

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Borough of Conshohocken will hold a public hearing on **Wednesday, October 17, 2018, at 7:00 pm** in Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428, on the following ordinance and consider adoption thereof:

**AN ORDINANCE OF THE BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE BOROUGH OF CONSHOHOCKEN, CHAPTER 27 ZONING, PART 24 SP-4 SPECIALLY PLANNED DISTRICT FOUR, BY AMENDING THE REGULATIONS RELATING TO HEIGHT; REPEALING PRIOR INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND SETTING AN EFFECTIVE DATE.**

Pursuant to the requirements of the Borough Code and the Pennsylvania Municipalities Planning Code, the following is a summary of the ordinance under consideration:

Section 1 amends Zoning Ordinance § 27-2203.A(12), by adding a new subsection, section 27-2203.A(12)(a) as follows: The maximum building height, as measured from the average grade, may be increased to a maximum height of 190 feet, provided the additional height is necessary to accommodate mechanical equipment (including elevators), architectural improvements designed to camouflage the mechanical equipment, and other features related to the mechanical equipment, to advance Leadership in Energy and Environmental Design (LEED) design elements and sustainability objectives, so long as such features are (a) set back from the primary façade of the building a distance of no less than 20 feet; (b) not visible from the rights-of-way immediately adjacent to the building; and (c) architectural features used to screen the mechanicals shall be consistent with the design, materials, quality, and finish of the remainder of the building.

Section 2 repeals section 27-2203.A(14) in its entirety and replaces it with the following: (14) Maximum Wall Height: The following regulations shall apply in Unified Developments: (a) Except as provided for in subsection (b), the visible portion of retaining walls shall not exceed 10 feet in height. (b) The visible portion of a retaining wall may be increased to exceed ten (10) feet in height, up to a maximum of thirteen (13) feet in height, if the visible portion greater than ten (10) feet abuts a loading and/or service area internal to the Unified Development. (c) Any visible portion of retaining walls in excess of five feet shall be designed with articulation or other features to mitigate wall height issues.

Sections 3 repeals prior inconsistent ordinances or parts of ordinance. Section 4 contains a savings clause. Section 5 provides an effective date.

Copies of the full text of the Ordinance are available for inspection by any interested party at the offices of Conshohocken Borough, 400 Fayette Street, Suite 200, Conshohocken, PA 19428, the Montgomery County Law Library, Montgomery County Courthouse, 2 East Airy Street, Norristown, PA 19404, and the Times Herald, 410 Markley Street, Norristown, PA 19401, where a copy of the proposed Ordinance may be obtained for a charge not greater than the cost of copying during normal business hours. All interested parties are invited to attend the hearing. If

any person who wishes to attend the public hearing has a disability and/or require auxiliary aid service or other accommodations to observe and/or participate in the proceedings, please contact Conshohocken Borough at (610) 828-1092, to arrange accommodation.