

## ZONING

### *165 Attachment 1*

#### **TABLE OF ZONING MAP AMENDMENTS**

The following is an enumeration and brief description of amendments to the Official Zoning Map (December 1982 revision) of Upper Merion Township. The complete text of each amendment is on file in the office of the Town Clerk.

<b>Ordinance Number</b>	<b>Adoption Date</b>	<b>Change</b>
83-444	5-23-1983	Changing certain particularly described property adjacent to Crooked Lane containing 21.8647 acres, more or less, from LI Limited Industrial and R-2 Residential to R-3A Residential
83-447	7-11-1983	Changing certain particularly described property adjacent to Crooked Lane containing 6.2205 acres, more or less, from LI limited Industrial and R-2 Residential to R-3A Residential
83-448	8-1-1983	Changing certain particularly described property, being Parcel No. 58-00-06272-00-6, from C-O Commercial Office to HI Heavy Industrial
83-449	9-12-1983	Changing certain particularly described property, being 3 certain tracts of land, Tract 1, situate partially in the Borough of Bridgeport and partially in Upper Merion Township, Tracts 2 and 3, situate in Upper Merion Township, from HI Heavy Industrial to HR-1 Residential
83-453	10-31-1983	Changing certain particularly described property as shown on a plan titled "Plan of Properties Showing Proposed C-3 Zoning," as prepared by George B. Standbridge Associates, as dated June 8, 1983, containing 3.330 acres, more or less, from R-2 Residential to C-3 Commercial

UPPER MERION CODE

<b>Ordinance Number</b>	<b>Adoption Date</b>	<b>Change</b>
83-454	10-31-1983	Changing certain particularly described property as shown on a map of property made for Swedeland Road Corporation, dated March 3, 1980, last revised July 12, 1982, prepared by Hopkins & Scott, Inc., containing 134.931 acres, from LI Limited Industrial and C-1 Commercial to SM-1 Suburban Metropolitan; changing certain particularly described property shown as proposed C-2 Commercial Zone on a plan of property for Swedeland Road Corporation, dated March 3, 1980, prepared by Hopkins & Scott, Inc., containing 11.827 acres, from LI Limited Industrial and C-1 Commercial to C-2 Commercial; changing certain particularly described property shown as proposed R-3 Zone on a map of property made for Swedeland Road Corporation, dated March 3, 1980, last revised April 14, 1982, surveyed by Hopkins & Scott, Inc., containing 1.1725 acres, from LI Limited Industrial to R-3 Residential
83-455	10-31-1983	Changing certain particularly described property, described in accordance with and shown on a certain Plan No. 8718, Sheet 1, Dated March 1, 1983, revised April 13, 1983, prepared by SMC Martin, Inc., containing 9.6684 acres, more or less, from R-A Recreational to AR Administrative and Research
83-456	10-31-1983	Changing certain particularly described property, bounded and described in accordance with a sketch plan of property of Neil Dreslin, Dated October 29, 1979, and revised April 7, 1982, as prepared by Yerkes Associates, Inc., containing 7.930 acres, from R-2A Residential to AR Administrative and Research

## ZONING

<b>Ordinance Number</b>	<b>Adoption Date</b>	<b>Change</b>
84-459	1-23-1984	Changing certain particularly described property, bounded and described according to and as shown on a certain Plan No. 2719, Sheet No. 4, entitled "Plan of Subdivision for Gulph Mills Golf Club" prepared by A.W. Martin Associates, Inc., dated May 11, 1972, and revised February 16, 1973, containing 5,000 acres, from R-1A Residential to AR Administrative and Research/SM-1 Suburban Metropolitan
84-460	1-23-1984	Changing certain particularly described property, bounded and described in accordance with a subdivision plan made for the Upper Merion Area School District, dated August 12, 1981, and last revised February 8, 1983, as prepared by Joseph L. Estock, containing 5.903 acres, from R-2 Residential to C-O Commercial Office
84-463	5-21-1984	Changing certain particularly described property, described in accordance with plan made for Field Construction Associates, dated January 21, 1983, as prepared by Yerkes Associates, Inc., containing 18.001 acres, more or less, from R-2 Residential to R-3A Residential
84-468	9-10-1984	Changing certain particularly described property, described in accordance with and shown on a certain Plan No. 8739, Sheet 1, dated May 2, 1983, prepared by SMC Martin, Inc., containing 9.2614 acres, more or less, from SM Suburban Metropolitan to SM-1 Suburban Metropolitan

UPPER MERION CODE

<b>Ordinance Number</b>	<b>Adoption Date</b>	<b>Change</b>
84-475	9-23-1985	Changing certain particularly described property, containing a gross area of 1.7285 acres, as shown on a Plan No. 8314, prepared by John L. Dzedsy, Civil Engineer and Land Surveyor, Norristown, Pennsylvania, from AG Agricultural to R-2 Residential
85-476	9-23-1985	Changing certain particularly described property, bounded and described according to a survey made by Hiltner and Hitchcock, dated January 1974, containing one-fourth of an acre, more or less, from AG Agricultural to SM Suburban Metropolitan
85-478	12-16-1985	Changing certain particularly described property, comprising 6.028 acres, bounded and described according to a subdivision plan made for Vesta III, Inc., made by Czop/Spector, Inc., Consulting Engineers and Surveyors, Worcester, Pennsylvania, dated June 13, 1985, from R-1A and R-1 Residential to Cluster Development Overlay

## ZONING

<b>Ordinance Number</b>	<b>Adoption Date</b>	<b>Change</b>
86-481A	2-17-1986	Changing certain particularly described property, consisting of 0.742 acres, bounded and described in accordance with a proposed zoning change plan of The Orchards for Whitesell Construction Company, dated July 31, 1985, as prepared by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, from AR Administrative and Research to R-2A Residential; changing certain particularly described property, consisting of 4.464 acres, bounded and described in accordance with a proposed zoning change plan of The Orchards for Whitesell Construction Company, dated July 31, 1985, as prepared by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, from R-2A Residential to AR Administrative and Research
86-488	7-21-1986	Changing certain particularly described property, beginning at a point on the east, the center line of Flint Hill Road; on the south, the center line of the Conrail Trenton cutoff; on the west, the center line of Crooked Lane; and on the north, the center line of the Pennsylvania Turnpike, from HI Heavy Industrial to SM-1 Suburban Metropolitan
86-495	12-22-1986	Changing certain particularly described property, described as follows, on the east, the center line of Crooked Lane Road; on the south, the center line of the Conrail Trenton cutoff; on the west, the center line of South Henderson Road; and on the north, the center line of the Pennsylvania Turnpike, from HI Heavy Industrial to SM-1 Suburban Metropolitan

UPPER MERION CODE

<b>Ordinance Number</b>	<b>Adoption Date</b>	<b>Change</b>
87-496	1-19-1987	Changing certain particularly described property, comprising 5.29 acres, described in accordance with a survey and plan thereof made by Donald H. Schurr, Professional Engineer, Norristown, Pennsylvania, dated January 6, 1959, from R-2 Residential to Cluster Development Overlay
87-497	2-23-1987	Changing certain particularly described property, comprising 26.515 acres, being Assessment Parcel Nos. 58-00-05920-00-7 and 58-00-00952-00-7, from R-2 Residential to Cluster Development Overlay
87-499	5-11-1987	Changing certain particularly described property, comprising 11.128 acres, adjacent to Croton Road and Radnor Road, from R-1A Residential to R-1 Residential and Cluster Development Overlay
87-523	7-20-1987	Changing certain particularly described property at the rear portion of certain lots which front upon Valley Forge Road between Allendale Road and the First Baptist Church of Bridgeport from SM Suburban Metropolitan to R-2A Residential

## ZONING

<b>Ordinance Number</b>	<b>Adoption Date</b>	<b>Change</b>
87-526	10-19-1987	Changing those tracts of ground currently known as the Valley Forge Towers and the Valley Forge Apartments from their current classification of HR-1 to a new classification of HR Residential District; those tracts of ground currently known as the Gulph Mills Village Apartments, Hilton Hotel and Valley View Apartments from their current zoning classification of HR-2 to a new classification of HR Residential District; and that tract of land which will be the future site of the Port Henley Apartment which fronts upon the Schuylkill River from its current zoning classification of HR-1 to a new zoning classification of HR Residential District
87-527	10-26-1987	Changing a 5.4 acre parcel of ground, formerly known as Hansen Brothers Nursery, located on South Gulph Road, from R-2 Residential District to R-3A Residential District
88-532	4-27-1988	Changing a 12.9 acre parcel of ground known as 120 Upper Gulph Road, a portion of which is currently zoned R-1 Residential District and the remainder of which is zoned R-1A Residential District, to CDO Cluster Development Overlay in accordance with the provisions of Article XIV of the Zoning Ordinance
88-542	9-12-1988	Changing the tract of ground on the north side of Croton Road, between King of Prussia Road and the Schuylkill Expressway, from its current classification of R-1 to a new classification of CDO Cluster Development Overlay within District R-1

UPPER MERION CODE

<b>Ordinance Number</b>	<b>Adoption Date</b>	<b>Change</b>
88-547	12-30-1988	Changing the tract of ground on the northwest side of the future extension of Lantern Lane, Parcel Number 58-00-12562-00-7, from its current classification of which a portion is currently zoned R-1 and the remaining portion is zoned R-1A to a new classification of R-A
89-554	3-13-1989	Changing certain specifically described property from the classification of L-1 Limited Industrial to the classifications of SM-1 Suburban Metropolitan and AR Administrative and Research
89-568	11-13-1989	Changing the zoning classification of certain particularly described property from the classification of R-2 Residential to the classification of R-3A Residential
90-584	12-3-1990	Changing the zoning classification of certain particularly described property from the classification of LI Limited Industrial to R-3 Residential
92-603	12-7-1992	Changing the zoning classification of certain particularly described property from the classification of LI Limited Industrial to R-3 Residential
93-615	8-12-1993	Changing the zoning classification of certain particularly described property from the classification of C-1 Commercial zoning to SC Shopping Center
94-621	4-26-1994	Changing the zoning classification of certain particularly described property from the classification of AG Agricultural to R-2 Residential

## ZONING

<b>Ordinance Number</b>	<b>Adoption Date</b>	<b>Change</b>
94-622	4-26-1994	Changing the zoning classification of certain particularly described property from the classification of AG Agricultural to R-2 Residential
94-623	6-16-1994	Changing the zoning classification of certain particularly described property from the classification of HI Heavy Industrial and R-2 Residential to R-3 Residential
95-643	12-21-1995	Changing the zoning classification of certain particularly described property from the classification of AR Administrative Research and SM Suburban Metropolitan to R-3B Residential
97-659	6-19-1997	Changing the zoning classification of certain particularly described property from the classification of LI Limited Industrial to C-O Commercial
99-679	1-21-1999	Changing the zoning classification of certain particularly described property from the classification of HI Heavy Industrial to G Residential and C-1 Commercial
99-690	9-9-1999	Changing the zoning classification of certain particularly described property from the classification of HI Heavy Industrial and R-3A Residential to R-3 Residential
2002-717	1-24-2002	Reclassifying all areas within the boundaries of the legal description attached hereto and made a part hereof as if set forth in full herein as Exhibit A <sup>1</sup> from SM Suburban Metropolitan and C-1 Commercial to R-1A Residential

---

<sup>1</sup> Editor's Note: Said exhibit is on file in the Township offices.

UPPER MERION CODE

<b>Ordinance Number</b>	<b>Adoption Date</b>	<b>Change</b>
2002-719	3-14-2002	Reclassifying all areas within the boundaries of the legal description attached hereto and made a part hereof as if set forth in full herein as Exhibit A <sup>2</sup> from CO Commercial Office and HI Heavy Industrial to C-1 Commercial
2006-760	12-14-2006	Changing the zoning classification of the property described in the legal description attached as Exhibit A <sup>3</sup> from the present R-2 and HI classifications to the R-3A classification
2009-782	7-9-2009	Changing the zoning classification of certain particularly described property from the classification of AG Agricultural to R-2 Residential
2009-786	12-10-2009	Changing the zoning classification of certain particularly described property from the classification of AG Agricultural to C-3 Commercial
2013-815	3-14-2013	Changing the zoning classification of certain particularly described property from the classification of CO and C-1 Commercial to SC Shopping Center
2014-827	9-18-2014	Changing the zoning classification of properties from their current zoning to KPMU King of Prussia Mixed-Use District as reflected on Upper Merion Township King of Prussia Mixed-Use District Maps attached as Exhibit A <sup>4</sup>

---

<sup>2</sup> Editor's Note: Said exhibit is on file in the Township offices.

<sup>3</sup> Editor's Note: Said exhibit is on file in the Township offices.

<sup>4</sup> Editor's Note: Said exhibit is on file in the Township offices.

## ZONING

<b>Ordinance Number</b>	<b>Adoption Date</b>	<b>Change</b>
2015-837	3-26-2015	<p>All that certain tract of piece of land, with the buildings and improvements thereon erected, situate in Upper Merion Township and identified by Montgomery County tax parcel numbers listed in Exhibit A<sup>5</sup> of this Upper Merion Township Zoning Ordinance shall be included in the NC Neighborhood Commercial Zoning District.</p> <p>All that certain tract of piece of land, with the buildings and improvements thereon erected, situate in Upper Merion Township and identified by Montgomery County tax parcel numbers listed in Exhibit B<sup>6</sup> of this Upper Merion Township Zoning Ordinance shall be included in the LC Limited Commercial Zoning District.</p> <p>All that certain tract of piece of land, with the buildings and improvements thereon erected, situate in Upper Merion Township and identified by Montgomery County tax parcel numbers listed in Exhibit C<sup>7</sup> of this Upper Merion Township Zoning Ordinance shall be included in the GC General Commercial Zoning District.</p> <p>All that certain tract of piece of land, with the buildings and improvements thereon erected, situate in Upper Merion Township and identified by Montgomery County tax parcel numbers listed in Exhibit D of this Upper Merion Township Zoning Ordinance shall be included in the SC Shopping Center Zoning District.</p>

---

<sup>5</sup> Editor's Note: Said exhibit is on file in the Township offices.

<sup>6</sup> Editor's Note: Said exhibit is on file in the Township offices.

<sup>7</sup> Editor's Note: Said exhibit is on file in the Township offices.

UPPER MERION CODE

<b>Ordinance Number</b>	<b>Adoption Date</b>	<b>Change</b>
		<p>The Upper Merion Township Official Zoning Map is hereby amended to delete the C-1 Commercial District, C-2 Commercial District, and C-3 Commercial District, as such districts are replaced in their entirety by the NC Neighborhood Commercial District, LC Limited Commercial District, and GC General Commercial District.</p>
		<p>The Upper Merion Township Official Zoning Map and Map Legend, and all references in the Code to the map and Map legend, are hereby amended to include all the zoning changes in this Upper Merion Township Zoning Ordinance, which are also identified as Exhibit E<sup>8</sup> of this Upper Merion Township Zoning Ordinance.</p>
2018-855	5-17-2018	<p>Rezoning the properties attached hereto as Exhibit A<sup>9</sup> from their current zoning to NMU Neighborhood Mixed-Use District.</p>
2020-867	10-15-2020	<p>Rezone parcels 58-00-06112-00-4 and 58-00-06124-00-1 from their current zoning to the SC Shopping Center Zoning District.</p>
2022-884	10-13-2022	<p>Rezone the rear portion of the following tax parcel numbers from their current zoning of LI Limited Industrial District to R-2 Residential District: 58-00-03238-00-7; 58-00-03241-00-4; 58-00-03235-00-1 and 58-00-03229-00-7.</p>

---

<sup>8</sup> Editor's Note: Said exhibit is on file in the Township offices.

<sup>9</sup> Editor's Note: Said exhibit is on file in the Township offices.