FOR MINIMUM SIDE YARD AND REAR YARD BUILDING SETBACKS OF 15 FEET, §§ 250-158.2.B(13), (15) AND (16) TO PROVIDE A MAXIMUM BUILDING HEIGHTS FOR HOSPITAL, MEDICAL OFFICE AND PARKING GARAGE STRUCTURES ACCESSORY TO HOSPITAL OR MEDICAL OFFICE IN THE GMU DISTRICT, RENUMBERED §§ 250-158.2(19)(e) and (h) TO PROVIDE FOR MINIMUM PARKING SETBACKS FROM SIDE AND REAR YARDS TO OTHER DISTRICTS OF 15 FEET, § 250-158.3. TO PROVIDE SEPARATE REQUIREMENTS FOR PARKING GARAGE STRUCTURES ACCESSORY TO HOSPITAL AND MEDICAL OFFICE USES IN THE GMU DISTRICT, § 250-158.5.A TO DELETE HOSPITAL AND SANITARIUM FROM THE LIST OF PROHIBITED USES IN THE GMU DISTRICT, § 250-158.13.B(7) TO USE THE TERM "AMENITY" AND PROVIDE A CAP PERTAINING TO NONRESIDENTIAL AMENITY SPACE IN THE GMU DISTRICT, § 250-158.13.B(8)(b), § 250-158.13.B(8)(f), § 250-158.13.B(9), § 250-158.13.B(9)(b), § 250-158.13.B(9)(n), § 250-158.13.B(10), § 250-158.13.B(10)(b) AND § 250-158.13.B(10)(g) TO USE THE TERM "AMENITY" AND DELETE PUBLIC REQUIREMENTS, AND § 250-158.18. TO AMEND THE ARCHITECTURAL DESIGN GUIDELINES TO PROVIDE ARCHITECTURAL DESIGN GUIDELINES FOR HOSPITALS, MEDICAL OFFICES AND PARKING GARAGE STRUCTURES ACCESSORY TO HOSPITALS AND MEDICAL OFFICES IN THE GMU DISTRICT; ARTICLE XXVI "SIGNS", § 250-198.E TO PROVIDE SIGNAGE REQUIREMENTS FOR HOSPITALS, MEDICAL OFFICES AND PARKING GARAGE STRUCTURES ACCESSORY TO SAID USES IN THE GMU DISTRICT; AND ARTICLE XXVII "OFF-STREET PARKING AND LOADING", § 250-202 TO AMEND THE OFF-STREET PARKING REQUIREMENTS FOR HOSPITAL AND MEDICAL OFFICE.**

**WHEREAS**, the Board of Commissioners of Lower Pottsgrove Township has the authority pursuant to Section 1502.1 of the First Class Township Code, 53 P.S. § 56502.1, and Section 601 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10601, to enact and amend land use ordinances as the Board of Commissioners shall deem beneficial to Lower Pottsgrove Township; and

**WHEREAS**, the Board of Commissioners has determined that certain amendments to the Gateway Mixed-Use (GMU) District are warranted to further enhance mixed-use developments deemed beneficial to the public health, safety and welfare.

**NOW, THEREFORE**, the Board of Commissioners of Lower Pottsgrove Township does hereby enact and ordain as follows:

**SECTION 1. Zoning Text Amendments.** The Zoning Ordinance of Lower Pottsgrove Township, as heretofore amended, is hereby amended as follows:

A. Chapter 250, "Zoning", Article II "Definitions", § 250-8 is amended as follows:

"Helistop – an area on a roof or on the ground to accommodate landing and takeoff of rotor-wing aircraft (helicopters) for the purpose of picking up and discharging passengers or cargo. Such area shall have sufficient space to accommodate all safety controls, but in no case shall service facilities be provided. A helistop shall comply with all applicable federal and state laws and regulations related to aviation."

B. Chapter 250, "Zoning", Article XXIV "Gateway Mixed-Use (GMU) District", § 250-158.2, "Permitted Uses", Subsection A, Subsection (8) is amended as follows:

"(8) Medical office, Hospital."

C. Chapter 250, "Zoning", Article XXIV "Gateway Mixed-Use (GMU) District", § 250-158.2, "Permitted Uses", Subsection A is amended to add a new Subsection (15) thereto as follows:

"(15) Helistop as an accessory use to a Hospital."

D. Chapter 250, "Zoning", Article XXIV "Gateway Mixed-Use (GMU) District", § 250-158.2, "Development standards for permitted uses", Subsections B(15) through B(17) shall be renumbered as Subsections B(17) through B(19).

E. Chapter 250, "Zoning", Article XXIV "Gateway Mixed-Use (GMU) District", § 250-158.2, "Development standards for permitted uses", Subsection B, Subsections (10), (11), (12) and (13) are amended and new Subsections (15) and (16) are added as follows:

"(10) Minimum side yard building setback adjacent to residential uses or districts:  
15 feet.

(11) Minimum depth of rear yard building setback to nonresidential uses or districts: 15 feet.

(12) Minimum depth of rear yard building setback to residential uses or districts: 15 feet.

(13) Maximum building height for all buildings other than hotels/motels, hospitals, medical offices and parking garage structures accessory to hospitals and/or medical offices: four stories or 50 feet, whichever is less, exclusive of all appurtenances, such as air-conditioning units, cupolas, architectural ornamentation, etc.

(15) Maximum building height for hospital: 115 feet, exclusive of all appurtenances, such as air-conditioning units, cupolas, architectural ornamentation, elevator shafts, etc.

(16) Maximum building height for medical office and parking garage structure accessory to hospital and/or medical office: 96 feet, exclusive of all appurtenances, such as air-conditioning units, cupolas, architectural ornamentation, elevator shafts, etc.”

F. Chapter 250, “Zoning”, Article XXIV “Gateway Mixed-Use (GMU) District”, § 250-158.2., “Development standards for permitted uses”, Subsection B, renumbered Subsection (19), Subsections (e) and (h) are amended as follows:

“(e) Side yard to other districts: 15 feet.

“(h) Rear yard to other districts: 15 feet.”

G. Chapter 250, “Zoning”, Article XXIV “Gateway Mixed-Use (GMU) District”, § 250-158.3., “Conditional uses”, Subsections A and B are amended as follows:

“A. Parking garage structures except for parking garage structures serving hospital and medical office uses which shall be permitted as accessory uses to hospitals and medical offices and which are subject to the requirements set forth in § 250-158.18.

B. Buildings, other than hotels/motels, hospitals and medical offices, up to five stories or 65 feet, whichever is less, exclusive of all appurtenances, such as air-conditioning units, cupolas, architectural ornamentation, etc.”

H. Chapter 250, “Zoning”, Article XXIV “Gateway Mixed-Use (GMU) District”, § 250-158.5, “Prohibited uses”, Subsection A(5) is deleted in its entirety.

I. Chapter 250, “Zoning”, Article XXIV “Gateway Mixed-Use (GMU) District”, § 250-158.13, “Recreational facility requirements for nonresidential uses”, Subsection B, Subsection (7) is amended as follows:

“(a) Building additions and alterations under 10,000 square feet: a minimum of 300 square feet of amenity space as described in § 250-158.13B(8), (9) or (10) below. For additions or alterations greater than 10,000 square feet, see requirements for new development.

(b) New development under 10,000 gross square feet of building area: a minimum of 500 square feet of amenity space as described in § 250-158.13B(8), (9) or (10) below.

(c) New development of 10,000 to 30,000 gross square feet of building area: a minimum of 1,000 square feet of amenity space as described in § 250-158.13B(8), (9) or (10) below.

(d) New development over 30,000 gross square feet of building area up to 300,000 square feet: a minimum of 1,000 square feet of amenity space as described in § 250-158.13B(8), (9) or (10) below for every 30,000 square feet of building area. At least 500 square feet of each required 1,000 square feet shall serve as a plaza, square or courtyard.”

J. Chapter 250, “Zoning”, Article XXIV “Gateway Mixed-Use (GMU) District”, § 250-158.13, “Recreational facility requirements for nonresidential uses”, Subsection B, Subsection (8), Subsections (b) and (f) are amended as follows:

“(b) An urban garden shall be located where it is visible and accessible from either a sidewalk or a pedestrian connection.

(f) Urban gardens shall be maintained by the property owner.”

K. Chapter 250, “Zoning”, Article XXIV “Gateway Mixed-Use (GMU) District”, § 250-158.13, “Recreational facility requirements for nonresidential uses”, Subsection B, Subsection (9) and Subsections (b) and (n) are amended as follows:

“(9) Plaza, civic space, square or courtyard standards for nonresidential development.

(b) The plaza shall be located where it is visible and accessible from either a sidewalk or pedestrian connection.

(n) Plazas shall be maintained by the property owner.”

L. Chapter 250, “Zoning”, Article XXIV “Gateway Mixed-Use (GMU) District”, § 250-158.13, “Recreational facility requirements for nonresidential uses”, Subsection B, Subsection (10) and Subsections (b) and (g) are amended as follows:

“(10) Rural or suburban amenity spaces in nonresidential development.

(b) Rural or suburban amenity spaces shall connect to trails, walkways, buildings, and/or other sites of interest.

(g) Rural or suburban amenity spaces shall be maintained by the property owner.”

M. Chapter 250, “Zoning”, Article XXIV “Gateway Mixed-Use (GMU) District”, § 250-158.18., “Architectural design guidelines”, Subsection B, is amended as follows:

“B. The architectural design of uses in the GMU District shall be completed in a coordinated manner to encourage development to be of a high standard and quality. Conventional big box and strip commercial style development is strongly discouraged. These guidelines are intended to produce a cohesive, aesthetically pleasing development that will provide an attractive environment for customers, tenants and residents.

(1) All buildings and signage in a development shall exhibit a consistent architectural style throughout, including the main and satellite buildings and structures. Primary building materials shall include brick, decorative masonry block, stone, siding, stucco, or comparable materials that shall be subject to the review and recommendation of the Planning Commission and the approval of the Board of Commissioners. At least 30% of the total façade square footage of all exterior building walls shall include stone or brick materials. A parking garage is not required to include at least 30% stone or brick on its façade and may utilize glass or metal panels as the primary material.

(2) Large blank walls shall be avoided on all building facades that face any internal or external street (public or private), road, or the on-site parking areas. Reduction of blank walls can be varied through the following methods:

(a) For buildings other than hospitals and medical office buildings:

(i) Building walls greater than 100 feet in length may be articulated or embellished along the walls through the use of recesses or projections of at least two feet in depth for every 50 feet of frontage; however, articulation does not have to occur at exactly fifty-foot intervals.

(ii) The pitch and height of rooflines on buildings greater than 100 feet in length shall be varied by at least two feet for every 50 feet of frontage; however, pitch variation does not have to occur at exactly fifty-foot intervals.

(iii) The use of architectural elements such as large windows, overhangs, columns, shutters, planters, and other architectural elements as approved by the Board of Commissioners.

(iv) The variation of color, materials, textures, overhangs, and setbacks of the buildings shall be provided to avoid the appearance of a large, monolithic structure.

- (v) The exterior walls of all buildings shall have a minimum exterior of 50% brick or stone on all outside wall surfaces, excluding doors and windows. Rooflines or parapets shall be varied and include at least one peak, tower, or cupola for every 100 feet in length.
- (b) For hospitals and medical office buildings:
- (i) Building walls greater than 100 feet in length may be articulated or embellished along the walls through the use of recesses or projections.
  - (ii) The use of architectural elements such as large windows, overhangs, columns, shutters, planters, and other architectural elements as approved by the Board of Commissioners.
  - (iii) The variation of color, materials and textures of the buildings shall be provided to avoid the appearance of a large, monolithic structure.
- (3) All HVAC and other equipment that shall be roof-mounted shall be screened from public view by means of an architectural screening satisfactory to the Board of Commissioners.
- (4) Buildings shall, to the greatest extent possible, be located close to the front yard setback.
- (5) Parking garage structures serving hospitals and medical offices shall be constructed in accordance with the following:
- (i) Architectural elevations shall be provided to demonstrate that front facades of parking structures sufficiently screen vehicles in the parking garage from view of the street and shall demonstrate that parking structures are architecturally compatible with the character of surrounding buildings and meet the architectural design guidelines of this article.
  - (ii) The front facade of the parking structure must be wrapped with a minimum of 75% of the facade covered by a building with a primary permitted use complying with the architectural design standards. Such primary uses may be either directly attached to the garage structure or separated by an interior court or service lane.
  - (iii) If the parking structure is not wrapped at all levels with active use, then the following shall apply:
    - [a] Vertical facade articulation of the parking structure, including changes in building plane and materials, shall be used to create a pedestrian scale.
    - [b] Horizontal architectural features of the parking structure facade, including changes in building materials, shall be used to create a pedestrian scale.
    - [c] The facade treatment of walls facing residential uses or residential zoning districts shall be similar to the primary front facade with active uses.

[d] The visual impact of sloping floors from any public accessway shall be minimized through design treatment of the parking structure's facade."

N. Chapter 250, "Zoning", Article XXVI "Signs", § 250-198, Subsection E, Subsection (7), is amended as follows:

"All nonresidential uses except for GMU medical uses as set forth and regulated in § 250-198.E(9)."

O. Chapter 250, "Zoning", Article XXVI "Signs", § 250-198, Subsection E, Subsection (8), is amended as follows:

"Summary Table for Signs in Mixed-Use, Gateway and Interchange Zoning Districts (G-IN, IN, GMU, GRO, PMD) except for hospital, medical office and accessory parking garage structures in the GMU District, which are subject to § 250-198.E(9)."

P. Chapter 250, "Zoning", Article XXVI "Signs", § 250-198, Subsection E, is amended to add a new Subsection (9) as follows:

"(9) Medical uses in the GMU District, including hospital, medical office and accessory structures. The following sign types are also shown on Appendix A attached to this Chapter.

(a) Freestanding signs.

[1] Number. One freestanding sign shall be permitted per street frontage, up to a maximum of two signs per lot.

[2] Area. Each sign shall have a maximum area of 262 square feet per sign face.

[3] Height. Each sign shall have a maximum height of 21 feet.

[4] Illumination. The following illumination types shall be permitted, subject to the regulations in §§ 250-196.F(1)(a)-(c), (2), (5) and (6):

[a] External illumination.

[b] Internal illumination.

(b) Building signs.

[1] Wall signs. One wall sign shall be permitted per building per street frontage and one wall sign shall be permitted facing Route 422, subject to the following regulations.

[a] Area. No single wall sign shall exceed 350 square feet in area.

[b] Height. Each sign shall have maximum height of 5 feet.

[c] Illumination. The following illumination types shall be permitted, subject to the regulations in § 250-196.F(1)(a)-(c), (2), (5) and (6):



[i] External illumination.

[ii] Internal illumination.

[2] Parking garage signs. One sign identifying a parking garage shall be permitted per entrance to the parking garage.

[a] Letter size shall not exceed three feet in height.

[b] Illumination. The following illumination types shall be permitted, subject to the regulations in § 250-196.F(1)(a)-(c), (2), (5) and (6):

[i] External illumination.

[ii] Internal illumination.

(c) Canopy edge signs. The canopy edge protrudes from the building façade and may vary in height.

[1] Emergency department identification signs. Emergency department identification signs. One sign identifying an emergency department entrance shall be permitted per entrance on or on top of the emergency department canopy fascia.

[a] Letter size shall not exceed four feet in height.

[b] Illumination. The following illumination types shall be permitted, subject to the regulations in § 250-196.F(1)(a)-(c), (2), (5) and (6):

[i] External illumination.

[ii] Internal illumination.

[2] Ambulance identification signs. Ambulance identification signs. One sign identifying an ambulance entrance shall be permitted per ambulance entrance on or on top of the ambulance entrance canopy fascia.

[a] Letter size shall not exceed four feet in height.

[b] Illumination. The following illumination types shall be permitted, subject to the regulations in § 250-196.F(1)(a)-(c), (2), (5) and (6):

[i] External illumination.

[ii] Internal illumination.

[3] Hospital entrance identification signs. Hospital entrance identification signs. One sign identifying an entrance to a hospital shall be permitted on or on top of the hospital entrance canopy fascia.

[a] Letter size shall not exceed 2.5 feet in height.

[b] Illumination. The following illumination types shall be permitted, subject to the regulations in § 250-196.F(1)(a)-(c), (2), (5) and (6):

[i] External illumination.

[ii] Internal illumination.

(d) Directional and instructional signs, including those designating points of ingress and egress.

[1] Area. Each sign shall have a maximum area of 10 square feet for each sign face.



[2] Height. Each sign shall have a maximum height of six feet above existing grade.”

Q. Chapter 250, “Zoning”, Article XXVII “Off-Street Parking and Loading”, § 250-202, “Off-street parking requirements”, Subsection 4. “Institutional and Educational Uses”, Subsections B and E are amended as follows:

“Use	Number of Required Plus Spaces
B. Hospital, nursing home, personal care facility, convalescent home, institutional home	3.5 per 1 patient bed
E. Patient-oriented medical or dental office, clinic, etc.	3.5 per 1,000 square feet of gross floor area”

**SECTION 2.** All other sections, parts, and provisions of Article XXIA “Gateway Mixed-Use (GMU) District” shall remain in full force and effect as previously enacted.

**SECTION 3. Savings Clause.** The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid or unconstitutional by any court of competent court of jurisdiction, such decisions of the court shall not impair the validity of any remaining sections, clauses, sentences, part or provisions of the Ordinance. It is hereby declared the intent of the Board of Commissioners of Lower Pottsgrove Township that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included herein.

**SECTION 4. Repealer.** Any specific provisions of the Lower Pottsgrove Township Zoning Ordinance, Subdivision and Land Development Ordinance or any other Township ordinance or resolution that is in direct conflict within this Ordinance are hereby repealed to the extent of such conflict.

**SECTION 5. Effective Date.** This Ordinance shall become effective immediately.

ENACTED AND ORDAINED this 1<sup>st</sup> day of July, 2024 by the Board of Commissioners of Lower Pottsgrove Township.

LOWER POTTS GROVE TOWNSHIP  
BOARD OF COMMISSIONERS

By: Raymond W. Lopez  
Raymond W. Lopez, President

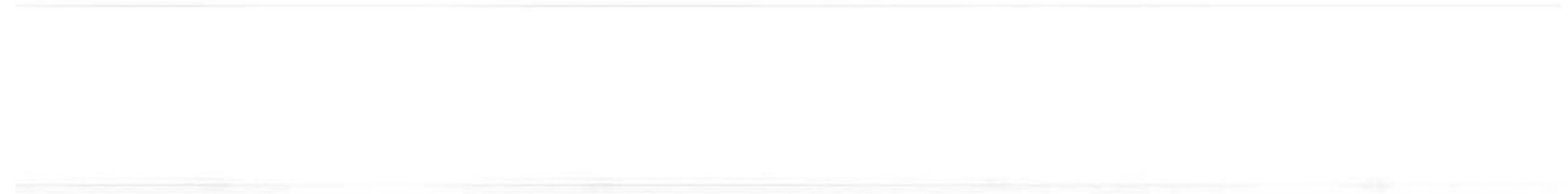
ATTEST:

By: Nicole Varady  
Nicole Varady, Township Secretary

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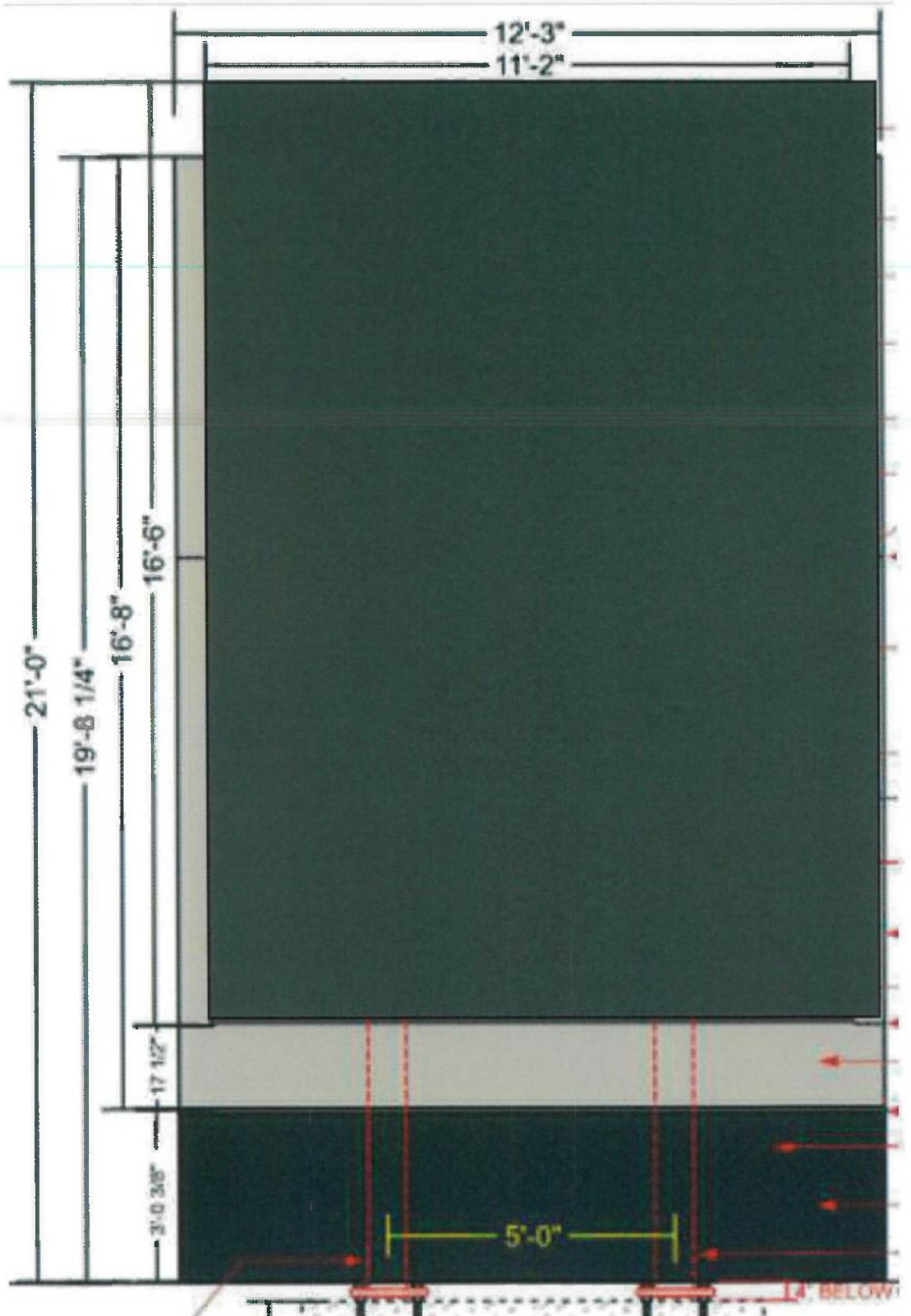
## APPENDIX "A"



# Freestanding Sign

\* internally lit

\*\* double sided

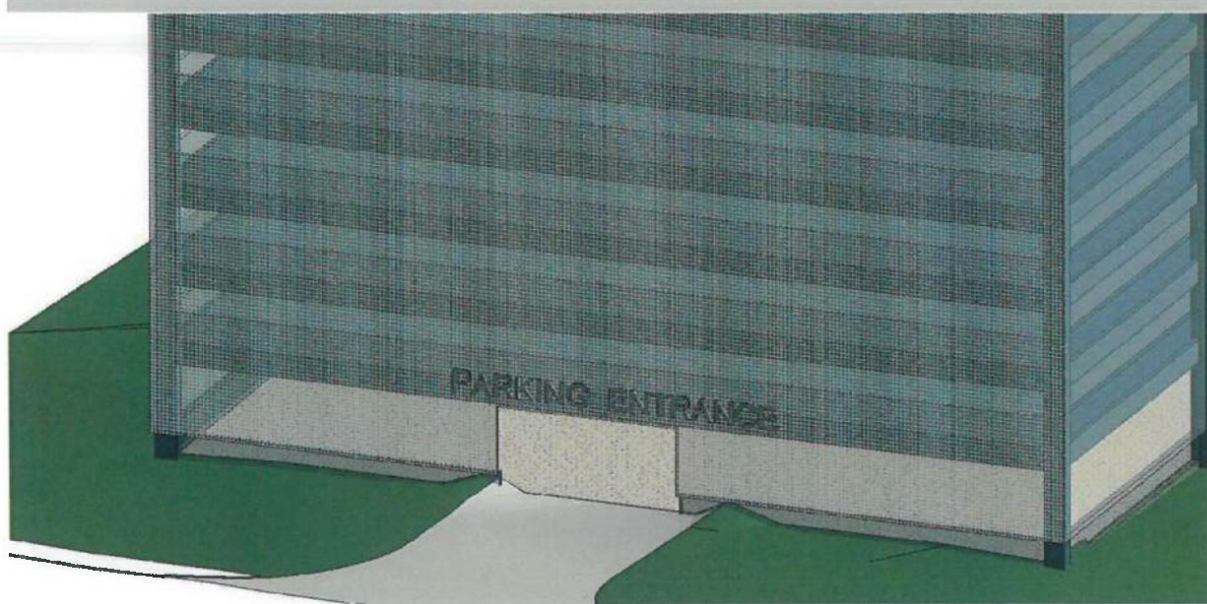
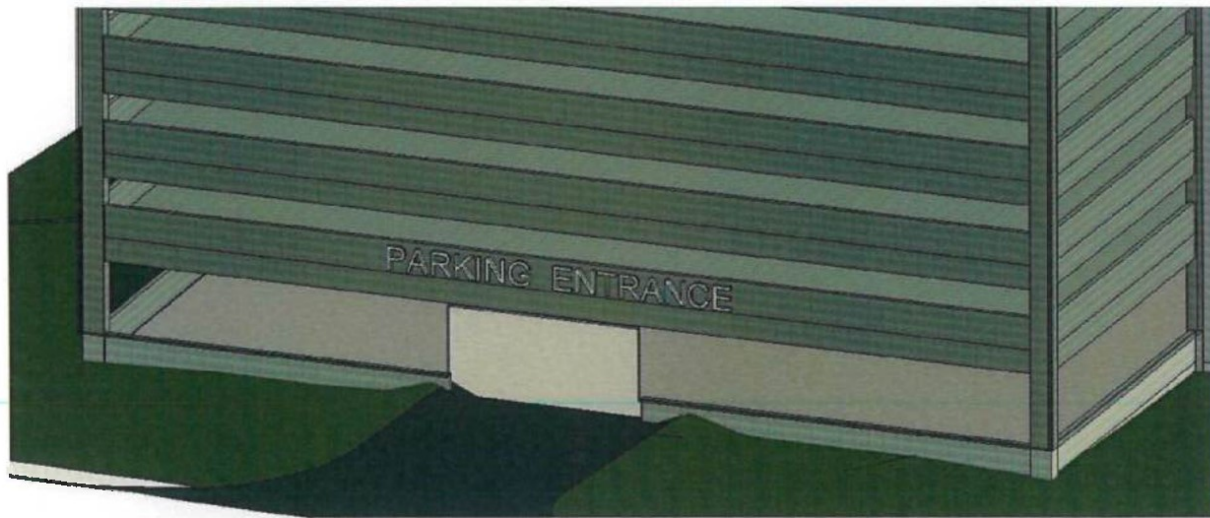


# Building Sign





# Parking Garage Sign



# Emergency Department and Ambulance Signs





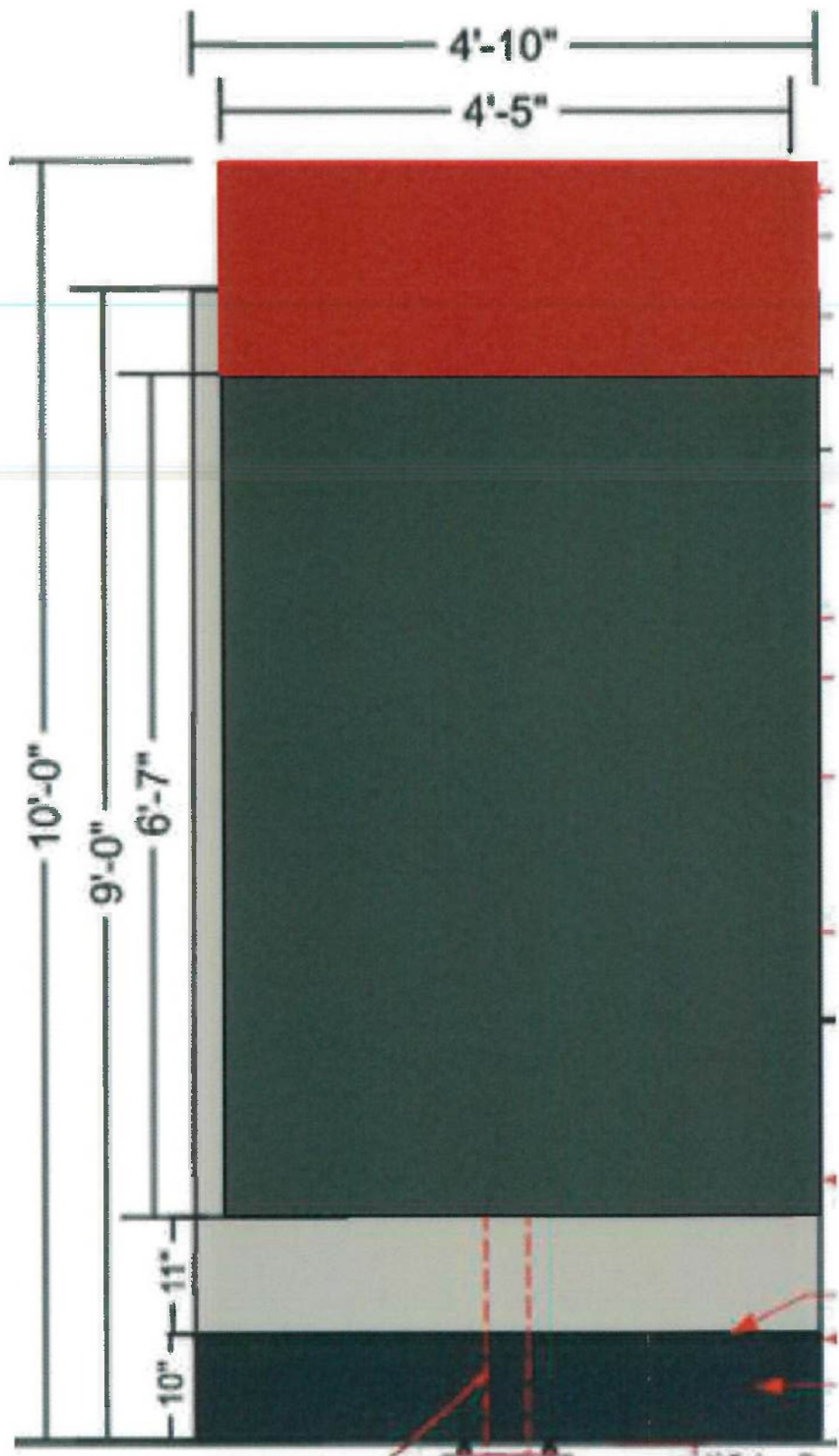
# Hospital Entrance Sign



# Vehicular Directional Sign - Large

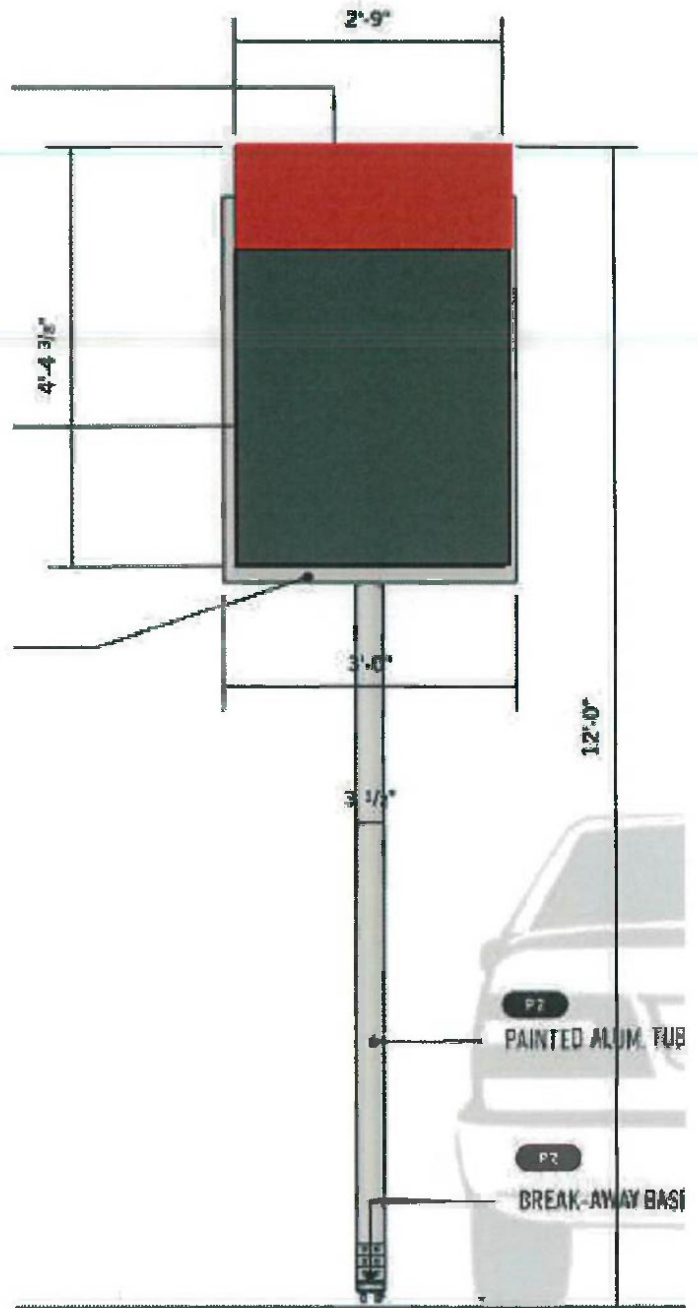
\* internally lit

\*\* double sided



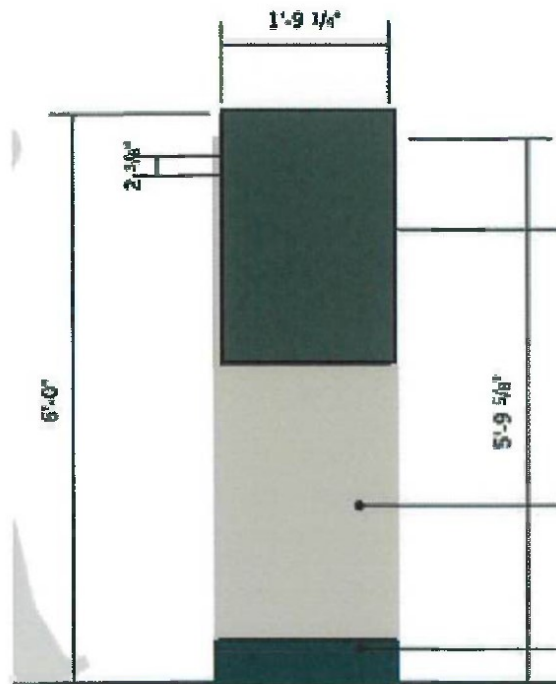
# Vehicular Directional Sign - Pole Mounted

\*\* double sided



# Vehicular Directional Sign - Small

\*\* double sided



# Pedestrian Directional Sign

\*\* double sided

