

**AN ORDINANCE AMENDING CHAPTER 27 OF THE CONSHOHOCKEN BOROUGH ZONING
ORDINANCE OF 2001, PART 12, R-O – RESIDENTIAL OFFICE DISTRICT, §27-1202, PERMITTED
USES, TO ADD A NEW SUBSECTION 5 TO PROVIDE FOR NEW USES, STANDARDS AND SPECIAL
REGULATIONS ASSOCIATED THEREWITH**

NOW, THEREFORE, it is hereby **ENACTED** and **ORDAINED** by the Borough Council of Conshohocken Borough, Montgomery County, Pennsylvania, that Part 12, R-O – Residential Office District, §27-1202, Permitted Uses, shall be amended as follows:

SECTION 1. Part 12, R-O – Residential Office District, §27-1202, Permitted Uses, shall be amended by adding a new subsection 5 to read as follows:

5. On a lot having a minimum lot size of forty thousand (40,000) square feet, uses permitted in this section shall be specifically limited to only those properties on which there shall be or its last use was a non-conforming retail use and which do not contain an existing building which is consistent with the existing Victorian/early 20th century character of the section of Fayette Street which has been zoned R-O – Residential Office District.
 - A. A lot which qualifies may be used for the following purposes and no other:
 - (1) Business offices including, but not limited to, security and commodity brokerage, real estate sales, travel agency, employment counseling, insurance sales, advertising, mailing and stenographic services.
 - (2) Professional office for the practice of medicine, law, engineering, architecture or design, real estate, insurance, or financial institution.
 - (3) Retail establishment for the sale of dry goods, variety merchandise, clothing, food, baked goods, beverages, flowers, plants, drugs, hardware, books, and furnishings.
 - (4) Restaurants not to include drive-in or drive-thru use.
 - (5) Convenience retail food store meeting the following standards:
 - (a) Fuel pumps, if provided, shall be set back at least fifteen (15) feet from any ultimate right-of-way.
 - (6) Parking lots or garages provided that they are secondary to the primary use.
 - B. Dimensional standards. Dimensional standards shall be as contained in §27-1205 herein except as specifically modified below:
 - (1) The minimum lot width shall be one hundred (100) feet.
 - (2) The minimum side yard shall be twenty-five (25) feet.
 - (3) The maximum impervious coverage shall be ninety percent (90%) of the lot area.
 - C. Special regulations.
 - (1) Prohibited uses. Any adult use or activity as defined in §27-202 herein.

- (2) A lot may have more than one accessway on each street – but not greater than two – provided that each accessway shall be no more than thirty (30) feet in width and shall be separated by a distance of not less than one hundred (100) feet.

D. Sign regulations.

- (1) One (1) monument sign, which may be internally or externally illuminated, consisting of not more than fifty (50) square feet and positioned not greater than ten (10) feet above ground elevation.
- (2) One (1) building wall sign, which may be internally or externally illuminated, of not more than seventy (70) square feet.
- (3) If fuel pumps are provided, then one (1) sign per pump not greater than two (2) square feet each shall be permitted.
- (4) Directional signage, which may be internally illuminated, shall be permitted at each entrance drive, not to exceed two (2) directional signs per driveway access and each not greater than two (2) square feet in area.

SECTION 2. 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.

SECTION 3. Repealer. All provisions of the Conshohocken Borough Zoning Ordinance unaffected by this Ordinance are declared to be in full force and effect. All provisions of the Conshohocken Borough Zoning Ordinance inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

SECTION 4. Effective Date. The provisions of this Ordinance shall be effective in five (5) business days after its adoption.

ORDAINED and **ENACTED** by the Borough Council of Conshohocken Borough this _____ day of _____, 2012.

CONSHOHOCKEN BOROUGH

BOROUGH COUNCIL

PAUL McCONNELL, PRESIDENT

(SEAL)

ATTEST:
