

**BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2025-03

“AO Administrative Office District Ordinance”

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, CHAPTER 164 (ZONING) TO REPEAL AND REPLACE ARTICLE XIIA (AO ADMINISTRATIVE OFFICE DISTRICT) IN ITS ENTIRETY TO ESTABLISH NEW ZONING REGULATIONS FOR PROPERTIES LOCATED WITHIN THE AO ADMINISTRATIVE OFFICE DISTRICT WHICH INCLUDE A DECLARATION OF INTENT; PERMITTED USE REGULATIONS, INCLUDING TECHNOLOGY AND ENGINEERING, ASSEMBLY AND LIGHT MANUFACTURING, MICROBREWERY, OFFICE, AND CERTAIN COMMERCIAL USES WITHIN EXISTING BUILDINGS AND ON PROPERTIES GENERALLY WITHIN THE DISTRICT; DIMENSIONAL STANDARDS; DEVELOPMENT REQUIREMENTS, INCLUDING REQUIREMENTS FOR A MASTER PLAN SUBMISSION TO THE TOWNSHIP; PARKING REQUIREMENTS; LANDSCAPED BUFFER REQUIREMENTS; AND PLAN SUBMISSION REQUIREMENTS.

The Board of Supervisors of Lower Salford Township does hereby **ENACT** and **ORDAIN**:

SECTION I. - Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIIA (AO Administrative Office District) is hereby repealed and shall be replaced in its entirety as follows:

**Article XIIA
AO Administrative Office District**

§ 164-62.1. Declaration of intent.

It is the intent of this article to permit office development for the administrative, executive and/or professional purposes of individual companies and/or corporations which desire a campus or institutional-style setting, and to permit uses generally focused on the research and development industry. It is further the intent to encourage only that development which is compatible with the village character of Harleysville, including a variety of commercial and

other non-residential uses, and which doesn't detract from any nearby areas of existing or future residential development.

§ 164-62.2. Permitted uses.

A. A building or group of buildings may be erected and/or used, and a lot area may be used and/or occupied, for the following purposes and no others:

- (1) Class One, Class Two and Class Three institutional uses, in accordance with the standards of Article XIVA of this Chapter.
- (2) Municipal buildings, offices and uses.
- (3) Fire companies and other rescue services.
- (4) Technology and engineering.
- (5) Assembly and light manufacturing.
- (6) Microbrewery.
- (7) Office use. The following types of office use shall be permitted:
 - (a) Business offices.
 - (b) Professional offices.

B. In addition to the uses identified in §164.62.2.A, a building or group of buildings existing as of the date of the enactment of this Ordinance may be used and/or occupied for the following purposes and no others:

- (1) Banks, savings-and-loan associations, and credit unions.
- (2) Retail.
- (3) Confectioneries or bakeries for production of items that will be sold primarily on the premises.
- (4) Personal service shops. Barbershops and/or hairdresser, shoe repair, tailor and similar services.
- (5) Studios. Studios for dance, music, photography and/or art, including exercise facilities that do not require court areas for sports activities.
- (6) Repair shops. Shops for the repair of small equipment and appliances, provided there is no outdoor storage on-site, noise levels are maintained at a level similar to that of other uses permitted in the district and there is no repair of vehicles, vehicle parts, watercraft or recreational vehicles.
- (7) Conditional uses. The following uses may be permitted by the Board of Supervisors as conditional uses in accordance with all the standards of this Article, except for the overall master plan requirement set forth in §164-62.4.A, and all other applicable standards in this Chapter.

- (a) Restaurants.
- (b) Sale of appliances, electronics and furniture.
- (c) Exercise facilities, including court areas, pools or other larger amenities for exercise.
- (d) Clubs, lodges or other similar organizations.
- (e) Hotels and bed-and-breakfasts.
- (f) Private preschool, day-care and/or elementary school facilities.
- (g) Wholesale uses without warehousing.
- (h) Drugstores and pharmacies.
- (i) Hardware stores.
- (j) Rental of tools and equipment.
- (k) Food processing, subject to compliance with § 164-25.3 (Environmental Performance Standards) of this Chapter.

C. Conditional uses. A tract or lot on which land development is proposed pursuant to the Lower Salford Township Subdivision and Land Development Ordinance may be used for the following purposes when permitted by the Board of Supervisors as a conditional use, subject to all of the requirements set forth in this Article, including, without limitation, the Development Regulations set forth in §164-62.4, and all other applicable criteria and standards of this Chapter:

- (1) Banks, savings-and-loan associations, and credit unions.
- (2) Retail not exceeding 15,000 square feet (including areas devoted to accessory uses).
- (3) Confectioneries or bakeries for production of items that will be sold primarily on the premises.
- (4) Personal service shops. Barbershops and/or hairdresser, shoe repair, tailor and similar services.
- (5) Studios. Studios for dance, music, photography and/or art, including exercise facilities that do not require court areas for sports activities.
- (6) Repair shops. Shops for the repair of small equipment and appliances, provided there is no outdoor storage on-site, noise levels are maintained at a level similar to that of other uses permitted in the district and there is no repair of vehicles, vehicle parts, watercraft or recreational vehicles.
- (7) Restaurants.
- (8) Sale of appliances, electronics and furniture.

- (9) Exercise facilities, including court areas, pools or other larger amenities for exercise.
 - (10) Clubs, lodges or other similar organizations.
 - (11) Hotels and bed-and-breakfasts.
 - (12) Private preschool, day-care and/or elementary school facilities.
 - (13) Wholesale uses without warehousing.
 - (14) Drugstores and pharmacies.
 - (15) Hardware stores.
 - (16) Rental of tools and equipment.
 - (17) Food processing, subject to compliance with § 164-25.3 (Environmental Performance Standards) of this Chapter.
- D. Accessory uses for permitted commercial properties that meet the requirements of § 164-15B of this Chapter.

§ 164-62.3. Dimensional standards.

A. Minimum dimensional standards shall be as follows:

- (1) Net lot size: 15 acres.
- (2) Lot width and depth where the principal building is located: 450 feet.
- (3) Building setbacks:
 - (a) From street ultimate rights-of-way other than Harleysville Pike: 200 feet.
 - (b) From Harleysville Pike (SR 113): 100 feet.
 - (c) From residential zones: 150 feet.
 - (d) From zones other than residential: 50 feet.
- (4) Parking and internal driveway setbacks:
 - (a) From street ultimate rights-of-way other than Harleysville Pike: 50 feet.
 - (b) From Harleysville Pike (SR 113): 100 feet
 - (c) From property lines: 50 feet.
 - (d) From buildings: 30 feet.
- (5) Buffer area: 25 feet. (Refer to § 164-62.6.)
- (6) Spacing between buildings: height of the taller building.

B. Maximum dimensional standards shall be as follows:

- (1) Principal building height: 35 feet.
- (2) Impervious coverage: 50%, including buildings, roads, driveways, parking lots, walks, patios and terraces.
- (3) Accessory building height: 25 feet.
- (4) Building size: 15,000 square feet.

§ 164-62.4. Development requirements.

All development within this district shall conform to the following requirements:

- A. Master Plan. All properties proposed for development or subdivision shall be developed in accordance with a Master Plan that has been approved by the Board of Supervisors, that meets the following requirements:
- (1) Master plans shall be prepared when any property is proposed for subdivision or land development. Subdivided properties that are intended to be developed at a later date shall be subject to this initial Master Plan.
 - (2) Master Plans shall comply with the sketch plan requirements and procedures of the Subdivision and Land Development Ordinance (SALDO). In addition to the sketch plan information required in the SALDO, the Master Plan shall also show the following information:
 - (a) Uses
 - (b) Landscaping
 - (c) Parking
 - (3) Plans conforming to Master Plan. Preliminary plans, Final plans and building permits approved for development by the Township shall substantially conform to the Master Plan as presented to the Township. The applicant shall define and demonstrate the differences between the Master Plan and any proposed plan or permit.
 - (4) Subsequent uses and development conforming to Master Plan. Master Plans shall be amended and submitted to the Township when any subsequent building permit, zoning permit, subdivision or land development application is proposed that does not substantially conform to the previously approved Master Plan according to the determination of the Zoning Officer, and a new approval from the Board of Supervisors is needed.
- B. Development shall be in accordance with a Master Plan for the site, as described above, consistent with zoning requirements and the generally accepted principles of site planning, designed to integrate buildings, service and parking areas, traffic circulation

and landscaped areas.

- C. A planned, efficient system of ingress, egress and interior circulation shall be provided and shall be designed to minimize interference with existing street traffic patterns and flow.
- D. Adequate areas shall be provided for loading and unloading of delivery trucks and other vehicles and servicing of the development by refuse collection, fuel, fire and other service vehicles. Service areas shall be screened from view by decorative walls and/or evergreen tree screening.
- E. Lighting shall be provided and arranged in a manner which will protect adjacent streets and properties from unreasonable direct glare.
- F. All utility lines shall be placed underground.
- G. Public water and sewers shall be required.
- H. A maximum of 30% of the total building floor area on any one parcel may consist of assembly and light manufacturing and microbrewery uses, combined.
- I. Warehouse and distribution accessory to life sciences, technology and engineering, assembly and light manufacturing, and microbrewery uses shall comprise of no more than 30% of the total square footage of the primary use.
- J. Outside storage or display areas are prohibited.
- K. The following uses shall have primary vehicular access on a principal arterial road:
 - (1) Life sciences.
 - (2) Technology and engineering.
 - (3) Assembly and light manufacturing.
 - (4) Microbrewery.
- L. A maximum of 30% of the total building floor area devoted to the microbrewery use may consist of accessory uses such as a tap room with food service, tasting room, and retail sales.
- M. All development, including but not limited to structures, buildings, and parking, shall be set back at least 100 feet from the edge of rights-of-way for high-voltage electric transmission lines and bulk-distribution pipelines.
- N. All buildings shall be designed to be compatible and generally consistent with the architectural design, appearance, and building materials of historic buildings found in nearby village areas and shall adhere to the design standards in the Commercial and Mixed-Use Design Guide.
- O. Existing trees shall be preserved to the greatest extent possible.
- P. Drive-through windows or facilities are prohibited.

§ 164-62.5. Parking requirements.

Suitably designed parking areas shall be provided in compliance with the following:

- A. Off-street parking shall be provided in accordance with Section 164-99.
- B. If the number of spaces required by Subsection A above is substantially larger than the number anticipated by the applicant, the reserve parking concept may be utilized to avoid unnecessary paving, in accordance with the following criteria:
 - (1) The total number of spaces which must be paved initially may be reduced by the Township Supervisors, upon recommendation of the Township Planning Commission and Engineer, to not less than one space per anticipated 1.5 employees during the most heavily staffed periods.
 - (2) A suitable area must be available and reserved for construction of the balance of the total number of spaces required by Subsection A above, in accordance with the overall plan for development.
 - (3) Reserved parking spaces shall be installed if and when deemed necessary by the Board of Supervisors, upon recommendation of the Township Planning Commission and Engineer, to relieve overcrowded conditions, if they develop.
 - (4) The applicant shall provide evidence supporting the validity of a request to use the reserve parking concept.
- C. Parking lot design shall comply with the requirements of the applicable standards of Chapter 142, Subdivision and Land Development.

§ 164-62.6. Landscaped buffer requirements.

- A. Along all road frontages and property lines of developed properties, the buffer area shall contain shade trees, evergreen trees and ornamental shrubs capable of softening the appearance of the development.
- B. Parking lots shall be partially screened from view from roads and abutting residentially developed properties by an extensively landscaped buffer area containing evergreen trees and shrubs and earthen mounding for a screening effect, in addition to the shade trees and ornamental shrubs required for a softening effect.
- C. Along property lines abutting undeveloped fields zoned residentially, occasional shade tree groupings shall be provided as a benefit to future development.
- D. Where wooded areas or desirable hedgerows exist, additional landscaping shall not be required.

§ 164-62.7. Plan submission requirements.

All proposals for development, including landscaping, within this district shall be submitted to the Township for review and shall comply with the applicable requirements of Chapter 142, Subdivision and Land Development.

SECTION II. - Severability

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

SECTION III. - Failure to Enforce not a Waiver

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

SECTION IV. - Effective Date


This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION V. - Repealer

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

ORDAINED AND ENACTED by the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania, this 1st day of October, 2025.

LOWER SALFORD TOWNSHIP

By: 
Keith A. Bergman, Chairman,
Board of Supervisors

Attest: 
Joseph S. Czajkowski, Township Manager/Secretary