

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

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

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

5. The following uses, permitted on properties last occupied or used as a nonconforming commercial use, provided that the property does not contain a Victorian or early 20th Century residential structure.

A. Permitted uses:

- (1) Business offices including, but not limited to, security and commodity brokerage, real estate sales, travel agency, employment counseling, insurance sales, advertising, mailing and stenographic services.
- (2) Professional office for the practice of medicine, law, engineering, architecture or design, real estate, insurance, or financial institution.
- (3) Retail establishment for the sale of dry goods, variety merchandise, clothing, food, baked goods, beverages, flowers, plants, drugs, hardware, books, and furnishings.
- (4) Restaurants excluding drive-in or drive-thru.
- (5) Convenience retail food store including the sale of fuel an ATM and lottery sales. No convenience retail food store which provides for the sale of fuel shall be located within 1,000 feet of another convenience retail food store which provides for the sale of fuel.
- (6) Parking lots or garages, provided that they are secondary to the principal use.

B. Permitted uses shall comply with the dimensional standards of §27-1205, except as set forth below for a convenience retail food store including sale of fuel, ATM and lottery sales:

- (1) The minimum lot width shall be two hundred and fifty (250) feet on a state highway.
- (2) The minimum lot size shall be forty thousand (40,000) square feet.
- (3) Minimum set back shall be:
 - (a) Building

Front Yard – thirty feet (30')

Side Yard – fifty feet (50')

Rear Yard – fifty feet (50')

(b) Parking Spaces:

Front Yard – ten feet (10')

Side Yard – ten feet (10')

Rear Yard – ten feet (10')

(c) Fuel Pumps

Front Yard – forty feet (40')

Side Yard – fifty feet (50')

Rear Yard – fifty feet (50')

- (4) The maximum impervious coverage shall be ninety percent (90%) of the lot area.
- (5) There shall be no more than ten (10) fueling positions.
- (6) The size of the convenience retail food store shall not exceed five thousand (5,000) square feet.
- (7) The maximum height for a canopy over fueling positions shall be twenty-five (25) feet.

C. Special regulations.

- (1) Prohibited are any adult use and activity defined in §27-202 herein.
- (2) A lot may have more than one accessway on each street, subject to the following regulations:
 - (a) Accessways shall be separated by a distance of not less than one hundred (100) feet.
 - (b) Where a driveway is limited to right-in/right-out, the width of each lane of a right-in/right-out driveway shall not exceed sixteen (16) feet, provided that, in the case of a driveway on a state road, the lane width may exceed sixteen (16) feet if required by PennDOT. The provisions of this subsection shall supersede §27-2007.I.
- (3) For a convenience retail food store indoor and outdoor seating for dining is prohibited.
- (4) For a convenience retail food store drive through pick up is prohibited.

D. Sign regulations.

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

SECTION 2. Severability. In the event that any section, sentence, clause, phrase or word of this ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining portions of this ordinance.

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

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

ORDAINED and **ENACTED** by the Borough Council of Conshohocken Borough this _____ day of _____, 2017.

**CONSHOHOCKEN BOROUGH
BOROUGH COUNCIL**

JAMES GRIFFIN, PRESIDENT

(SEAL)

ATTEST:
