

ZONING

164 Attachment 1

Table of Zoning Map Amendments

Township of Lower Salford

Ord. No.	Date of Adoption	Change
82-6A	5-19-1982	A certain tract of land on the south side of Maple Avenue (T-427) and the westerly side of Oak Drive (T-370), from R-4 Residential to R-3 Residential District
		A certain tract of land on the westerly side of Oak Drive (T-370), from R-4 Residential to AO Administrative Office District
		A certain tract of land along Springhouse and Sumneytown Pike, from C Commercial to AO Administrative Office District
		A certain tract of land along Harleysville-Lederach Pike, from C Commercial to AO Administrative Office District
89-3	3-15-1989	A certain parcel of land located on the southwest corner of the intersection of Wambold Road and Cassell Road from LI Limited Industrial to MHP Mobile Home Park District
91-4	6-5-1991	A certain tract of land situate on Moyer Road, from R-1 Residential to R-3 Residential District
91-7	12-5-1991	A certain tract of land from R-1A Residential to R-2 Residential District
92-10	10-7-1992	A certain tract of land situate on Clemens Road, from R-1 Residential to LI Limited Industrial District
92-11	10-7-1992	A certain tract of land situate at the intersection of Sumneytown Pike and Clemens Road, from R-4 Residential to OLC Office-Limited Commercial District
92-12	10-7-1992	A certain tract of land bounded by Sumneytown Pike, Quarry Road and Stover Roads, from R-1 Residential to MU Mixed-Use District
97-7	9-3-1997	A certain tract of land known as 162 Main Street (Block 18, Unit 2), from R-1 Residential to R-5 Residential

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Ord. No.	Date of Adoption	Change
97-9	11-5-1997	A tract of 13.46 acres known as I.T. Landes Sons Realty (Block 25, Unit 22), from LI Limited Industrial District to MU Mixed-Use District
99-3	1-22-1999	Numerous properties in the Villages of Vernfield, Harleysville, Lederach and Mainland, from R-1, R-1A, R-2 and C to VC and R-1A
99-11(B)	10-6-1999	Two parcels of land, being parcel Nos. 500000349006 and 500000352003, from R-1 to I
99-14	11-3-1999	Various parcels of land, located on the tract generally known as the "Harleysville Insurance Office Complex," from C, VC and R-5 to AO, so that the entire complex is now zoned AO
2000-4	6-7-2000	Certain properties located along Sumneytown Pike between Godshall Drive and Moyer Road and near the intersections of Sumneytown Pike and Moyer Road, Ruth Road and Clemens Road from their current classifications to RO
2000-7	9-21-2000	Two contiguous parcels with frontage on Morris Road, Moyers Road and Landis Road (being the same parcels as Tax Block 17, Unit 51, owned by the Robert Reichley Trust, and Tax Block 17B, Unit 91, owned by Penn Gwynn, L.P.) designated as part of the Land Preservation Overlay District (LPOD)
2000-12	12-6-2000	That tract owned by Morris Road Partners, LP, located on Morris Road in the Village of Lederach, Lower Salford Township, Montgomery County, being Montgomery County Tax Parcel No. 500002728111, Block No. 020B, Unit No. 51, from R-1A to VC Village Commercial
2003-7	7-2-2003	A parcel consisting of 41.42 plus or minus acres legally owned by George and Patricia Schmid located at 444 Old Morris Road, Lederach, Pennsylvania (being the same parcel as Tax Block 020B, Unit 066, Tax Parcel No. 50-00-03031-006) and two contiguous parcels consisting of a total gross site area of 96.787 plus or minus acres, one parcel owned by George and Barbara Seneko, Jr., and the other parcel owned by John and Ruth Marczuk, et al, located along Upper Mainland Road and Quarry Road (being the same parcels as Tax Block 021B, Unit 47, Tax Identification No. 50-00-04495-009 and Tax Block 021, Unit 55, Tax Identification No. 50-00-03517-006), respectively, as part of the Land Preservation Overlay District (LPOD).

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Ord. No.	Date of Adoption	Change
2006-2	6-7-2006	Rezone two portions of a split-zoned tract of land located at 45 Fretz Road, owned by Samuel F. and Eleanor M. Kriebel, H/W and further identified as Tax Block 15, Unit 8, Parcel No. 50-00-00694-003, consisting of a 12.642 plus or minus acre portion and a 5,392 plus or minus square-foot portion of the tract to be rezoned from their existing classifications of R-1A Residential District to the new classifications of I-Industrial District and further amending the Official Zoning Map of Lower Salford Township to rezone a 30.27 plus or minus acre tract of land located at 257 Wambold Road owned by Miriam C. Baum et. al. and further identified as Tax Block 16, Unit 21, Parcel No. 50-00-04558-009, from its existing classification of MHP-Mobile Home Park District to the new classification of I-Industrial District.
2009-4	7-1-2009	Rezone a portion of a tract of land located at 231 Clemens Road, owned by Charles R. and Anna A. Coleman, and further identified as Tax Block 25, Unit 8, Parcel No. 50-00-00361-003, consisting of a 2.05 plus or minus acre portion of the tract, designated as "Lot 1" on a plan prepared for Ice Age Industries by Richard C. Mast Associates, P.C., dated February 4, 2009, last revised April 6, 2009, from its existing classification of R-1 Residence District to the new classification of I Industrial District.
2009-7	9-2-2009	Change the official zoning designation of approximately 7.1 acres located along Oak Drive in Lower Salford Township (identified as Montgomery County Tax Parcel No. 50-00-04393-00-3) from their current zoning district designation as R-3 Medium-Density Residence District to a zoning district designation of OLC Office-Limited Commercial; and change the official designation of approximately 12.34 acres located along Oak Drive in Lower Salford Township (identified as Montgomery County Tax Parcel No. 50-00-00718-00-6) from their current zoning district designation as R-4 Medium-High-Density Mixed Dwelling District to a zoning district designation of OLC Office-Limited Commercial.
2012-1	6-6-2012	Identify the Off-Premises Advertising Sign Overlay District as an overlay district in addition to the underlying zoning district on those properties depicted.

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Ord. No.	Date of Adoption	Change
2012-3	7-11-2012	The LPOD Land Preservation Overlay District is established on a property located on the south side of Landis Road and west of Moyer Road, Montgomery County, Pennsylvania, as delineated on Attachment "A" hereto, which shall overlay all existing and hereafter-created underlying districts applicable to the property in the area designated as "LPOD" on Attachment "A."
2014-1	2-5-2014	Rezone a portion of a tract of land located at the northwest corner of the intersection of Moyer Road and Landis Road, owned by Moyer-Landis, LLP, further identified as Tax Block 7, Unit 10, Montgomery County Tax Parcel No. 50-00-01450-00-3, which portion of the tract consists of 5.973 acres plus or minus, from its existing zoning classification of R-1A Residence District to the new zoning classification of R-3 Medium-Density Residence District.
2014-3	4-2-2014	Rezone two tracts of land located along the northwesterly side of Harleysville Pike (Route 113), north of its intersection with Sumneytown Pike (Route 63), owned by Westrum Harleysville Limited Partnership, further identified as Tax Block 1, Unit 110, Montgomery County Tax Parcel No. 50-00-00968-01-9, and Tax Block 1, Unit 53, Montgomery County Tax Parcel No. 50-00-00964-00-3, which tracts combined consist of 10.03 plus or minus acres from their existing zoning classification of R-3 Medium-Density Residence District to the new classification of C Commercial District.
		Rezone three tracts of land located along Sumneytown Pike (Route 63), west from its intersection with Harleysville Pike (Route 113), owned by Lower Salford Township, further identified as Tax Block 1, Unit 37, Montgomery County Tax Parcel No. 50-00-02182-00-9, Tax Block 1, Unit 80, Montgomery County Tax Parcel No. 50-00-01904-00-8, and Tax Block 1, Unit 94, Montgomery County Tax Parcel No. 50-00-01903-50-4, which tracts combined consist of 3.58 plus or minus acres from their existing zoning classification of R-3 Medium-Density Residence District to the new classification of C Commercial District.

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		Rezone a certain tract of land located along Sumneytown Pike (Route 63), west from its intersection with Harleysville Pike (Route 113), owned by Lower Salford Township Authority, further identified as Tax Block 1, Unit 75, Montgomery County Tax Parcel No. 50-00-02179-00-3, which tract consists of 3.64 plus or minus acres from its existing zoning classification of R-3 Medium-Density Residence District to the new classification of C Commercial District.
		Rezone a certain tract of land located along Sumneytown Pike (Route 63), west from its intersection with Harleysville Pike (Route 113), owned by S&S Investments, further identified as Tax Block 1, Unit 28, Montgomery County Tax Parcel No. 50-00-01903-00-9, which tract consists of 3.27 plus or minus acres from its existing zoning classification of R-3 Medium-Density Residence District to the new classification of C Commercial District.
2014-10	12-3-2014	Rezone a property consisting of approximately 7.1128 acres located along Oak Drive, northwest from the intersection of Oak Drive and Harleysville Pike in Lower Salford Township, which property is more particularly identified as Montgomery County Tax Parcel No. 50-00-04393-00-3, from its current zoning district designation of OLC Office-Limited Commercial District to a zoning district designation of R-5 High-Density Mixed Dwelling District.
2015-05	9-2-2015	Rezone two tracts of land consisting of 10.8 acres with frontage on Maple Avenue and School Lane, which tracts are owned by Souderton Area School District, further identified as Tax Block 50014, Unit 001, Montgomery County Tax Parcel No. 50-00-02473-00-6 and Tax Block 50013, Unit 001, Montgomery County Tax Parcel No. 50-00-03250-00-3, from the current zoning district designation of 'R-2' Residence District to a zoning district designation of 'VC' Village Commercial District.

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Ord. No.	Date of Adoption	Change
2017-02	3-1-2017	<p>Rezone portions of 2 parcels of land located in the vicinity of the intersection of Morwood Road and Sumneytown Pike (S.R. 63) from R-1A Residence District to VC Village Commercial District. The first parcel has an address of 235 Morwood Road and is more particularly identified as Montgomery County Tax Parcel No. 50-00-02806-00-6 ("Morwood Parcel"). The second parcel has an address of 284 Sumneytown Pike and is more particularly identified as Montgomery County Tax Parcel No. 62-00-02123-00-2 ("Sumneytown Parcel"). The Morwood Parcel is currently split-zoned as R-1A Residence District and VC Village Commercial District. The Sumneytown Parcel is partially located in Upper Salford Township and partially located in Lower Salford Township, and the portion of the Sumneytown Parcel in Lower Salford Township is also currently split-zoned as R-1A Residence District and VC Village Commercial District. Both the Morwood Parcel and the Sumneytown Parcel are owned by Vernfield Premier Realty, LLC. The portions of the Morwood Parcel and the Sumneytown Parcel are hereby rezoned from R-1A Residence District to VC Village Commercial District and are more particularly depicted on the plan sheet attached hereto as Exhibit A.</p>
2019-04	9-4-2019	<p>Rezone all or a portion of nine parcels of land with addresses of 285 Wambold Road, 289 Wambold Road, 291 Wambold Road, 293 Wambold Road, 295 Wambold Road, Wambold Road (includes three parcels), and Astor Drive, from R-1 Residential District to I Industrial District. The subject properties are more particularly identified as Montgomery County Tax Parcel Numbers 50-00-04564-00-3, 50-00-04564-01-2, 50-00-00595-09-3, 50-00-04570-00-6, 50-00-04573-00-3, 50-00-04576-00-9, 50-00-04579-00-6, 50-00-04582-00-3 and 50-00-04567-00-9. The subject parcels and the extent of the rezoning are depicted on the plan sheet attached hereto as Exhibit A.</p>
2020-01	3-4-2020	<p>Rezone a 27.063-acre portion of Tax Parcel No. 50-00-02530-003 from its current zoning designation of A-O Administrative Office District to the R-3 Medium Density Residential District, as shown on the Rezoning Exhibit Plan attached hereto as Exhibit A.</p>

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Ord. No.	Date of Adoption	Change
2022-02	5-4-2022	<p>Rezone all or a portion of 17 parcels of land with addresses of 0 Main Street (two separate and distinct parcels), 828 Main Street, 836 Main Street, 841 Main Street, 844 Main Street, 859 Main Street, 0 Morwood Road, 204 Morwood Road, 210 Morwood Road, 216 Morwood Road, 222 Morwood Road, 223 Morwood Road, 228 Morwood Road, 229 Morwood Road, 234 Morwood Road, and 240 Morwood Road from R-1A Residential District to VC Village Commercial District. The subject properties are more particularly identified as Montgomery County Tax Parcel Numbers 50-00-02191-00-9, 50-00-02200-00-9, 50-00-02188-00-3, 50-00-02194-00-6, 50-00-01942-00-6, 50-00-02197-00-3, 50-00-01945-00-3, 50-00-02799-90-4, 50-00-02812-00-9, 50-00-02815-00-6, 50-00-02818-00-3, 50-00-02821-00-9, 50-00-02800-00-3, 50-00-02824-00-6, 50-00-02803-00-9, 50-00-02827-00-3 and 50-00-02824-01-5. The subject parcels and the extent of the rezoning are depicted on the plan sheet attached hereto as Exhibit A.</p>