

THE BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

ORDINANCE NUMBER 1131

AN ORDINANCE OF THE BOROUGH OF AMBLER AMENDING THE PARKING SETBACK AND LANDSCAPING REQUIREMENTS IN THE R3 ZONING DISTRICT, 27-807, BY ALLOWING EXISTING SETBACKS TO REMAIN IN THE EVENT OF REDEVELOPMENT OF EXISTING BUILDINGS; CONTAINING SEVERANCE AND REPEALER CLAUSES; EFFECTIVE UPON EFFECTIVE UPON THE EARLIEST DATE RECOGNIZED BY THE BOROUGH CODE

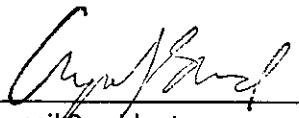
As an incentive for the preservation of the existing inventory of buildings within the Borough, Ambler Borough Council amends the Borough zoning ordinance as follows:

1. At codified ordinance 27-807(5), "Parking", consisting of parking setback and landscape provisions applicable to single family attached housing in the R3 zoning district, the existing language in sub-paragraphs "B" and "C" is hereby amended as follows:

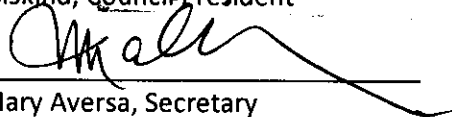
"B. The following parking setback and landscape requirements apply in the following circumstances:

- i. When there is land development consisting of new construction on a vacant lot, or;
 - ii. When any existing principal building is demolished and a new building or buildings is/are erected, then:
 - a. Where there is parking for three or more cars, parking spaces shall be set back 15 feet from any district boundary line, and 25 feet from the nearest road ultimate right-of-way;
 - b. Where there is parking for ten or more cars, ten percent of the parking area shall consist of landscaping compliant with the parking lot landscaping standards in the Subdivision and Land Development Ordinance.
 - iii. The foregoing setback and landscaping requirements do not apply to land development that consists of the renovation or remodeling of existing principal buildings where no principal building is razed or demolished. For purposes of this ordinance, a "principal building" is the home, office, school, institution, store, or other structure that houses a use recognized by the zoning ordinance, and does not include accessory uses or detached garages.
 - iv. When there is land development that consists of the renovation or remodeling of the existing structures on a lot, without the razing or demolition of any principal structure, existing parking setbacks(from any district boundary line or nearest road ultimate right-of-way as set forth above) may continue and the landscaping requirement shall not apply.
 - v. When a principal building is deemed unsafe for human habitation and must be razed as a matter of public safety, new land development on the lot must comply with the setback provisions herein.
2. Should any portion of this ordinance be found invalid by a court of competent jurisdiction, then such invalid portion shall, to the extent possible, be severed from the remainder, which shall continue in full force and effect.
 3. Any existing ordinance inconsistent with the terms of this ordinance shall, to the extent of such inconsistency, be deemed repealed upon enactment of this ordinance.

4. This ordinance is effective when approved by the Mayor, and otherwise on the earliest applicable date as set forth in section 3301.3 of the Pennsylvania Borough Code.
SO ORDAINED this 3rd day of March, 2023.



Glynnis Siskind, Council President

Attest: 

Mary Aversa, Secretary