

LEGAL NOTICE

BOROUGH OF CONSHOHOCKEN

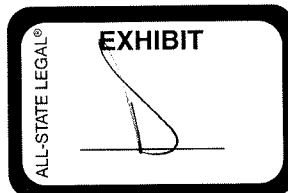
NOTICE IS HEREBY GIVEN that on November 15, 2017, the Borough of Conshohocken Council will hold a public hearing for the purpose of receiving public comment and considering the adoption of an Ordinance amending the Conshohocken Borough Zoning Ordinance to provide for additional permitted uses within the R-O Residential Office District and to establish certain standards and special regulations associated therewith. The public hearing will be on Wednesday, November 15, 2017 at 7:00 P.M. in Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428. A full text copy of the Ordinance is available for inspection by any interested party at the offices of Conshohocken Borough, 400 Fayette Street, Suite 200, Conshohocken, PA 19428, the Montgomery County Law Library, Montgomery County Courthouse, 2 East Airy Street, Norristown, PA 19404, and the Times Herald, 410 Markley Street, Norristown, PA 19401. A summary of the proposed Ordinance is set forth below. ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE HEARING.

Summary of Ordinance

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

Section 1: This section amends §27-1202 of the Zoning Ordinance to add a new subsection 5 thereof which permits certain uses by right in the R-O Residential Office District on properties last occupied or used as a nonconforming commercial use provided that the property does not contain a Victorian or early 20th Century residential structure. Proposed subsection 5(a) sets forth those uses to be permitted by right including business offices; professional offices; retail establishments; restaurants excluding drive-in or drive-thru; convenience retail food store including the sale of fuel, ATM and lottery sales provided that is more than 1,000 feet from another convenience retail food store which provides for the sale of fuel; and parking lots or garages which are secondary to the principal use. Proposed subsection 5(b) sets forth special regulations for a convenience retail food store including sale of fuel, ATM and lottery sales use which is permitted under proposed subsection 5(a) including minimum lot width; minimum lot size; minimum setbacks for the building, parking spaces, and fuel pumps; maximum impervious surface coverage; maximum number of fueling positions; maximum size of the convenience store portion of the use; and maximum height of the canopy over fueling stations. Proposed subsection 5(c) sets forth special regulations for all permitted uses under proposed subsection 5(a) including a prohibition against adult uses or activities; regulations regarding number, location and width of accessways to streets; a prohibition against indoor and outdoor seating for dining at a convenience retail food store; and a prohibition against drive through pick up at a convenience retail food store. Proposed subsection 5(d) provides certain special sign regulations for permitted uses under subsection 5(a) including one monument sign of up to 50 square feet

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Case# 2017-28840-0 Docketed at Montgomery County Prothonotary on 12/14/2017 3:53 PM, Fee = \$277.75

and up to 10 feet in height which may be internally or externally illuminated; one building wall sign of up to 70 square feet which may be internally or externally illuminated; one sign per fuel pump, if applicable, of not greater than 2 square feet per sign; and directional signage at each entrance drive which may be internally illuminated and may not exceed 2 signs per entrance and may not exceed 2 square feet in area per sign.

Section 2: This section provides for a severability clause.

Section 3: This section repeals any and all ordinances inconsistent with the proposed ordinance.

Section 4: This section provides for an effective date of 5 days after adoption.

BOROUGH OF CONSHOHOCKEN COUNCIL

Stephanie Cecco

Interim Borough Manager

AFFIDAVIT OF PUBLICATION
307 Derstine Avenue • Lansdale, PA 19446

CONSHOHOCKEN BOROUGH
400 Fayette Street

SUITE 200

CONSHOHOCKEN, PA 19428
Attention:

STATE OF PENNSYLVANIA,
COUNTY OF MONTGOMERY

The undersigned *Maureen Schmid*, being duly sworn the he/she is the principal clerk of The Times Herald, Times Herald Digital, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CONSHOHOCKEN BOROUGH

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The Times Herald	10/30/17
The Times Herald	11/06/17
Times Herald Digital	10/30/17
Times Herald Digital	11/06/17

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

MAUREEN SCHMID, Notary Public
Lansdale Boro., Montgomery County
My Commission Expires March 31, 2021

Sworn to the subscribed before me this 11/15/2017.

Maureen Schmid

Notary Public, State of Pennsylvania
Acting in County of Montgomery

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Summary of Ordinance
AN ORDINANCE AMENDING CHAPTER 27 OF THE CONSHOHOCKEN BOROUGH ZONING ORDINANCE OF 2001, PART 11, 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

Section 1: This section amends §27-1202 of the Zoning Ordinance to add a new subsection 5 hereof which permits certain uses by right in the R-O Residential Office District on properties last occupied or used as a nonconforming commercial use provided that the property does not contain a Victorian or early 20th Century residential structure. Proposed subsection 5(a) sets forth those uses to be permitted by right including business offices; professional offices; retail establishments; restaurants excluding drive-in or drive-thru; convenience retail food store including the sale of fuel, ATM and lottery sales provided that is more than 1,000 feet from another convenience retail food store which provides for the sale of fuel; and parking lots or garages which are secondary to the principal use. Proposed subsection 5(b) sets forth special regulations for a convenience retail food store including sale of fuel, ATM and lottery sales use which is permitted under proposed subsection 5(a) including minimum lot width; minimum lot size; minimum setbacks for the building, parking spaces, and fuel pumps; maximum impervious surface coverage; maximum number of fueling positions; maximum size of the convenience store portion of the use; and maximum height of the canopy over fueling stations. Proposed subsection 5(c) sets forth special regulations for all permitted uses under proposed subsection 5(a) including a prohibition against adult uses or activities; regulations regarding number, location and width of accessways to streets; a prohibition against indoor and outdoor seating for dining at a convenience retail food store; and a prohibition against drive through pick up at a convenience retail food store. Proposed subsection 5(d) provides certain special sign regulations for permitted uses under subsection 5(a) including one monument sign of up to 50 square feet and up to 10 feet in height which may be internally or externally illuminated; one building wall sign of up to 70 square feet which may be internally or externally illuminated; one sign per fuel pump, if applicable, of not greater than 2 square feet per sign; and directional signage at each entrance drive which may be internally illuminated and may not exceed 2 signs per entrance and may not exceed 2 square feet in area per sign.

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Section 3: This section repeals any and all ordinances inconsistent with the proposed ordinance.

Section 4: This section provides for an effective date of 5 days after adoption.
BOROUGH OF CONSHOHOCKEN COUNCIL
Stephanie Cecco
Interim Borough Manager
TH-Oct 30, Nov 6-14

Advertisement Information

Client Id: 882773

Ad Id: 1457913

PO:

Sales Person: 093302

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**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**

Section 1: This section amends §27-1202 of the Zoning Ordinance to add a new subsection 5 thereof which permits certain uses by right in the R-O Residential Office District on properties last occupied or used as a nonconforming commercial use provided that the property does not contain a Victorian or early 20th Century residential structure. Proposed subsection 5(a) sets forth those uses to be permitted by right including business offices; professional offices; retail establishments; restaurants excluding drive-in or drive-thru; convenience retail food store including the sale of fuel, ATM and lottery sales provided that is more than 1,000 feet from another convenience retail food store which provides for the sale of fuel; and parking lots or garages which are secondary to the principal use. Proposed subsection 5(b) sets forth special regulations for a convenience retail food store including sale of fuel, ATM and lottery sales use which is permitted under proposed subsection 5(a) including minimum lot width; minimum lot size; minimum setbacks for the building, parking spaces, and fuel pumps; maximum impervious surface coverage; maximum number of fueling positions; maximum size of the convenience store portion of the use; and maximum height of the canopy over fueling stations. Proposed subsection 5(c) sets forth special regulations for all permitted uses under proposed subsection 5(a) including a prohibition against adult uses or activities; regulations regarding number, location and width of accessways to streets; a prohibition against indoor and outdoor seating for dining at a convenience retail food store; and a prohibition against drive through pick up at a convenience retail food store. Proposed subsection 5(d) provides certain special sign regulations for permitted uses under subsection 5(a) including one monument sign of up to 50 square feet and up to 10 feet in height which may be internally or externally illuminated; one building wall sign of up to 70 square feet which may be internally or externally illuminated; one sign per fuel pump, if applicable, of not greater than 2 square feet per sign; and directional signage at each entrance drive which may be internally illuminated and may not exceed 2 signs per entrance and may not exceed 2 square feet in area per sign.

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BOROUGH OF CONSHOHOCKEN COUNCIL

Stephanie Cecco

Interim Borough Manager

TH-Oct 30, Nov 6-1a