

REDEVELOPMENT AREA PLAN
FOR THE
AMBLER BOROUGH RAIL CORRIDOR

Borough of Ambler
Montgomery County, Pennsylvania

May 2003
Prepared by Gilmore & Associates
Keystone Heritage Group

**Redevelopment Area Plan
Ambler Borough Rail Corridor
Borough of Ambler, Pennsylvania**

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Ambler Borough Rail Corridor Redevelopment Area Plan

INTRODUCTION

The Borough of Ambler seeks to revitalize its once prosperous and now underutilized industrial area. The common vision for the redevelopment of this area, referred to as the *Rail Corridor*, is to revitalize the corridor as a vibrant and diversified employment center for the Borough. This desire is evident throughout the community and well documented in several previous plans, including the Borough's Comprehensive Plan, the Montgomery County Planning Commission's report "*Industrial Revitalization – A Guide to Potential Opportunities in Ambler Borough*" and the Ambler Borough Revitalization Plan.

As with most former industrialized areas, buildings that once represented vibrant manufacturing activity in Ambler's Rail Corridor are now functionally obsolete for today's marketplace. Many of these sites are further negatively impacted by uncertain environmental conditions, inadequate utility systems and deteriorating infrastructure. Giant buildings and structures, once home to hundreds of employees, are abandoned, dilapidated, unsafe and generate little benefit and economic value. In some cases, the sheer physical presence of these deteriorating structures cast negative images adversely impacting the community.

It is more than the current physical conditions of these buildings, however, that prevent Ambler's vision for revitalizing this area from becoming a reality. Other critical planning issues such as poor access, limited parking, incomplete streets and the defective arrangement of buildings are also major impediments. Furthermore, these obstacles have proven too costly or cumbersome for private enterprise to address. As a result, the type of meaningful redevelopment envisioned for the Rail Corridor has been limited.

It is for these reasons that the community further evaluated this area to determine what measures – statutorily and legislatively – could be taken to remove the impediments preventing redevelopment of this former industrial

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corridor. To that end, the Borough initiated the process as defined under the PA Urban Redevelopment Law to declare the targeted area a Certified Redevelopment Area and to prepare a Redevelopment Area Plan for the same.

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PROCESS

The Ambler Borough Council created a Revitalization/Redevelopment Committee (“the Committee”) to address the targeted redevelopment area and prepare a Redevelopment Area Plan, as prescribed by the Pennsylvania “Urban Redevelopment Law”, Public Law No. 991, originally approved in 1945.

This Committee was representative of the community including members of Council, the Ambler Borough Planning Commission, the Ambler Main Street Program and other administrative/technical personnel involved with planning and development in the borough.

A Cooperative Agreement between the Montgomery County Redevelopment Authority and Ambler Borough was approved in December 2000. The formal adoption of this agreement initiated the redevelopment process. The Committee convened in March 2001 to certify the area as blighted. On May 29, 2001 the Ambler Borough Planning Commission and, then on September 12, 2001, the Montgomery County Planning Commission passed resolutions certifying the area as blighted; the Committee then underwent the steps necessary to develop a Redevelopment Area Plan.

The Committee utilized existing plans as the foundation to prepare the goals and objectives of the Redevelopment Area Plan. These plans included the borough’s Comprehensive Plan, the Montgomery County Planning Commission’s report “*Industrial Revitalization – A Guide to Potential Opportunities in Ambler Borough*” and the borough’s recently adopted Revitalization Plan, prepared by Carter van Dyke Associates. The Committee met on more than eight separate occasions to review and prepare this document. In addition, the Committee held public meetings with property owners, as well as provided periodic updates to Council. A comprehensive, coordinated and open process was used to develop this plan. Meeting agendas, minutes and a work schedule are provided as Exhibit C.

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The result of this process is the completion of a Redevelopment Area Plan prepared in accordance with the regulations of the Urban Redevelopment Law, P.L. 991. Upon adoption of the Redevelopment Area Plan, the Redevelopment Authority will prepare a Redevelopment Proposal to implement all or a portion of this plan.

CURRENT CONDITIONS

The Rail Corridor represents both the past and the future for Ambler Borough. At first glance it is obvious to see the town's industrial heritage – smokestacks, railroad tracks and factory buildings still dominate the landscape. Yet, given a closer look, one can see the potential for its future – high-tech companies, offices, a bustling commuter rail station and other new commercial enterprises. This is a future that re-establishes the area as a vibrant and diversified employment center equipped with the amenities and infrastructure needed by businesses to be competitive in the 21st century.

The Redevelopment Area contains 49 different parcels that include a myriad of uses, such as light industrial, public transportation, commercial, and office. Ambler is located within minutes of the Pennsylvania Turnpike, the Blue Route (Route 476) and Route 309 giving it convenient access and location for employers and businesses. It also hosts a major regional commuter transportation corridor passing through the heart of the redevelopment area – the SEPTA R5 rail line.

Ambler is situated in Eastern Montgomery County and surrounded by communities that have experienced exceptional growth over the past decade. This growth is providing a catalyst for revitalization in Ambler Borough. The community has devoted much time and effort towards revitalizing its commercial business district. The Ambler Main Street Program has targeted development efforts for the business district and other improvements along Butler Avenue. In addition, the community has worked with the county to create a comprehensive revitalization program aimed at enhancing its commercial, industrial, business and residential districts.

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OBJECTIVES

The objective of the Redevelopment Area Plan is to re-establish the “Rail Corridor” as a vibrant and diversified employment center that enhances the quality of life for residents and strengthens the economic base of the community. In particular, the following goals and objectives will help guide the redevelopment process:

1. Develop comprehensive and flexible zoning standards to facilitate new development within the area.
2. Enhance and develop infrastructure and amenities to attract developers and major employers to the area.
 - a. Facilitate private/public partnerships where needed to remove impediments that limit new private sector investment and development.
 - b. Enhance the commuter rail transit station area as an advantage for new businesses to locate in Ambler and as a point of destination for visitors to access the central business district.
 - c. Improve and expand public infrastructure (roads, utilities, fiber-optics, etc.) where feasible, through innovative private/public partnerships to support new development and attract businesses to area.
 - d. Create more effective traffic circulation patterns within the rail corridor, especially along Maple Avenue.
3. Coordinate and integrate the Redevelopment Area Plan with the borough’s Main Street Program and other revitalization efforts.
 - a. Recognize and maximize the synergy between the “downtown” and the Rail Corridor.
 - b. Encourage development in the Rail Corridor that enhances and contributes to the revitalization of Butler Pike.
 - c. Create a pedestrian friendly environment that connects the Rail Corridor with the commercial business district and commuter rail station.
4. Develop innovative and economically feasible solutions to increase parking for future development in the area.

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- a. Encourage use of shared parking to accomplish goals of plan and provide incentives for private developers and property owners to participate.
 - b. Create an innovative partnership with SEPTA and adjacent property owners to maximize development opportunities around SEPTA's surface parking lot, while providing the necessary parking requirements to support rail commuters and tenants.
 - i. Consider use of a multi-level garage to accommodate parking requirements.
 - ii. Evaluate feasibility of sharing costs among property owners and developers to accomplish desired goals.
5. Incorporate and develop passive and active recreational amenities, where appropriate, throughout the area in accordance with the borough's Comprehensive Plan and Open Space Plan.
- a. Improve the image and negative perception associated with the "asbestos piles."
 - b. Develop bike and walking trails as amenities in the area.
6. Address and resolve, where applicable, environmental conditions impeding future development.
7. Encourage, where appropriate and feasible, the adaptive reuse of existing buildings and promote the history and character of the Rail Corridor.
8. Establish a Redevelopment Committee, appointed by Council, to promote, guide and oversee the implementation and intent of the Redevelopment Area Plan and subsequent Redevelopment Proposals.
- a. Recognize and understand the limits and opportunities in the marketplace to attract the desired development. Strategically prioritize the utilization of public resources and incentives to leverage private investment.

REDEVELOPMENT PLAN COMPONENTS

The project area described herein under Section (1) has been certified as a “Redevelopment Area” by the Ambler Borough Planning Commission on May 29, 2001 and the Montgomery County Planning Commission on September 12, 2001. These certifications were made because of the existence of conditions of blight as enumerated in Section 1702 of the Urban Redevelopment Law of the Commonwealth of Pennsylvania.

These include some or all of the following conditions:

- Unsafe, unsanitary, inadequate or over-crowded conditions of dwellings
- Inadequate planning of area
- Excessive land coverage of buildings
- Lack of proper light, air and open space
- Defective design and arrangement of buildings
- Faulty street or lot layout
- Economically or socially undesirable land uses

SECTION 1. BOUNDARIES OF REDEVELOPMENT AREA AND EXISTING LAND USES

The boundaries of the area are as described in the attached Exhibit “A” – Boundary Description. The official map of the Redevelopment Area is set forth in the attached Map No. 1.

The existing uses of the real property within the area are shown in the attached Map No. 2 – Existing Land Use Map.

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SECTION 2. LAND USE PLAN

A Land Use Plan of the area showing proposed uses following redevelopment is set forth in the attached Map No. 3 – Land Use Plan.

Retail/Service Commercial

It is the intent for this zone to permit larger more intense commercial uses, not otherwise permitted in the Borough (e.g., department store, grocery store, hotel, etc.) for the area north of Butler Avenue between West Maple Avenue and the Upper Dublin Township border. It is projected that this area will be primarily for retail commercial uses and other selected uses, which are commonly associated with those retail uses; to support and stimulate the rail corridor redevelopment and that require accessibility to main roadways.

Commercial

Commercial uses are proposed to be maintained for those areas north of Butler Avenue between West Maple Avenue and North Main Street, as well as the area south of Butler Avenue between the SEPTA rail line and South Main Street, extending approximately 1,200 feet along South Main Street. It is intended that these areas will be a mix of commercial, small offices, and parking uses.

Office

Office uses are proposed for the area south of Butler Avenue between the SEPTA rail line and South Maple Avenue, extending to the remediation site. Additionally, office uses are proposed for the area north of Butler Avenue, bordered by the Tannery Run to the south, the SEPTA rail line to the east, South Maple Street to the west, and extending to the Upper Dublin Township border. It is intended that these areas will be a mix of professional office and small business uses and may include light assembly or manufacturing facilities.

Industrial

The plan proposes maintaining industrial uses for the area west of Church Street between the SEPTA rail line and South Main Street. It is intended that this area will be comprised of light industrial uses, primarily small-scale assembly or manufacturing facilities. Some supportive commercial and office uses are also encouraged.

Open Space

The remediation sites in South Ambler are presently not developable and will probably remain as such for the foreseeable future. The plan

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recognizes this and is proposing that the sites be designated as open space.

SECTION 3. STANDARDS OF POPULATION DENSITIES, LAND COVERAGE AND BUILDING INTENSITIES

Density and land use coverage shall be in accordance with the duly adopted Zoning Ordinance. (See Exhibit “B”)

SECTION 4. PRELIMINARY SITE PLAN OF AREA

A preliminary site plan of the area is set forth in Map No. 5 – Illustrative Site Plan.

This plan is an illustration of how development might occur within the Redevelopment Area given the goals, objectives and parameters set forth in this plan and the governing land use controls for the area. The plan depicted on Map No. 5 is for illustrative purposes and serves as a general vision for redevelopment in the targeted area.

SECTION 5. STATEMENT OF ADOPTED CHANGES IN THE ZONING ORDINANCE AND MAP

The current district zoning is shown in Map No. 4 – Current Zoning District Map.

The changes to the Zoning Ordinance are listed as follows:

1. The existing C – Commercial District will be divided along the Redevelopment Area. The portion of the district outside of the Redevelopment Area will be renamed DC – Downtown Commercial District, however all current regulations will remain the same. The portion within the Redevelopment Area will remain the C – Commercial District. Regulations for this district will remain the same; however “residential uses” will no longer be permitted by special exception. Additionally, parking provisions will be added to provide a property owner with more flexible parking options. The provisions will allow for parking facilities to be grouped serving more than one lot or establishment. Aboveground garages will be permitted, if they are located in the rear yard and architecturally compatible with other improvements on site and in the immediate area. These changes are being made to encourage more commercial redevelopment in the area of the rail corridor and to address Borough parking needs.

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2. A new district, the RSC – Retail and Service Commercial District will be added. The boundaries of this district are defined on the Current Zoning District Map No. 4. The intent of this district is to provide for more intense retail commercial uses, than otherwise permitted in either the DC – Downtown Commercial or C – Commercial Districts (e.g., department stores, grocery stores, hotels, etc.) and other uses typically associated with those retail uses.
3. The range of uses in the I–Industrial District will be expanded. The additional uses are intended to promote the orderly development of non-polluting, small-scale industries and offices and include manufacturing, processing or assembly of specified products; and printing, publishing, and similar processes. Additionally, a section will be added to the ordinance prohibiting specified other uses in order to minimize negative environmental and other impacts on surrounding areas.
4. A Redevelopment Overlay District (RO) has been added to the ordinance (see Exhibit B). This District supplements the underlying zoning districts by permitting additional uses in those districts. The land use regulations and development standards of the underlying zones will remain in full force, unless otherwise specified. Additional uses permitted by the RO District include:
 - a. Parking Garage/Structure (permitted in all districts),
 - b. Child Day Care Centers (permitted by conditional use in the underlying OC - Office Campus District),
 - c. Restaurant, with Business Meeting Space (permitted by conditional use in the underlying OC – Office Campus District and RSC – Retail and Service Commercial District).
 - d. Communication Device (permitted by conditional use in the underlying OC – Office Campus District, C – Commercial District, I – Industrial District, and RSC – Retail and Service Commercial District).
5. Additionally, the following development guidelines will be incorporated into the District:
 - a. Guidelines, standards, and procedures to allow land owner/developer to request official changes to the FEMA Floodplain Maps.
 - b. Add comprehensive landscape, buffer, street tree, streetlight, site lighting and pedestrian standards.
 - c. Add flexible setback standards to encourage development.

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- d. Add provisions to make parking requirements user-based requirements. Additional provisions will be added to promote shared-parking areas and allow for off-site parking.
 - e. Add design guidelines to encourage development consistent with the rest of the Borough.
6. The foregoing has been accomplished pursuant to the requirements of the Municipalities Planning Code, P.L. 805, No. 247. A full description of the zoning and the Redevelopment Overlay District are attached as Exhibit B.

SECTION 6. STATEMENT OF PROPOSED CHANGES IN STREETS

The proposed street layout is depicted in Map No. 5.

South Maple Avenue is proposed to be extended to Church Street for emergency access only. A biking/jogging trail will parallel this extension. South Maple Avenue will connect with Chestnut Street. There will be a new traffic signal and intersection improvements on Butler Avenue at the Maple intersection. Additional pedestrian links will be constructed throughout the Redevelopment Area promoting a pedestrian friendly environment and connecting the Redevelopment Area with the central business district.

SECTION 7. STATEMENT OF EXTENT, EFFECT, AND MANNER OF ACCOMPLISHING THE RE-HOUSING OF FAMILIES

The implementation of this Redevelopment Area Plan will not cause the re-housing or relocation of any families.

SECTION 8. STATEMENT OF THE ESTIMATED COST OF ACQUISITION AND ALL OTHER COSTS NECESSARY TO PREPARE THE AREA FOR REDEVELOPMENT

Without specific timetables, appraisals and detailed plans it is too difficult to project costs for the implementation of this Redevelopment Area Plan. It is anticipated that the combined private and public costs will be in the millions of dollars. Specific cost estimates to implement this plan will be provided at the time a Redevelopment Proposal is prepared. Those estimates will be incorporated and made part of this Redevelopment Area Plan.

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SECTION 9. STATEMENT OF CONTINUING CONTROLS

The standards set forth in Section 3 & 4 supra shall continue for a period of 25 years from the date of approval of the Redevelopment Proposal for this area by the Council of the Borough of Ambler and the Commissioners of the County of Montgomery unless the Project is amended in accordance with the Redevelopment Law.

Exhibit A

Boundary Description

Description of A **REDEVELOPMENT AREA**, located in Ambler Borough, Montgomery County, Pennsylvania, as shown on a plan titled Plan Showing Redevelopment Area Map Ambler Borough, dated April 10, 2001, prepared by Gilmore and Associates Inc., Consulting Engineers and Land Surveyors, 350 Butler Avenue, New Britain, Pennsylvania.

Beginning at a point in line of Whitpain Township, said point being located near the intersection of the southerly right-of-way of Tennis Avenue with the westerly right-of-way of Septa.

Thence from the point of beginning the Nine (9) following Courses and Distances along another portion of Ambler Borough.

- #1 Crossing the Septa right-of-way, North 47 degrees 48 minutes 00 seconds East, 43 feet to a point.
- #2 South 42 degrees 12 minutes 00 seconds East, 176 and feet to a point.
- #3 South 38 degrees 04 minutes 00 seconds East, 232 feet to a point.
- #4 South 34 degrees 05 minutes 00 seconds East, 337 feet to a point.
- #5 South 27 degrees 03 minutes 00 seconds East, 514 feet to a point in or near Race Street.
- #6 Along Race Street, North 61 degrees 12 minutes 21 seconds East, 215 feet to a point, in or near South Main Street.

#7 In and along South Main Street, South 38 degrees 00 minutes 00 seconds East, 251 feet.

#8 Continuing along South Main Street, South 27 degrees 55 minutes 00 seconds East, 2,899 feet to a point in or near Church Street.

#9 In and along church Street, South 37 degrees 30 minutes 00 seconds West, 535 feet to a point in line of Upper Dublin Township.

Thence the Two (2) following Courses and Distances along Upper Dublin Township.

#1 North 53 degrees 00 minutes 00 seconds West, 2,072 feet to a point.

#2 North 24 degrees 21 minutes 00 seconds West, 69 feet to a point.

Thence the Fifteen (15) following Courses and Distances along another portion of Ambler Borough.

#1 North 60 degrees 31 minutes 00 seconds East, 362 feet to a point.

#2 South 29 degrees 29 minutes 00 seconds East, 9 feet to a point.

#3 North 60 degrees 31 minutes 00 seconds East, 161 feet to a point.

#4 North 29 degrees 29 minutes 00 seconds West, 20 feet to a point.

#5 North 62 degrees 39 minutes 00 seconds East, 17 feet to a point.

#6 North 28 degrees 09 minutes 00 seconds West, 420 feet to a point.

#7 North 60 degrees 51 minutes 00 seconds East, 134 feet to a point.

#8 North 28 degrees 25 minutes 00 seconds West, 333 feet to a point in or near Wissahickon Avenue.

#9 Along Wissahickon Avenue, South 61 degrees 35 minutes 00 seconds West, 131 feet to a point in or near Chestnut Avenue.

#10 In and along Chestnut Avenue, North 28 degrees 03 minutes 00 seconds West, 177 feet to a point.

#11 North 61 degrees 57 minutes 00 seconds East, 79 to a point.

#12 North 28 degrees 06 minutes 00 seconds West, 206 feet to a point in or near Butler Pike.

#13 In and along Butler Pike, North 61 degrees 50 minutes 00 seconds East, 254 feet to a point in or near South Maple Avenue.

#14 In and along south Maple Avenue, North 28 degrees 10 minutes 00 seconds West, 283 feet to a point.

#15 South 61 degrees 07 minutes 00 seconds West, 707 feet to a point in line of Upper Dublin Township.

Thence the Four (4) following Courses and Distances along Upper Dublin Township.

#1 North 19 degrees 56 minutes 00 seconds West, 246 feet to a point.

#2 North 46 degrees 09 minutes 00 seconds East, 646 feet to a point.

#3 North 07 degrees 15 minutes 00 seconds West, 84 feet to a point.

#4 North 63 degrees 07 minutes 00 seconds East, 35 feet to a point.

Thence continuing along Upper Dublin Township and also along Whitpain Township, North 26 degrees 53 minutes 00 seconds West, 558 feet to a point.

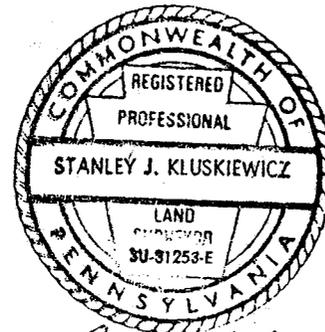
Thence continuing along Whitpain Township, North 09 degrees 35 minutes 00 seconds West, 173 feet to the point of beginning.

Containing 75 Acres \pm .

File No. 2000-810-01

May 15, 2001

MK-Ambler



Stanley J. Kluskiewicz

Exhibit B

Zoning / Redevelopment Overlay District

- Base Zoning
 - C – Commercial
 - OC – Office Campus
 - I – Industrial
 - RSC – Retail Service Commercial

- Overlay Zoning
 - ROD – Redevelopment Overlay District

THE BOROUGH OF AMBLER
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 977

AN ORDINANCE OF THE BOROUGH OF AMBLER REVISING PART 3 OF
CHAPTER 27 OF THE AMBLER CODIFIED ORDINANCES BY AMENDING
THE OFFICIAL ZONING MAP, REDEFINING THE BOUNDARIES FOR
CERTAIN ZONING DISTRICTS

WHEREAS, the boundaries of the various Borough zoning districts are reflected on an official Borough zoning map which is incorporated by reference into Title 27, Part 3, section 302 of the codified ordinances (Ordinance 922, adopted September 17, 1996), and

WHEREAS, the revision of certain district boundaries and the creation of new zoning districts requires amendments to the zoning map, and

WHEREAS, certain of the district boundaries, as revised, do not follow traditional census block lines and, to avoid any confusion in the reading or interpretation of the zoning map, must be specifically set forth in the ordinance,

NOW THEREFORE, the Borough Council of the Borough of Ambler does modify the aforesaid ordinance by providing as follows:

The existing language in section 27-302 shall remain in place and shall be immediately followed by additional language as follows: "To aid in the reading and interpretation of the official zoning map, and to avoid any confusion over certain zoning district boundary lines, the following boundaries are specifically described and, where a zoning district is not specifically described herein, its boundaries shall be determined directly from the zoning map as in the usual course:

1. **I-Industrial District.** This district includes all properties located along the west side of South Main Street from the intersection of Rosemary Avenue to Church Street; all properties fronting the east side of South Main Street from the intersection of Rosemary Avenue to Orange Avenue; all properties along the west side of North Main Street from the intersection of Tennis Avenue to Mt. Pleasant Avenue; all properties along the east side of North Main St. from the intersection of Tennis Ave. to Mt. Pleasant Avenue; and, includes the following parcels, identified by their Montgomery County tax parcel number: 010002776004, 010002779001, 010002599001, 010002938004, 010002938009.

2. **RO-Redevelopment Overlay District.** The boundaries of this district are hereby established as follows: Beginning at a point in line of Whitpain Township, said point being located near the intersection of the southerly right-of-way of Tennis Avenue with the westerly right-of-way of Septa.

Thence from the point of beginning the Nine (9) following Courses and Distances along another portion of Ambler Borough.

- #1 Crossing the Septa right-of-way, North 47 degrees 48 minutes 00 seconds East, 43 feet to a point.
- #2 South 42 degrees 12 minutes 00 seconds East, 176 and feet to a point.
- #3 South 38 degrees 04 minutes 00 seconds East, 232 feet to a point.
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- #5 South 27 degrees 03 minutes 00 seconds East, 514 feet to a point in or near Race Street.
- #6 Along Race Street, North 61 degrees 12 minutes 21 seconds East, 215 feet to a point, in or near South Main Street.
- #7 In and along South Main Street, South 38 degrees 00 minutes 00 seconds East, 251 feet.
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Thence the Two (2) following Courses and Distances along Upper Dublin Township.

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- #6 North 28 degrees 09 minutes 00 seconds West, 420 feet to a point.
- #7 North 60 degrees 51 minutes 00 seconds East, 134 and feet to a point.
- #8 North 28 degrees 25 minutes 00 seconds West, 333 feet to a point in or near Wissahickon Avenue.
- #9 Along Wissahickon Avenue, South 61 degrees 35 minutes 00 seconds West, 131 feet to a point in or near Chestnut Avenue.
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- #13 In and along Butler Pike, North 61 degrees 50 minutes 00 seconds East, 254 feet to a point in or near South Maple Avenue.

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#2 North 46 degrees 09 minutes 00 seconds East, 646 feet to a point.

#3 North 07 degrees 15 minutes 00 seconds West, 84 feet to a point.

#4 North 63 degrees 07 minutes 00 seconds East, 35 feet to a point.

Thence continuing along Upper Dublin Township and also along Whitpain Township, North 26 degrees 53 minutes 00 seconds West, 558 feet to a point.

Thence continuing along Whitpain Township, North 09 degrees 35 minutes 00 seconds West, 173 feet to the point of beginning.

3. **DC-Downtown Commercial District.** The boundaries for this district are as follows:

All properties located on the north side of Butler Avenue between Race Street and North Main Street; All properties located on the south side of Race Street between Butler Avenue and North Spring Garden Street; All properties located on the south side of Butler Avenue between Woodland Avenue and South Main Avenue; All properties along the east side of South Spring Garden Street from Butler Avenue to Rosemary Avenue;

All properties along the east side of North Main Street from Race Street to Forrest Avenue; All properties along the south side of Walnut St from North Main to North Spring Garden

In addition to the above boundaries the following parcels are within the DC district:

01 00 02371 00 4

01 00 02368 00 7

01 00 02362 00 4

01 00 02359 00 7

01 00 03907 00 7

01 00 03904 00 1

01 00 03982 00 4

01 00 05956 00 1

01 00 04225 00 4

01 00 04228 00 1

01 00 04231 00 7

01 00 00931 00 4

01 00 00934 00 1

01 00 00937 00 7

01 00 00940 00 4

01 00 00943 00 1

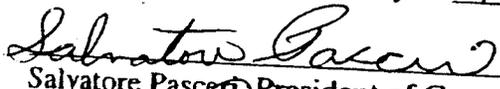
4. **RSC-Retail and Service Commercial District.** This district shall include the following parcels, identified by their Montgomery County tax parcel number: 01 00 02938 40 9; 01 00 02938 00 4; 01 00 02939 00 3.

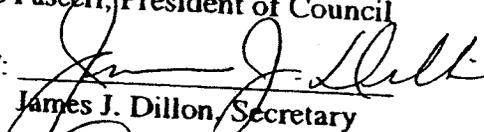
5. **C-Commercial District.** This District shall appear on the map as previously drawn, except that the parcels identified in paragraph "3" herein (Downtown Commercial) shall be removed from the Commercial District and zoned only as Downtown Commercial.

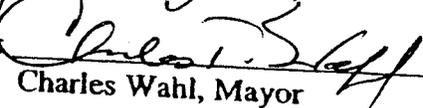
6. **MA-Mid-Rise Apartment District.** The boundaries of this district shall be the same as previous, except that the parcels identified above as being in the RSC district, which were previously zoned MA, shall no longer be zoned MA and shall be zoned RSC only.

The zoning map shall be amended to reflect all of the changes herein and all such changes are effective upon enactment of this Ordinance even though not yet reflected on the zoning map.

SO ORDAINED this 18th day of MARCH, 2003.


Salvatore Pasceri, President of Council

ATTEST: 
James J. Dillon, Secretary

APPROVED 
Charles Wahl, Mayor

**THE BOROUGH OF AMBLER
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 973**

AN ORDINANCE OF THE BOROUGH OF AMBLER CREATING A NEW ZONING DISTRICT, RETAIL AND SERVICE COMMERCIAL DISTRICT, AND PROVIDING REGULATIONS FOR PERMITTED USES, TO BE ADDED AS A NEW TITLE XXVIV TO THE CODIFIED ZONING ORDINANCE

WHEREAS, the Borough has undertaken comprehensive efforts to revitalize the Borough business district, and

WHEREAS, the Borough had determined that various changes to the zoning ordinances are necessary to effectuate an overall plan to revitalize and invigorate the business district, and

WHEREAS, the Borough has further determined that the existing zoning districts should be supplemented by a Retail Service and Commercial District in order to fully effectuate the revitalization of the business district,

NOW THEREFORE, the Borough Council of the Borough of Ambler does hereby ORDAIN as follows:

Section 1000. Statement of Intent

It is the intent of this article to:

- A. To provide primarily for retail commercial uses and other selected uses, which are commonly associated with those retail uses; to support and stimulate the rail corridor redevelopment and that require accessibility to main roadways.
- B. To encourage redevelopment of existing brownfield sites into productive employment centers.
- C. Re-establish South Ambler as a focal point for economic development.
- D. Ensure the suitability of design to enhance the existing character of the Borough and the redevelopment area.
- E. Provide for development that is compatible with and integrates any water feature in the overall design.

Section 1001. Definitions

The following words and terms, when used in this Article, shall have the following meanings unless the context clearly indicates otherwise, and shall supercede any other definition within this ordinance in regards to this subject.

ATHLETIC TRAINING/EDUCATION FACILITY – A building housing sports fields, courts, or rinks for the primary purpose of training and/or education and which are operated

on a fee or membership basis. The building may include, but is not limited to basketball courts, tennis courts, soccer fields, hockey and skating rinks, etc. These facilities may include accessory uses, such as snack bars, pro shops, and locker rooms, which are designed and intended primarily for the use of patrons of the principal recreational use. No training/education is to be conducted outside of the building.

DEPARTMENT AND VARIETY STORES – Establishments that sell a large variety of general goods, where no one merchandise line dominates. Products may include: apparel, furniture, appliances and home furnishings, paint, hardware, toiletries, cosmetics, photographic equipment, jewelry, toys, and sporting goods. Merchandise lines may be arranged in separate departments.

HEALTH AND FITNESS CLUB – Activities operated as a gainful business, open to the public for the purpose of personal training, sports conditioning, and group fitness. Such facilities may include, but are not limited to, basketball, tennis, racquetball, and squash courts, indoor swimming pool, indoor track, exercise studio, and strength training equipment. These facilities may include accessory uses, such as snack bars, pro shops, and locker rooms, which are designed and intended primarily for the use of patrons of the principal recreational use. All facilities must be contained within the building.

HOTEL, MOTEL, OR EXTENDED STAY HOTEL – A building containing twenty (20) or more guest rooms or a group of such buildings specifically designed for the temporary lodging of transient guests in rooms rented on a daily basis. Such establishments may provide cooking facilities as well as room service for food and beverages and shall provide maid service and laundering of linens. Additionally, these establishments may contain a restaurant within the building, which may also contain meeting space.

SUPERMARKET OR GROCERY STORE – Retail establishments (not including convenience stores) that sell a general line of food, such as canned and frozen foods; fresh fruits and vegetables; baked goods, and fresh and prepared meats, fish, and poultry. Additionally these establishments may include a pharmacy and/or bank within the building.

Section 1002. Use Regulations

A. Permitted Uses:

1. Hotel, motel, or extended stay hotels.
2. Department and variety store.
3. Supermarket or grocery store.
4. Athletic training/education facility.
5. Health and fitness club.

B. Special Exception Uses:

1. Any use of the same general character as any of the uses hereinbefore specifically permitted, provided they meet the intent of this district.
2. Business or professional offices or general office buildings.

Section 1003. Dimensional Requirements

1. Area of Tract. A minimum of one (1) acre.
2. Impervious Surface Coverage. In no case shall buildings, parking areas, driveways, walkways or other impervious coverage, occupy more than eighty (80) percent of the lot area of any lot. The remaining portion of the lot, not to be less than twenty (20) percent shall be landscaped.
3. Building Height. The height of any building or structure shall not exceed the height of 65 feet or seven stories, from finished grade to parapet, whichever is greater.
4. Setbacks. Side and rear yard setbacks shall not be required between similar uses. All buildings shall be setback 50 feet from any water feature. In no event shall a building be located less than 50 feet from a residential use or district existing at the time of the enactment of this ordinance nor shall a building be less than 50 feet from any non-residential use or district.
5. Building Orientation. Building facades, which incorporate utilities, trash enclosures, service areas, loading and unloading areas, driveways, parking areas, and other similar features shall not be oriented toward any water feature.
6. Height Stepback. For every building whose height (measured from finished grade to parapet) exceeds 30 feet, there shall be an additional setback from any water feature measuring five (5) horizontal feet for every additional 10 feet in height.

Section 1004. Development Regulations

1. Ownership. The property to be developed shall be in one ownership or shall be the subject of an application filed jointly under single direction in accordance with an approved plan.
2. Utilities. All buildings shall be served by a public sanitary sewage disposal system and public water supply. All utility lines and services shall be placed underground.
3. Public Street. A public street shall be constructed, or the existing road shall be improved so as to provide an effective means of access from the lots to the existing public street system. Public streets shall be constructed in accordance with Article IV of the Ambler Borough Subdivision and Land Development Ordinance.
4. Sidewalks. Sidewalks are required along all existing and proposed streets in the RSC - District.
5. Parking and Loading. Required parking and loading shall be in accordance with Article XXI, including the use of common or off-site parking facilities.
6. Pedestrian Circulation. A convenient, safe, and coordinated system of pedestrian access shall be provided through the extension of sidewalk or similar walkways. This system shall link buildings, parking areas, open space, public transportation, and other nearby destination points.
7. Solid Waste. All solid waste facilities shall be located no closer than 10 feet from any property line and a site element screen provided in accordance with the

Landscape Planting Requirement of the Borough Subdivision and Land Development Ordinance.

8. Signs. All signs shall meet the applicable provisions of Article XX.
9. Lighting Facilities. Lighting facilities shall be provided where deemed necessary for the safety and convenience as required by the specific use. Lighting facilities shall be provided in accordance with Section 2703.J of the Ambler Borough Redevelopment Overlay District.
10. Landscaping. Landscaping shall be provided in accordance with the requirements and standards of the Borough Subdivision and Land Development Ordinance.
11. Planting Buffer. All development shall provide a permanent landscaped planting area of at least 10 feet in depth along all property lines. The property line buffer shall be designed in accordance with the applicable requirements of the Borough Subdivision and Land Development Ordinance.
12. Building Design Standards and Guidelines. For all projects involving new construction or renovation of an existing building, the use of exterior architectural design features and details is encouraged, provided they are applied consistently. However, any new building with a length exceeding 200 feet shall be designed to incorporate a front façade and/or roof variation. For the façade a minimum 3-foot (depth) offset shall be created for every 50 feet of continuous façade and extend from grade to the top of the façade. In the case of roof variation, the variation may involve the roof plane, ridgeline or both. The variation used shall be designed as an integral part of the roof, not an incidental feature such as utility pipe or vent. Where the ridgeline is affected, the vertical variation shall not be less than one foot.

SO ORDAINED this 18th day of MARCH, 2003.

Salvatore Pasceri
Salvatore Pasceri, Council President

ATTEST: James J. Dillon
James J. Dillon, Secretary

APPROVED: Charles Wahl
Charles Wahl, Mayor

01/14/2002

**THE BOROUGH OF AMBLER
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 974**

AN ORDINANCE OF THE BOROUGH OF AMBLER CREATING A NEW ZONING DISTRICT, TO BE ADDED TO THE CODIFIED ORDINANCES AS PART XXVII OF CHAPTER 27, ESTABLISHING A REDEVELOPMENT OVERLAY DISTRICT AND ASSOCIATED PERMITTED AND PROHIBITED USES AND STANDARDS FOR PERMITTED USES

WHEREAS, the Borough has undertaken comprehensive efforts to revitalize the Borough business district, and

WHEREAS, the Borough had determined that various changes to the zoning ordinances are necessary to effectuate an overall plan to revitalize and invigorate the business district, and

WHEREAS, the Borough has further determined that the existing zoning districts should be supplemented by a Redevelopment Overlay District in order to fully effectuate the revitalization of the business district,

NOW THEREFORE, the Borough Council of the Borough of Ambler does hereby **ORDAIN** as follows:

Section 2700. Statement of Intent

It is the intent of this district to:

- A. Encourage new development and uses that can stimulate economic revitalization, in accordance with the Ambler Borough Redevelopment Plan.
- B. Re-establish the rail corridor as a primary location for employment opportunities within the Borough.
- C. Provide for expanded uses and flexible standards, recognizing the uniqueness of the corridor area.
- D. Provide for additional review procedures at the initial stage of conceptual development to ensure the proposal meets the intent and purpose of the RO District and integrates the overall Redevelopment Plan.
- E. Preserve the historical character of the structures in the rail corridor and their relationship to the rest of the Borough.
- F. Encourage the use of the passenger rail line to minimize vehicular traffic within the corridor.
- G. Ensure that pedestrian connections to the Borough Commercial District, public transportation, naturalized trails and open space areas are included in all development plans.

- H. Ensure consistency and integration of site improvements, access and parking, landscape and lighting, complimentary land uses, and architectural treatments to result in a redevelopment area meeting the intent of this District.
- I. Encourage preservation and re-use of existing structures where they may have historical significance in the Borough's past as an industrial center for the region.

Section 2701. Definitions

The following words and terms, when used in this Article, shall have the following meanings unless the context clearly indicates otherwise, and shall supercede any other definition within the Borough zoning ordinance in regards to this subject.

CHILD DAY CARE CENTER – A facility in which care is provided for seven (7) or more children at any one time in a facility not located in a family residence.

COMMUNICATIONS DEVICE – A tower or satellite antenna facility, roof mounted, that includes, but is not limited to radio and television communication, microwave communication, telephone communication and similar wireless communication devices. This term shall not include radio transmission facilities for use by ham radio operators or two-way local radio facilities. The device must be associated with and supportive of a principal use contained within the building on which the device is located.

FAÇADE – The principal vertical surface of a building, which is set along a frontage line.

GROSS TRACT AREA – The total measurement of a land area prior to any deductions.

MULTI-USE FACILITY – A building or group of buildings, which houses more than one (1) principal use that are owned and operated independently of each other or as an accessory use to a principal use.

PARKING GARAGE/ STRUCTURE – A building designed and used for the storage of automotive vehicles operated as either a business enterprise with a service charge or fee, or in conjunction with a primary use for the parking of privately owned vehicles.

PUBLIC AMENITY – A feature that increases the attractiveness or value of a project, specifically central plazas, parkland, courtyards and public parking. The features should be designed so as to be complimentary to the physical and visual character of the Borough. Features should incorporate appropriate scale, design, materials, and lighting.

RESTAURANT, WITH BUSINESS MEETING SPACE – An establishment that serves food and beverages primarily to persons seated within the building and which specializes in business meeting space, with centralized meeting table and group communications and audio/visual facilities to support business meeting functions. Additionally the establishment may provide additional table dining facilities within the building. These establishments may also provide outdoor dining table facilities immediately adjacent to the building containing the proposed restaurant.

TRAFFIC IMPACT STUDY – An assessment of present and future traffic and conditions in accordance with Section 310, Traffic Impact Ordinance, of the Ambler Borough Subdivision and Land Development Ordinance.

Section 2702. Use Regulations

Where the Redevelopment Overlay zone has been imposed, the land use regulations and development standards of the underlying zones shall remain in full force. Additionally, the Redevelopment Overlay provides for the following additional uses, which are permitted either by right or by conditional use in the specified underlying zones.

A. Parking Garage/Structure.

Permitted by right in all of the underlying zones within the Redevelopment Overlay District.

Multi-level parking garage may be constructed as a principal use or in combination with other permitted uses on any lot of a size and configuration, which shall meet the standards of this section.

1) Dimensional Regulations

- a) Height: maximum four (4) garage levels above ground. Below ground levels may be approved with adequate safety and security provisions.
- b) Parking Spaces: 9 feet by 18 feet
- c) Drives: one-way = 20 feet; two-way = 22 feet
- d) Setbacks: Joint use with other permitted uses in separate structure: 10 feet
Principal use: property lines = 10 feet
Principal use: street right-of-way = 15 feet

2) Development Standards

- a) Multi-level parking garages may be developed as a shared parking and/or multi-use facility with documentation of shared use agreement. Such structures are permitted attached to another structure containing one or more allowed principal uses where said uses utilize the parking garage to meet the parking requirements of the use(s).
- b) Multi-level parking garages may be permitted in combination with other permitted uses located on the second level or higher floors or garage levels.
- c) Parking garages that front on either Main Street or Butler Avenue shall be required to have commercial and/or office uses on the ground floor and entrances shall be located on the front façade.
- d) Garages shall include adequate lighting on all levels, but shall limit light spill to adjacent properties and uses. Protection and shielding of adjacent residential uses shall be a priority.
- e) Garage structures shall be landscaped, including buffers, as required for all uses in the RO District. Emphasis shall be placed on larger evergreen and deciduous trees to soften and buffer the upper levels of multi-level garage structures.

B. Child Day Care Center.

Permitted by conditional use in the underlying OC- Office Campus District.

1) Dimensional Regulations

The dimensional standards of Article XVI apply, except if otherwise noted in this section or herein.

- a) Location. Child Day Care Centers shall only be located within a multi-use building complex. The Center does not have to be operated as an accessory use but may be operated independently of any other use in the building as a principal use.

2) **Conditional Use Standards**

- a) General Standards. The provisions of this Section pertain to day care service for children by caregivers in child day care centers, subject to Pennsylvania Code: Title 55. Public Welfare Chapter 3270 Child Day Care Centers (09/16/2000). Day care service for children shall include out-of-home child day care service for part of a twenty-four (24) hour day for children under sixteen (16) years of age by caregivers, excluding care given by relatives.

- (1) Registration and Licensing. Child Day Care Centers as defined in this Section, must hold an approved and currently valid Department of Public Welfare (DPW) license. In addition, all child day care centers must comply with all current DPW, regulations, including those standards governing adequate indoor space, accessible outdoor play space and any applicable State or local building and fire safety codes.

- (2) Inspection. The operator of a child day care center will allow appropriate representatives of the municipality to enter the property at reasonable times to inspect such use for compliance with the requirements of this Section and all other applicable municipal and State ordinances.

- (3) General Safety. Operators of Child Day Care centers shall comply with the provisions of the Pennsylvania Code: Title 55. Public Welfare Chapter 3270 Child Day Care Centers as it pertains to the health and safety of the children attending the center.

- (4) Hours of Outside Play. Outside play shall be limited to the hours between 8:00 a.m. and sunset, as defined by the National Weather Service.

- (5) Outdoor Play Area. An outdoor play area, as required by DPW regulations, shall be provided for any proposed child day care center.

- (a) On-Site Outdoor Play Area. An on-site outdoor structured play area or areas of high outdoor activity shall be located in yard areas that provide adequate separation, safety and protection from adjoining uses properties and roadways. Whenever possible, the on-site outdoor play area shall not be located adjacent to a public street or private drive or accessway. The outdoor play area should be located immediately adjacent to the child day care center.

- (b) Off-Site Outdoor Play Area. In accordance with DPW standards, a child day care center may utilize off-site play areas in lieu of or as a supplement to an on-site play area. These standards permit the use of off-site play area, which are located within one-half (1/2) mile distance of the facility,

measured from the property line of the facility. When the use of an off-site play area is proposed, the applicant shall inform the municipality about the means of transportation that will be used to access the off-site play area. For reasons of safety, when children will be walked to an off-site play area, the route to the off-site play area shall not involve the crossing of arterial or major collector streets. Pedestrian access on sidewalks or improved walkways shall be required.

(6) Traffic Impact Study. For any proposed child day care center, a Traffic Impact Study will be required in accordance with Section 2704.C.

b) Development Standards. The following standards shall apply to all proposed day care centers.

(1) On-Site Parking for Employees and Clients. A minimum of one (1) on-site parking space for every five (5) children shall be provided, plus an additional one (1) space per employee.

(2) Drop-Off Area Location and Design.

(a) Whenever possible, the drop-off area shall be located immediately adjacent to the facility. The drop-off area should be designed in such a way that pedestrians do not cross vehicular traffic lanes in any parking area or driveway. The drop-off area may be designed either as a part of the on-site parking area or the required drop-off spaces may be designed as a part of the driveway providing direct access to the day care facility. No parking is permitted in the drop-off area and the drop-off areas shall not interfere with other traffic patterns. When the drop-off area is incorporated into the on-site parking area, the parking spaces nearest to the facility shall be designated as drop-off spaces. When the drop-off area is incorporated into a driveway, the drop-off spaces shall be located within a vehicle turnout area twelve (12) feet in width exclusive of the driveway through traffic lane(s). The drop-off area shall be covered, the covering of which shall not be subject to setbacks.

(3) Landscaping. Landscaping shall be provided in compliance with applicable sections of the Borough's Landscape Planting Requirements in order to create a vegetative buffer from adjacent uses, as well as to create an aesthetically pleasing environment.

(a) Buffer standards for lots on which a proposed day care center is located:

(i) Vegetative Buffers. A vegetative screen buffer may be required when deemed necessary by the municipal governing body to meet the intent and goals of this Article.

Criteria to be considered will include, but not be limited to, the nature and type of adjacent uses, lot size of the subject property, as well as the adjacent properties, and the distance to adjacent buildings. The following standards shall apply to buffers when required by the municipality.

- (ii) Buffers shall contain combinations of evergreen and deciduous vegetation. The planted buffer shall be a minimum of six (6) feet in width and six (6) feet in height at the time of installation. Earthen berms may be provided in combination with vegetative material. Earthen berms shall not exceed four (4) feet in height nor exceed a maximum slope of three to one (3:1).
 - (iii) Continued maintenance of vegetative buffers is required and shall be the responsibility of the operator of the facility.
 - (iv) Opaque fences or walls used to meet the following requirement for fencing of outdoor play areas may be used in place of part of the required vegetative buffer material at the approval of the Borough Council
- (b) Landscaping in Outdoor Activity Areas. Existing or proposed planting material shall be suitable in and around areas used by children. No thorny, poisonous or other hazardous plants shall be allowed in areas used by children. In open areas, emphasis shall be given to providing shade to selected sections of the outdoor activity areas.
- (4) Fencing of Outdoor Play Area. In order to physically contain the activity of children in the outside play area, a minimum of four (4) feet high fence shall be erected along the perimeter of the outside play area. When applicable, the fence may be located along property lines, but will not be exclusive of the required vegetative buffers. Natural barriers such as hedgerows, dense vegetation, etc., may be substituted for fencing if it can be demonstrated that such barriers can effectively contain the activity of the children.
- (5) Play Equipment Setback. Play equipment in designated on-site play areas shall be located at least ten (10) feet from an abutting property line.
- (6) Entrance/Exit Accessibility. When located in a multi-use-building complex, day care center entrances/exits shall provide direct access to the child day care center. Walking through other significant portions of the building is not permitted.
- (7) Soundproofing. When co-located in any building employing noisy operations, the Borough Council may require soundproofing of the childcare center to protect the children.
- C. Restaurant, with business meeting space.
Permitted by conditional use in the underlying OC - Office Campus District and RSC - Retail and Service Commercial District.
- 1) Dimensional Regulations
The dimensional standards of Article XVI apply, except if otherwise stated.
 - 2) Conditional Use Standards
 - a) For the consumption of food and beverages without drive-in service. Service shall be limited to table and/or sit-down counter facilities only.

- b) Restaurants may be developed as stand-alone uses or as part of a multi-use building.
- c) Restaurants shall have space, exclusive of any main dining areas, which can be used for the sole purpose of business meeting space. The space shall have a minimum capacity of ten (10) people and a maximum capacity of thirty (30) people.
- d) The use shall have direct access onto a driveway or public street.
- e) Additional buffers:
 - (1) Front Yard.
 - (a) Minimum width: 15 feet
 - (b) Minimum landscape details:
 - (i) For each thirty feet (30') of frontage on a public right-of-way, one (1) 3 1/2" caliper deciduous tree shall be planted.
 - (ii) Parking areas shall be screened from the street by: :
 - 1. A four-foot (4') high evergreen hedge.
 - (2) Side and Rear Yard.
 - (a) Minimum width: 15 feet
 - (b) Minimum landscape details:
 - (i) An evergreen planting screen shall be used to provide an adequate visual barrier. The plant material used shall be a minimum height of four feet (4') at the time of planting and shall be planted in a staggered arrangement in order to provide an immediate effect.
- f) Outdoor Seating. A restaurant may provide outdoor seating, provided pedestrian circulation and building access is not impaired and the following standards are met:
 - (1) Removable enclosures, such as planters, shall be used to define the area.
 - (2) The outdoor area must be physically separated from public or parking areas by a railing, fence, deck, planting boxes, or a combination thereof.
 - (3) The outdoor area must not infringe on any public sidewalk, parking area or right-of-way.
 - (4) The outdoor area cannot infringe or encroach on the minimum number of required parking spaces or further reduce a available parking.
 - (5) Tables, chairs, and related furniture must be removable and indoor storage provided for extended periods of non-use (e.g., winter months).
 - (6) Extended awnings, canopies, or umbrellas may be used to provide cover and shade.
 - (7) Additional trash receptacles shall be provided and maintained.

(8) No additional signage beyond what is allowed for the use is permitted.

g) Service. Areas for loading and unloading of delivery trucks and other vehicles and for the servicing of refuse collection, fuel, and other services shall be provided and shall be adequate in size. A schedule for periodic disposal of solid waste material shall be required. All solid waste material shall be stored in covered containers. No solid waste shall be stored closer than within five (5) feet of any property-line. Provided however, that no solid waste storage is to be closer than thirty (30) feet to any outdoor principal use. Loading and refuse collection areas shall be shielded from the direct view of any adjacent property by walls, plantings, or a combination thereof which measure a minimum of six (6) feet in height. Such shielding shall be maintained at all times.

D. Communication Device.

Permitted by conditional use in the underlying OC - Office Campus District, C - Commercial District, I - Industrial District, and RSC - Retail and Service Commercial District.

1) Dimensional Regulations

a) The height of communications devices shall not exceed 10 feet in height above the actual building height of the building on which the communication devices are proposed. These devices must be screened from public view.

2) Conditional Use Regulations

- a) Communication devices shall be limited to those associated with and supportive of a principal permitted use contained within the building. It shall be located with other rooftop utilities as specified in Section 2703.P.5.
- b) Any applicant proposing communications devices to be mounted on a building or other structure shall submit evidence from a Pennsylvania registered professional engineer certifying that the proposed installation will not exceed the structural capacity of the building or other structure, considering wind and other loads associated with the communications devices location.
- c) Any applicant proposing communications devices to be mounted on a building or other structure shall submit detailed construction and elevation drawings indicating how the communications devices are to be mounted on the structure.
- d) Communications devices shall comply with all applicable standards established by the Federal Communications Commission (FCC).
- e) Communications devices shall not cause radio frequency interference with other communications facilities located in the Borough or other radio-dependent devices.
- f) The owner or operator of communications devices shall be licensed, if applicable, by the Federal Communications Commission (FCC) to operate these communications devices.

SECTION 2703. Development Bonus

As provided in Sections 2704 D. Access, 2704 F. Off-Street Parking and Loading, and 2704 L. Public Amenities, a development bonus will be granted, in accordance with the following:

- 1) Qualification for any one of the below provisions: an increase in the maximum building coverage of 5% and an increase in the maximum impervious coverage of 5%.
- 2) Qualification for more than one provision will also result in a reduction in the minimum required lot width of 15%.
- 3) The development bonus shall be a cumulative one-time bonus for each development proposal.

Section 2704. General Regulations

The following regulations apply to all development in the Redevelopment Overlay District.

- A. **Utilities.** All buildings shall be served by a public sanitary sewage disposal system and public water supply or any available public utilities. All utility lines and services shall be placed underground.
- B. **Stormwater Facilities.** Stormwater facilities and supporting calculations must be provided in accordance with the Ambler Borough Subdivision and Land Development Ordinance. Recognizing the intent of the Borough to encourage redevelopment and reuse and the need to protect the health, safety and welfare of property owners, employees, and residents, the Borough may apply some flexibility in addressing stormwater and related issues. Developers are encouraged to utilize innovative stormwater control techniques such as porous pavements. Applicants and or landowners may challenge the official flood plain delineation in accordance with the procedures required by the Federal Emergency Management Agency, Federal Insurance Administration.
- C. **Traffic Impact Study.** A traffic impact study shall be completed for all development within the RO District. Where a study has been completed for previous projects in the RO District, a traffic impact analysis will be required as an update to the previous study. If changes in the use or intensity are proposed at any time during the development process, an updated study or analysis may be required. The study and/or analysis must be completed by a Professional Engineer in accordance with the Ambler Borough Traffic Impact Ordinance and include the following.
 - 1) Traffic impact on adjacent and nearby roads and intersections.
 - 2) Description of traffic characteristics of the proposed development.
 - 3) Traffic volumes for average daily traffic at peak hours (pre and post development).
 - 4) Source of trip generation rates used.
 - 5) Documentation of on-site and off-site improvements needed and proposed to mitigate impacts.
- D. **Access.** Each development shall have physical access to a public street. Developers are encouraged to share access points and/or driveways; where this is proposed, the bonus provisions of Section 2703 may be used. However, to qualify for a bonus, the lots must

share a primary access point and/or driveway. Additional, secondary access points and driveways shall not be eligible for the bonus provisions.

- E. Streets. Streets proposed for dedication within the development shall be interconnected with each other and with streets on abutting properties and approved by Borough Council.
- F. Off-Street Parking and Loading.
- 1) In addition to the off-street parking regulations of Article XXI, the provisions of this Section shall apply in the RO District.
 - 2) Adequate provision for loading shall be provided, subject to the approval of Borough Council for each use in the RO District.
 - 3) A parking needs analysis study shall be provided by the applicant. It shall be based on the requirements of Section 2101, 2102 and 2104 of the Borough's Subdivision and Land Development Ordinance, and be prepared by a professional engineer licensed in the State of Pennsylvania. The parking needs analysis must demonstrate to the satisfaction of Borough Council that the parking requirements for all proposed uses are adequately met, considering provisions for reserve parking, shared and off peak uses, the needs of the proposed uses, and programming for joint use facilities.
 - a) Borough Council may require re-evaluation of necessary parking capacity upon a change in status of use, ownership, number of employees, and/or size of building or land area used at the time that such change occurs.
 - 4) Required parking and loading may include the use of common and/or off-site parking facilities. Where common or off-site parking is proposed, the bonus provisions of Section 2703 may be used.
 - 5) Common Parking and Off-Site Facilities. The parking spaces required in Section 2101 for non-residential uses may be located elsewhere than on the same lot and shared when authorized as a conditional use, subject to the following conditions:
 - a) The owner(s) of the establishment(s) shall submit with the application for conditional use a site plan showing parking location and, in the case of shared parking, of the proposed distribution of spaces among the users.
 - b) In the case of shared parking, the Borough Council with a recommendation from the Planning Commission may, in its discretion, reduce the total required amount of parking space upon determination that greater efficiency is achieved through joint use of a common parking area, provided the ratio of total off-street parking space area to total sales floor area is not reduced by more than 25 percent.
 - c) An application for shared common parking shall be submitted with the land development application and shall include information concerning any easement, lease, or other agreement with applicable terms and conditions, which assures shared use and shall be recorded on the land development plan.
 - d) Where common and off-site facilities are proposed, some portion of the common parking area shall be within 300 feet of a patron entrance used for one of the businesses involved in the proposal.

- e) The applicant shall demonstrate that pedestrian access to and from the common and/or off-site parking is direct, safe and with adequate illumination.
- 6) Parking Standards. Shall meet the standards specific in Article XXI of this Ordinance.
- G. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided for in accordance with the regulations in Section 401 of the Ambler Borough Zoning Ordinance. All open space shall be permanently deed restricted from future subdivision and development.
- H. Solid Waste. All solid waste facilities shall be located no closer than five (5) feet from any property line and a site element screen shall be provided in accordance with the Landscape Planting Requirements of the Borough Subdivision and Land Development Ordinance.
- I. Signs. All signs shall meet the requirements of Article XX.
- J. Lighting Facilities.
- 1) All non-public sidewalk, walkway, parking and building lighting shall be of a style and design consistent with the Revitalization and Redevelopment lighting poles and fixtures utilizing a high-pressure sodium light source. Fixtures shall be sized and located to provide for the safety and convenience of both pedestrians and vehicles with a minimum foot-candle value of 0.2. Fixtures shall be designed in style and height to limit light, glare and spillover to any adjacent residential use.
 - 2) Lighting for all existing public streets and new streets proposed for dedication shall be of a style, design, height, and source-type in fixture and pole to be consistent throughout the RO District as approved by Borough Council.
- K. Landscaping. Landscaping requirements in the RO District shall meet all provisions of the Borough's Subdivision and Land Development Ordinance except as modified or supplemented below:
- 1) Shade trees meeting the specifications and spacing of Section 100.3 shall be provided along all streets and may be within the legal right-of-way.
 - 2) Except as noted herein, parking areas shall be separated from buildings, property lines (except where shared parking lots overlap a common property line), sidewalks and internal collector drives by a landscaped area at least ten (10) feet in width.
 - 3) All surface parking lots shall have a shade tree, with a caliper of 2 ½" to 3", at the ends of each single row of cars with at least one (1) tree for every twenty-four (24) spaces.
 - 4) All buildings shall be landscaped with a combination of evergreen and deciduous trees and shrubs to be used as "foundation" planting, i.e., plantings to be installed in proximity to the facades.
 - 5) The above design criteria are intended to develop a standard whereby adequate and consistent landscaping is included throughout the development area. The criteria are

not intended to strictly direct the location of this landscaping, but rather to be used by the Borough as a gauge in reviewing redevelopment proposals.

- 6) A Landscaping Plan is required and shall be drawn at a scale of at least 1" = 50'. It shall be totally coordinated with the overall site plan. It shall be prepared by a licensed Pennsylvania Landscape Architect and shall contain the following:
- a) A delineation of existing and proposed plant materials.
 - b) A delineation of other landscape features including planting beds to be used for herbaceous plants, spaces to be devoted to courtyards and sitting areas, areas to be devoted to open lawns and other site amenities of the proposed development, such as paving, site lighting, signs, kiosks, benches, street furniture, etc.
 - c) A plant list wherein the botanical and common name of proposed plants are tabulated, along with the quantity, caliper, height and other characteristics.
 - d) Details for the planting and staking of trees, and the planting of shrubs, and any other details, which depict other related installations such as walls, fences, trash receptacles, tree grates, etc.
 - e) Information in the form of notes or specifications concerning the proposed design of the site development. Such information shall convey the proposals for paving, seeding, sodding, mulching and the like.

L. Public Amenities.

- 1) To encourage the provision of public amenities such as parkland, central plazas or courtyards, and public parking, the bonus provisions of Section 2703 may be used. To be eligible, the amenity must have a clear public purpose or benefit, as determined by the Borough.

M. Pedestrian Design Standards.

Public and private pedestrian access and circulation shall be included in all development proposals. Pedestrian access links shall be provided for all uses as specified on the Redevelopment Area Plan for access to open space areas and principal destinations such as the Ambler Borough Main Street Corridor, the SEPTA train station, and the Wissahickon Conservation Corridor. All pedestrian access walks, buildings, trails, sidewalks, etc. shall be designed with adequate width and constructed with materials to accommodate type and volume of traffic anticipated for the purpose intended and shall include adequate lighting and landscaping.

- 1) Sidewalks are required along all existing and proposed streets.
- 2) Paved pedestrian walkways, sidewalks, trails or equivalent shall connect road frontage sidewalks to building entries, parking areas and other significant destination areas (i.e., passenger rail station, major open space areas, and/or historically or culturally important sites).
- 3) Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points and transit stops. Unpaved walking trails may be substituted for paved sidewalks in cases where the developer has proven that such

trails would be more appropriate to the development's surroundings (i.e., along a watercourse, connection to an existing trail network, etc.

- 4) All pedestrian amenities shall be designed in accordance with the standards of the Americans with Disabilities Act.
- 5) Public pedestrian access links, as noted in the Redevelopment Plan, shall be provided between all uses through pedestrian access easements with a minimum width of 15 feet. Walkways between office buildings, retail establishments and housing areas shall facilitate "walkability". Direct pedestrian connections to public transit stops, the downtown commercial district and adjacent properties shall be accommodated within the overall land use plan.
- 6) Sidewalks and pedestrian access links shall be constructed of a hard, durable, all-weather surface. Alternate paving materials, such as high density concrete pavers, may be utilized but must be of a color and texture matching that existing elsewhere in the Borough's Main Street and/or development areas and must be approved by the Borough. Utilization of alternate paving materials will qualify for the Development Bonus defined in Section 2703.

N. Application and Review of Development Proposals.

- 1) For all proposed development in the RO District, a tentative conceptual sketch plan shall be submitted, as defined in Section 301 of the Ambler Borough Subdivision and Land Development Ordinance with the following information also to be shown:
 - a) A conceptual site plan showing the location of all existing and proposed buildings, drives, roadways, proposed traffic patterns, parking lots and garages, pedestrian walkways and plazas, and other constructed features on the lot; plus all designated open space and open space/recreational facilities, and all water, floodway/floodplains, and topographic features. Surrounding existing features may be indicated with aerial photographic information, which can be obtained from the Borough.
 - b) Conceptual architectural plans for any proposed buildings or modifications to existing buildings shall be submitted in adequate detail to indicate building setback, footprint dimensions, building heights, building mass, entrances, loading/unloading areas, and a schematic layout of building uses.
 - c) Landscaping plan showing the general location of all landscaping areas and the mature height of all proposed vegetation, differentiating between trees and shrubs. The applicant shall also include a list of required landscaping as required by the applicable borough ordinances.
 - d) Schematic layout of utilities and stormwater facilities.
 - e) Any other pertinent data or evidence that the Redevelopment Review Board may require.
- 2) All tentative sketch plans, as described above, shall follow the procedure specified in Article 301 of the Subdivision and Land Development Ordinance, with the following revisions:

- a) There shall be nine (9) copies of each plan submitted.
 - b) One (1) copy of the plan shall be submitted to the Revitalization/ Redevelopment Review Board for review;
 - c) Application for review of the tentative sketch plans shall be placed on the agenda of the Revitalization/ Redevelopment Review Board;
 - d) The Borough Planning Commission shall review the comments of the Revitalization/ Redevelopment Review Board in subsequent action on the tentative sketch plan. In all cases, Borough Council shall have the final approval of all development in the RO District.
- 3) All tentative sketch plans shall in their layout and design, show the following:
- a) An integrated and coordinated pedestrian circulation system linking the site with nearby uses and buildings, parks, transit facilities, other pedestrian traffic generators, the rest of the redevelopment area, and the remainder of the Borough.
 - b) All open spaces in the form of walkways, plazas, arcades, etc.
 - c) Architectural design.
- 4) The applicant may request a joint workshop meeting of the Borough Planning Commission and the Revitalization/Redevelopment Review Board to discuss the proposal at the conceptual sketch plan phase.
- O. Revitalization/ Redevelopment Review Board.
- 1) A Revitalization/ Redevelopment Review Board is hereby established for the purpose of reviewing the conceptual design, layout and other features of the proposed developments in keeping with the intent and purposes set forth in this Article and that of the Borough Redevelopment Area Plan.
 - 2) The purpose of the Revitalization/ Redevelopment Review Board is to make a finding that the proposed development is in conformity with all the provisions of this Article and sound design practice.
 - 3) In reviewing any site conceptual development plan, the Revitalization/ Redevelopment Review Board must make sure the plan meets the following:
 - a) The site development plan meets or exceeds all applicable provisions.
 - b) The conceptual plan is in the best interest of the public health, safety and general welfare of Borough residents.
 - c) General site considerations (including site layout, open space, and topography, orientation and location of buildings, circulation and parking, setbacks, heights, walls, fencing and similar elements) and general architectural considerations (including the character, scale and quality of the design, the architectural relationship with the site and other buildings, screening of exterior appurtenances, and similar elements) have been designed and incorporated to invite pedestrian circulation between this area and the remainder of the Borough.
- P. Building Design Standards and Guidelines.

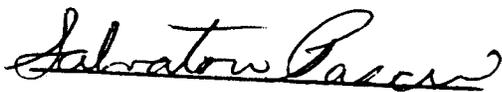
The following architectural design criteria shall be complied with in all development in the RO District, and thus provide a basis for the encouragement of innovative and sound design and development practices and insure consistency of improvements and architectural elements throughout the development area. The following criteria shall be met at preliminary and/or final plan submission.

- 1) Preliminary architectural elevations shall be submitted with any conditional use application or land development application, whichever occurs first. A Registered Architect shall prepare such elevations. Such elevation shall illustrate the general design, character and materials for sides of buildings visible from public streets, the passenger rail line, and open space lands available for public use.
- 2) The details of the architectural designs may be modified after conditional use approval and/or preliminary land development approval, provided the overall designs and types of materials conform to the approved plans.
- 3) The architectural designs of all buildings should provide a variety of rooflines and treatments, when viewed from public streets, the passenger rail line, and open space lands available for public use. Buildings shall not have the appearance of monolithic structures. Instead large buildings shall have the appearance of connected smaller buildings. Building walls shall not have unbroken single appearance for more than 35 feet on the average in horizontal length. Instead, variations in materials, colors, textures, overhangs, setbacks of at least 20 feet, display windows, and/or entranceways shall be used to provide visual interest.
- 4) The architectural design of a building's vertical height shall be broken with variations in materials, colors, textures, setbacks, fenestration, and architectural detailing. The sides of buildings visible from public streets, the passenger rail line, and open space lands available for public use shall not have dissonant architectural theme. All buildings within a single project should have a unified or complimentary architectural character.
- 5) Rooftop heating, ventilation, air conditioning equipment, and communication devices shall be screened from view from adjacent buildings, public streets, the passenger rail line, and open space lands available for public use, in a manner that is consistent with the architectural design.
- 6) Applicants are encouraged to use color schemes that contribute to the overall character of the Borough. However, companies will not be required to abandon their legally protected trademarks, logos, color schemes, and trim colors provided they are appropriately integrated into an aesthetically pleasing overall design.
- 7) A coordinated design scheme shall be presented that will promote attractive sign designs among tenants. A detailed design shall be presented for freestanding signs for the development during the subdivision/land development process.
- 8) Loading and unloading docks, dumpsters, and exterior compactors shall be located, designed and screened in a manner that minimizes their visibility from adjacent public streets, the passenger rail line, and open space lands available for public use and dwellings. No outdoor storage is allowed in the RO District.

01/14/2002

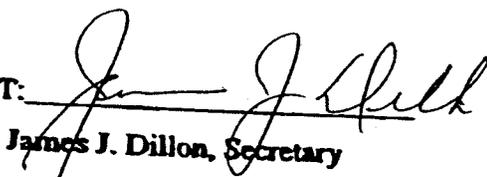
- 9) Applicants are encouraged to preserve historical elements, which are present on or within existing buildings. It is recommended that these elements be preserved and incorporated into the building redesign and renovations.
- Q. Demolition of Existing Structures. Demolition of existing structures shall require a demolition permit from the Borough. Proposed demolition of existing structures in the RO District must be included in all conceptual sketch plan submittals.

SO ORDAINED this 18th day of MARCH, 2003.



Salvatore Pasceri, Council President

ATTEST:



James J. Dillon, Secretary

APPROVED:



Charles Wahl, Mayor

ARTICLE XIII
C Commercial District

SECTION 1300. Statement of Intent

It is the intent of this district to:

- A. Provide for the orderly development of a major business and commerce area of the Borough, consistent with the comprehensive plan.
- B. Encourage the logical and timely development of land for business purposes.
- C. Encourage a uniformity of design to ensure the orderly arrangement of land uses and buildings.

SECTION 1301. Use Regulations

A. Permitted Uses:

- 1. Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs, plants, furnishings or other household supplies; sale and repair of jewelry, watches, clocks, optical goods, or musical, professional, or scientific instruments.
- 2. Business or professional office or studio, bank or other financial institution, municipal use excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation.
- 3. Office buildings.
- 4. Restaurant, bar, tearoom, retail baker, confectionary or ice cream shop, or places serving food or beverages.
- 5. Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking, or other similar service.
- 6. Indoor theatre or bowling alley.
- 7. Newspaper publishing, job printing.
- 8. Hotel or motel.
- 9. Parking lot, in accordance with Section 1303.
- 10. Accessory uses, in accordance with Section 406 of this ordinance; and provided that the presence of more than three of any combination of devices and machines permitted as a special exception under this section shall not be considered an accessory use.

B. Special Exception Uses:

1. Laundry or dry cleaning establishment.
2. Other places of indoor amusement or recreation.
3. Outdoor storage facilities.
4. Residences, in accordance with the following:
 - a. No basement or first-floor dwelling units shall be permitted in combination with a commercial use.
 - b. Each unit shall have a minimum of 600 square feet of floor area, plus 100 square feet additional for each bedroom.
 - c. The lot area per family shall be 2,000 square feet for each unit. This shall be deemed to include the entire area within the lot, including buildings and structures committed to commercial use.
 - d. Two off-street parking spaces shall be provided for each unit, exclusive of interior driveways and driveways connecting the garage or parking space with the street or alley.
 - e. There shall be a minimum rear yard of 15 feet.
 - f. Each unit shall have two means of egress, both of which shall terminate in a public way or a court space leading to a public way.
5. Any use of the same general character as any of the uses specifically permitted in this section without requirement of a special exception.

C. Conditional Uses. In accordance with the regulations of Sections 1304 and 412 (Conditional Uses), the following may be permitted as a conditional use:

1. Gasoline station with or without automobile servicing and/or mini-market.
2. Light assembly/repair of ceramics, clothing, plastics, electrical goods, furniture, hardware, professional and scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys, and electronic parts.
3. Live or recorded entertainment, such as a performing arts facility.

SECTION 1302. Dimensional Requirements

- A. Minimum Lot Area (permitted and special exception uses): 1,500 square feet.
- B. Maximum Building Area: 80 percent.

- C. Height Regulations: 40 feet, except that the Zoning Hearing Board may approve an increase to a maximum of 70 feet provided the Board determines that any excess height over 40 feet will not be detrimental to the light, air, privacy, or architectural scheme of any other structure or use currently existing or anticipated and that for every foot of height in excess of 40 feet an additional one foot shall be added to each yard setback.

SECTION 1303. Parking Requirements

All parking facilities shall be provided in accordance with the general provisions of Article XXI of this ordinance. In addition, the following regulations shall apply to commercial uses.

- A. Off-street parking facilities may be provided on the periphery of the commercial district.
- B. Off-street parking facilities are subject to the following provisions:
1. Off-street parking spaces may be grouped in facilities serving more than one lot or establishment.
 2. Parking garages may be above or below ground. Above ground garages shall be in the rear yard and architecturally compatible with other improvements developed on the site and immediate area.

SECTION 1304. Conditional Use Standards

The following requirements shall be met for the applicable use permitted by Section 1301.C.

- A. Gasoline stations with or without automobile servicing and/or mini-market.
1. Minimum lot area: one-half acre (.5).
 2. All servicing and parts storage shall take place in an enclosed building.
 3. All required parking shall be provided on the premises.
 4. No unregistered or unlicensed vehicles are permitted on the premises.
 5. No vehicle sales or rentals are permitted.
 6. Vehicles awaiting repair shall not be stored outdoors for more than one week.
- B. Light assembly/repair of ceramics, clothing, plastics, electrical goods, furniture, hardware, professional and scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys, and electronic parts.
1. Minimum Lot Area: 10,000 square feet.
 2. The requirements of Sections 1503 (Development Regulations) and 1504 (Performance Standards) shall be met.

3. All assembly/repair work shall take place within an enclosed building.
4. No outdoor storage is permitted.

C. Live or recorded entertainment.

1. Shall not be less than 500 feet from another live or recorded musical entertainment use.
2. All activities shall take place indoors.
3. Hours of operation: 9AM - 2AM.
4. A maximum of four coin-operated entertainment devices or machines are permitted (such as a video game or pinball machine).

**THE BOROUGH OF AMBLER
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 976**

**AN ORDINANCE OF THE BOROUGH OF AMBLER MODIFYING CHAPTER
27, PART 15 OF THE CODIFIED ORDINANCES, INDUSTRIAL ZONING
DISTRICT, BY SPECIFYING CERTAIN PROHIBITED USES AND BY ADDING
CERTAIN USES BY SPECIAL EXCEPTION, AND LEAVING THE
UNAMENDED PORTIONS OF THE ORDINANCE IN FULL FORCE AND
EFFECT**

WHEREAS, the Borough of Ambler in its zoning ordinance has created a single industrial district encompassing all manner of industrial use, and

WHEREAS, such ordinance, in the determination of Borough Council, requires the addition of certain industrial uses that were eliminated when the heavy industrial district was removed from the zoning map and ordinances, and

WHEREAS, in conjunction with the addition of certain industrial uses, Borough Council finds it necessary to simultaneously clarify uses that are prohibited in the industrial district,

NOW THEREFORE, the Borough Council of the Borough of Ambler does hereby ORDAIN as follows:

1. Chapter 27, Part 15 of the codified ordinance, at section 27-1502, and as modified by ordinances 961 and 964, is hereby modified as follows. Section 227-502(2) shall have added to it two new sub-sections, "B" and "C" which provide the following as special exception uses:
 - B. "Manufacturing, processing or assembly of textiles, lumber and wood products, paper and allied products, rubber and miscellaneous plastic products, stone, clay and glass products, sporting goods and signs.
 - C. "Printing, publishing, lithographing, and similar processes."
2. Chapter 27, Part 15 of the codified ordinance, at section 27-1502, and as modified by ordinances 961 and 964, is hereby modified as follows. There shall be added to such section a new sub-section "3" entitled "Prohibited Uses" which provides:

"The following uses are prohibited in the I-Industrial District:

 - A. Abattoir.
 - B. Acetylene gas manufacture and/or storage.
 - C. Acid manufacture (hydrochloric, nitric, picric, sulfanilic, carbolic).
 - D. Ammonia.
 - E. Ammunition manufacture and/or storage.
 - F. Arsenal.
 - G. Asphalt manufacture or refining.
 - H. Blast furnace.
 - I. Bone distillation.

- J. Celluloid manufacture.
- K. Cement, lime gypsum, or plaster of Paris manufacture.
- L. Coal distillation.
- M. Coke ovens.
- N. Creosote treatment or manufacture.
- O. Dead animals and offal reduction.
- P. Distillation of bones, coal, petroleum, refuse, grain or wood.
- Q. Distillation of gas.
- R. Explosives, fireworks, or gunpowder manufacture or storage.
- S. Fat rendering.
- T. Fertilizer manufacturer.
- U. Forge plant.
- V. Hog farm.
- W. Incineration, reduction, storage, or dumping of slaughterhouse refuse, rancid fats, garbage, dead animals, offal.
- X. Oil cloth and linoleum manufacture.
- Y. Ore reduction.
- Z. Petroleum or kerosene refining, distillation or derivation of by-products and/or storage.
- AA. Potash works.
- BB. Power force (riveting, hammering, punching, chipping, drawing, rolling or tumbling) of iron, steel, brass or copper, except as a necessary incident of manufacture of which these processes form a minor part, and which are carried on without objectionable noise outside the plant.
- CC. Rolling mill.
- DD. Steel furnace, blooming or rolling mill.
- EE. Stockyards.
- FF. Tar distilling or manufacture.
- GG. Truck terminal.
- HH. Auto salvage or junkyard.
- II. Recyclable Materials, Recycling Operation.
- JJ. Salvage.
- KK. Solid Waste Disposal Facility, Scrap Processor.
- LL. Any use determined by the Borough to be of similar character as any of the above excluded uses."

SO ORDAINED this 18th day of MARCH, 2003.

Salvatore Pasceri
Salvatore Pasceri, Council President

ATTEST: James J. Dillon
James J. Dillon, Secretary

APPROVED: Charles Wahl
Charles Wahl, Mayor

**THE BOROUGH OF AMBLER
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 975**

AN ORDINANCE OF THE BOROUGH OF AMBLER AMENDING PART 13 OF THE CODIFIED ZONING ORDINANCE, COMMERCIAL DISTRICT, BY RE-ESTABLISHING SOUTH AMBLER AS A FOCAL POINT FOR EMPLOYMENT OPPORTUNITIES ; REMOVING RESIDENCES AS A SPECIALLY EXCEPTED USE; ADDING PARKING REQUIREMENTS; AND LEAVING ANY AND ALL PORTIONS NOT MODIFIED BY THE ORDINANCE IN FULL FORCE AND EFFECT.

WHEREAS, the Borough has undertaken comprehensive efforts to revitalize the Borough business district, and

WHEREAS, the Borough had determined that various changes to the zoning ordinances are necessary to effectuate an overall plan to revitalize and invigorate the business district, and

WHEREAS, the Borough has determined that the Commercial district uses and criteria require modification in order to properly implement the revitalization effort,

NOW THEREFORE, the Borough Council of the Borough of Ambler does ORDAIN as follows:

1. Ordinance 922, codified at Title 27, section 1301, is modified as follows. Section 1301 shall be re-numbered section 1300. The language at former section 1301 "B" is removed in its entirety and replaced with, "Re-establish South Ambler as a focal point for employment opportunities."
2. Section 1302 shall be renumbered Section 1301. The provisions of Section 1303 (Dimensional requirements) shall be renumbered section 1302, and new language shall be inserted at Section 1303 as set forth below (parking requirements).
3. Former Section 27-1302 "I", now section 1301 "1.I" is amended by changing the reference therein from "27-1304" to "27-1303, regarding parking requirements."
4. Former section 27-1302 "2D", now section 1301 "2D" providing for residences by special exception, is deleted in its entirety.
5. There is hereby created a new section 1303, "Parking Requirements", which shall include the following language: "All parking facilities may be provided in accordance with the general provisions of Article XXI of this ordinance. In addition, the following regulations shall apply to commercial uses:

This Ordinance was not sent to any property owners since the Ordinance did not involve a zoning map change. It was part of the legal advertisement regarding adopting the Ordinances

- A. Off-street parking facilities may be provided on the periphery of the commercial district.
- B. Off-street parking facilities are subject to the following provisions:
1. Off-street parking spaces may be grouped in facilities serving more than one lot or establishment.
 2. Parking garages may be above or below ground. Above ground garages shall be in the rear yard and architecturally compatible with other improvements developed on the site and immediate area.

SO ORDAINED this 18th day of MARCH, 2003.

Salvatore Pascei
Salvatore Pascei, Council President

ATTEST: James J. Dillon
James J. Dillon, Secretary

APPROVED: Charles Wahl
Charles Wahl, Mayor

Exhibit C

Meeting Agendas, Minutes, Work Schedule

(To Be Inserted Here)

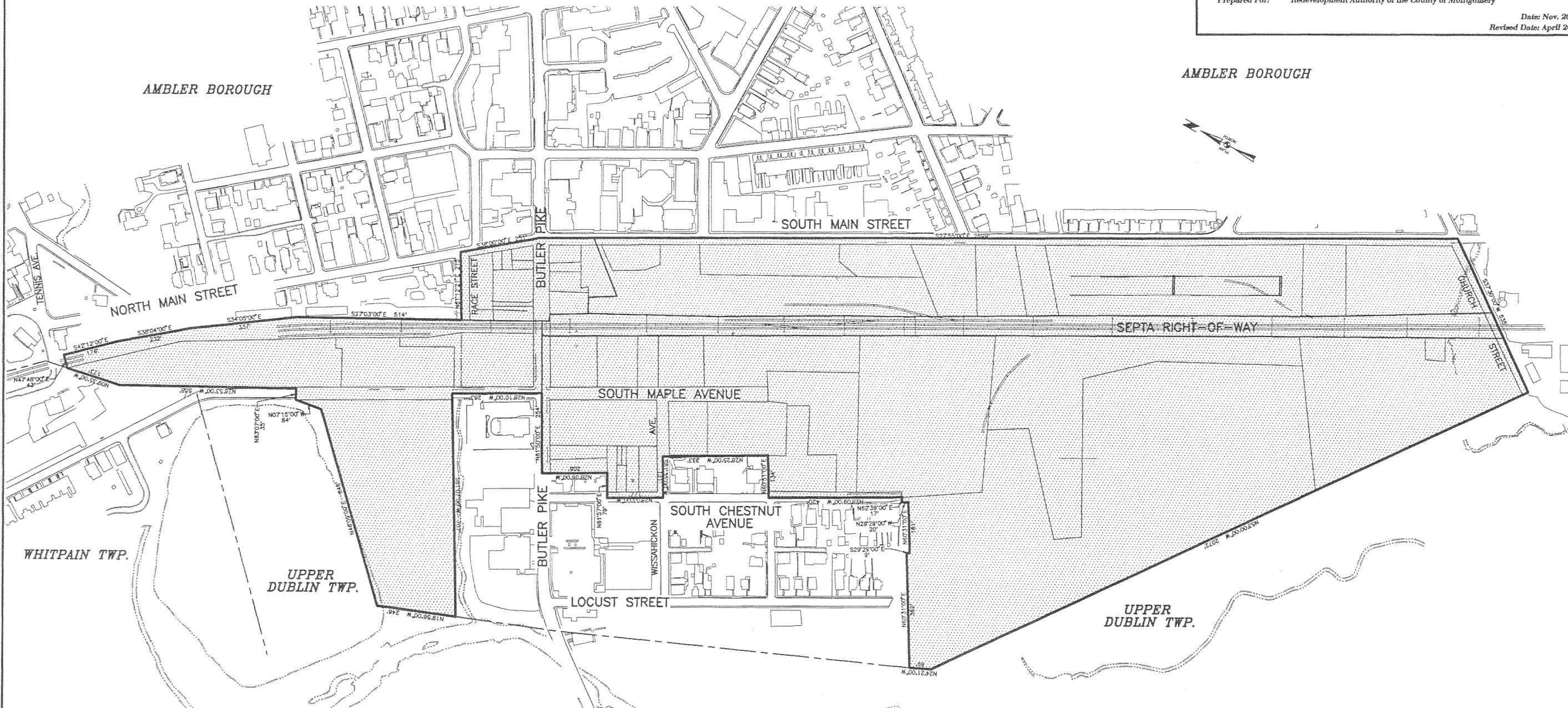
Maps

REDEVELOPMENT PLAN MAP NO. 1

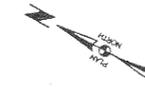
AMBLER REDEVELOPMENT PLAN BOROUGH OF AMBLER, PA.

Prepared For: Redevelopment Authority of the County of Montgomery

Date: Nov. 2001
Revised Date: April 2003



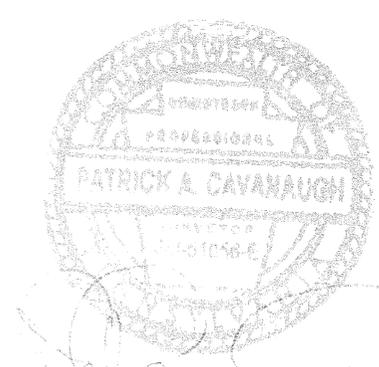
AMBLER BOROUGH



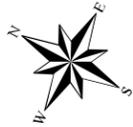
GRAPHIC SCALE 1" = 340' ±



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PREPARED FOR: AMBLER BOROUGH	REV.	DESCRIPTION	DATE	BY
MUNICIPAL FILE NO.:	TAX MAP PARCEL NO.:	PLAN SHOWING		
	TOTAL AREA:	TOTAL LOTS:	REDEVELOPMENT AREA MAP	
	DATE:	SCALE:	AMBLER BOROUGH	
	7/11/2001	1" = 340'	AMBLER BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA	
		GILMORE & ASSOCIATES, INC. CONSULTING ENGINEERS & LAND SURVEYORS 350 BUTLER AVENUE, NEW BRITAIN, PA 18901 (215) 345-4330 100 WEST BARR STREET, SUITE 200, PHILADELPHIA, PA 19106 (215) 267-0200		
		SEE SCALE AT LEFT 	JOB NO.: 2000-0810-01 SHEET NO.: 1 OF 1	
DESIGNED BY:	DRAWN BY:	CHECKED BY:		
	DL	SJK		

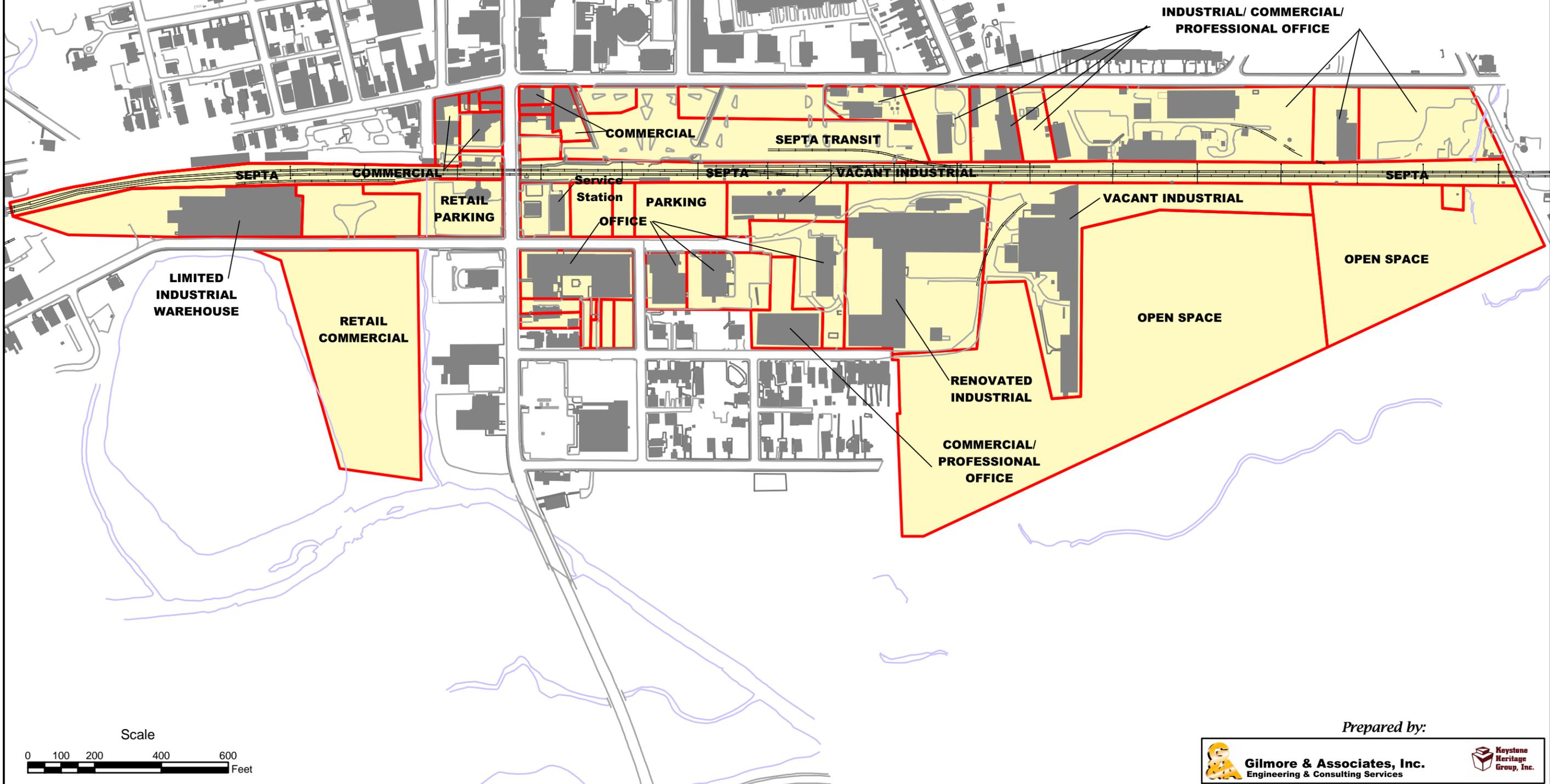


EXISTING LANDUSES MAP NO. 2

AMBLER REDEVELOPMENT PLAN BOROUGH OF AMBLER, PA

Prepared For: Redevelopment Authority of the County of Montgomery

Date Nov. 2001
Revised Date April 2003



Scale



Prepared by:

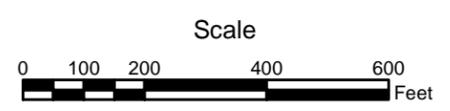
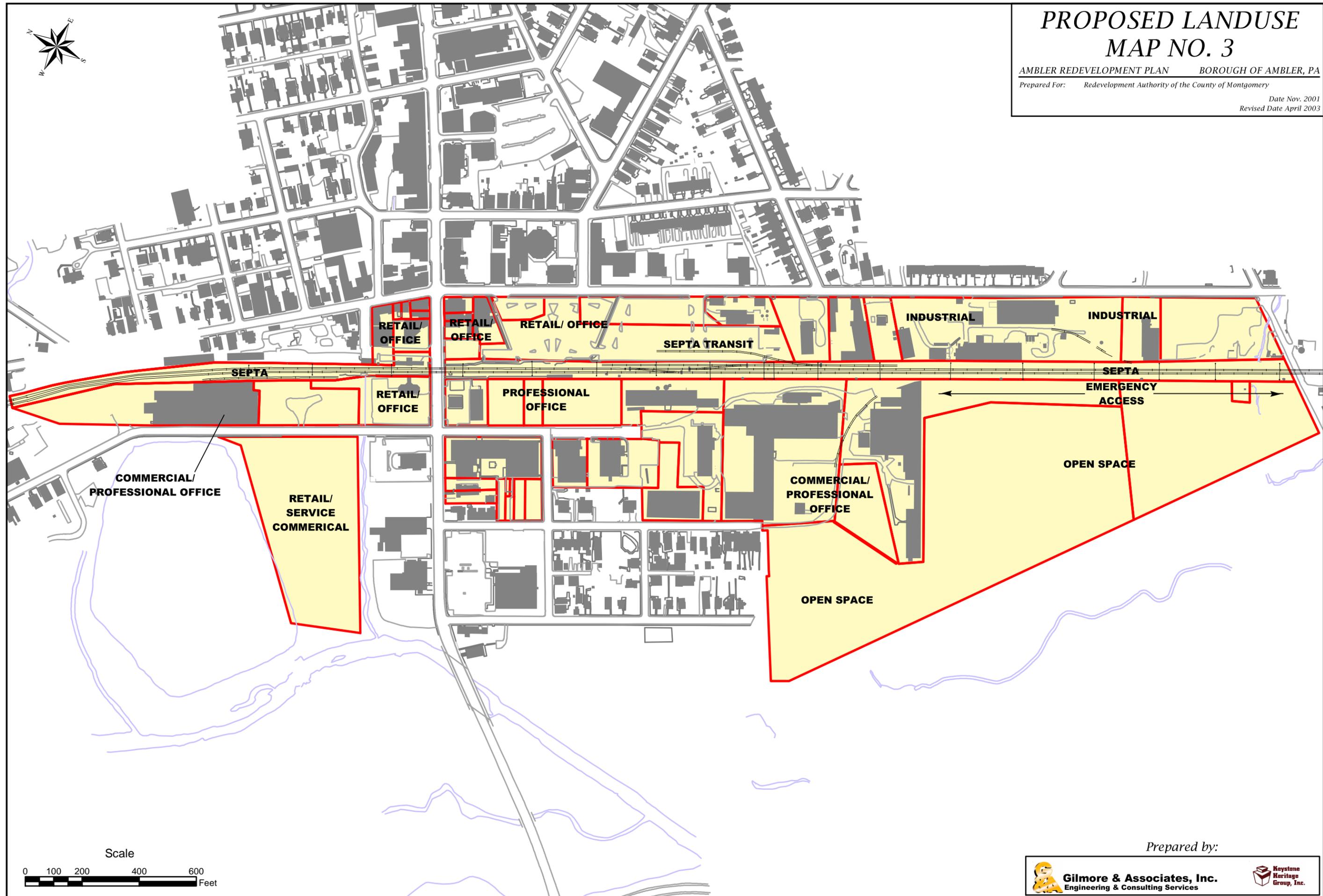
 **Gilmore & Associates, Inc.**
Engineering & Consulting Services

 **Keystone Heritage Group, Inc.**



PROPOSED LANDUSE MAP NO. 3

AMBLER REDEVELOPMENT PLAN BOROUGH OF AMBLER, PA
Prepared For: Redevelopment Authority of the County of Montgomery
Date Nov. 2001
Revised Date April 2003



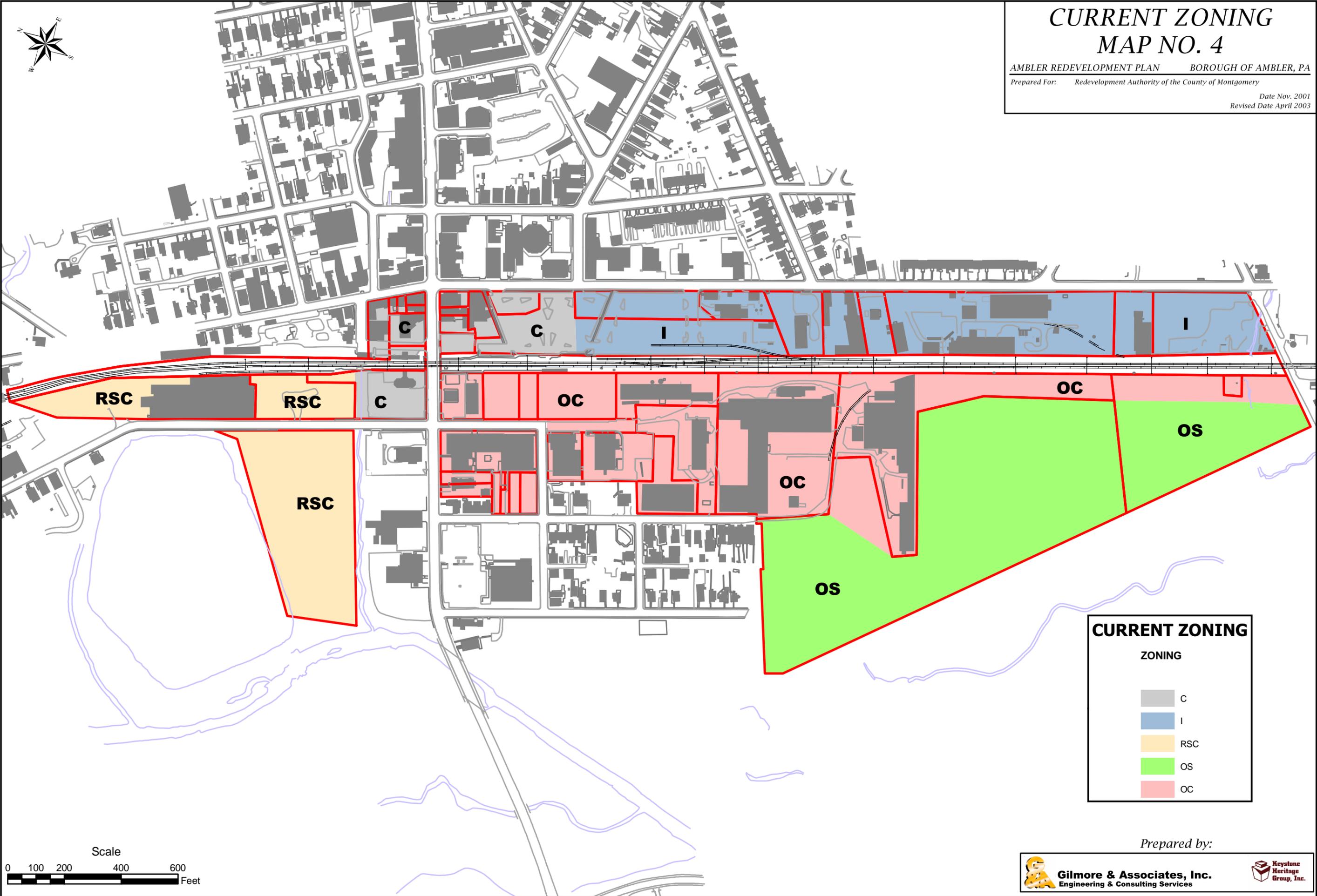
Prepared by:

Gilmore & Associates, Inc.
Engineering & Consulting Services

Keystone Heritage Group, Inc.

CURRENT ZONING MAP NO. 4

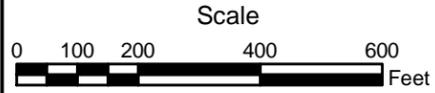
AMBLER REDEVELOPMENT PLAN BOROUGH OF AMBLER, PA
Prepared For: Redevelopment Authority of the County of Montgomery
Date Nov. 2001
Revised Date April 2003



CURRENT ZONING

ZONING

- C
- I
- RSC
- OS
- OC



Prepared by:

Gilmore & Associates, Inc.
Engineering & Consulting Services

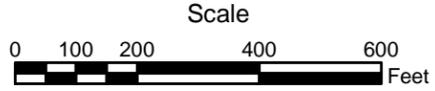
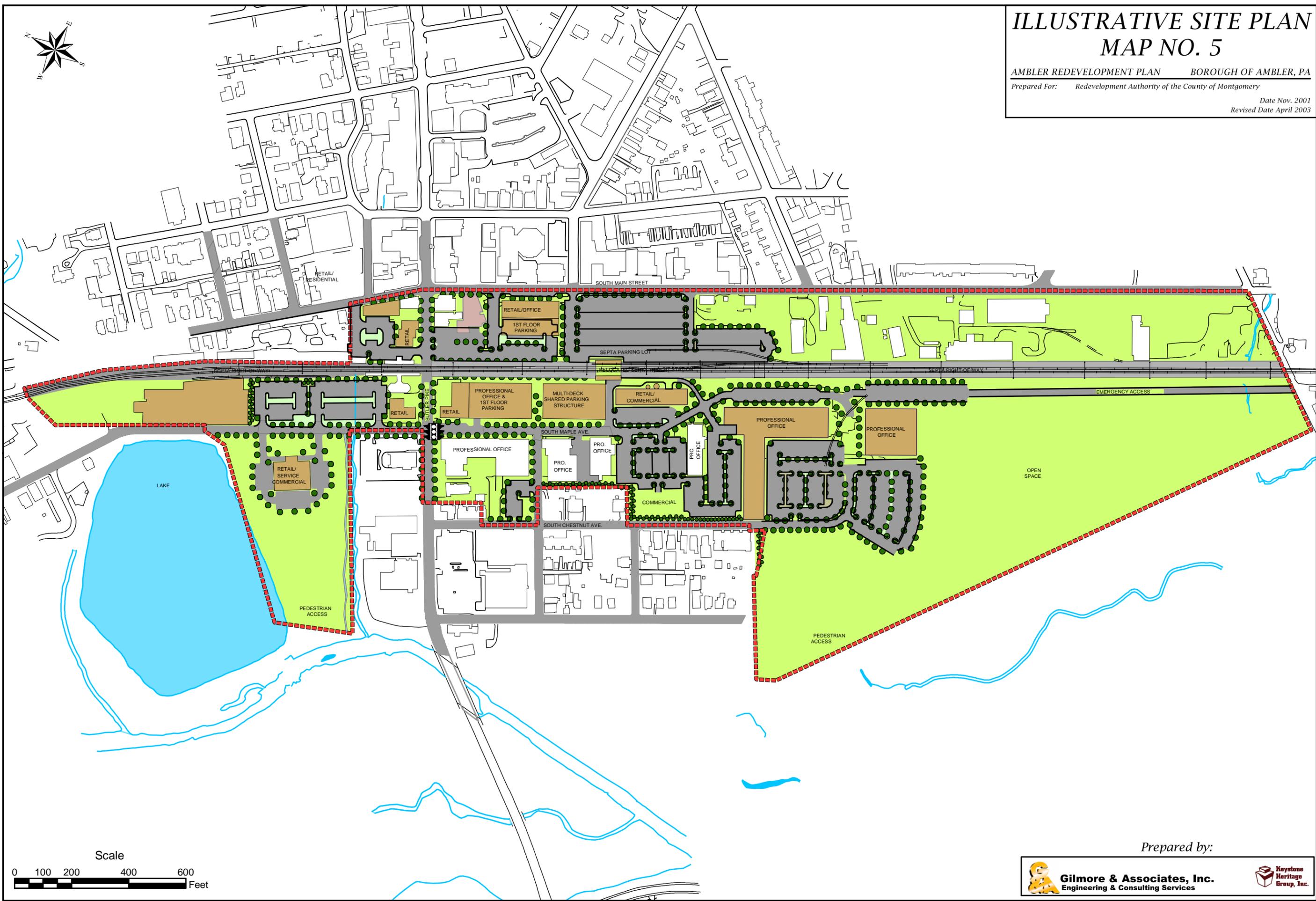
Keystone Heritage Group, Inc.

ILLUSTRATIVE SITE PLAN MAP NO. 5

AMBLER REDEVELOPMENT PLAN BOROUGH OF AMBLER, PA

Prepared For: Redevelopment Authority of the County of Montgomery

Date Nov. 2001
Revised Date April 2003



Prepared by:

 **Gilmore & Associates, Inc.**
Engineering & Consulting Services

 **Keystone Heritage Group, Inc.**