

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE LOWER MORELAND TOWNSHIP  
ZONING ORDINANCE TO CREATE A NEW REV- REVITALIZATION ZONING  
DISTRICT ALONG PARTS OF PHILMONT AVENUE AND PARTS OF  
CERTAIN STREETS CROSSING PHILMONT AVENUE, AS SHOWN IN  
MORE DETAIL ON THE ATTACHED MAP ENTITLED  
“REV-REVITALIZATION ZONING DISTRICT BOUNDARIES”**

Under the authority of the Pennsylvania Municipalities Planning Code, as amended, the Board of Commissioners of Lower Moreland Township, Montgomery County, Pennsylvania hereby adopts the following amendment to the Zoning Ordinance of the Township of Lower Moreland:

**Part 1.** The following district is added to Section 208-7, the list of zoning districts in Lower Moreland Township:

“REV- Revitalization District”

**Part 2.** The following is added as a new Article XXIV:

**“ARTICLE XXIV”  
REV - Revitalization District**

208-162. Findings and Purposes.

This REV-Revitalization District is established to address a need for revitalization, based upon analysis by Township staff, discussion with Township officials, review by the Montgomery County Planning Commission, and public input. This District is intended to serve the following purposes:

- A. to encourage redevelopment of underutilized lands;
- B. to promote a coordinated mix of appropriate business and residential uses in the same building;
- C. to expand use of the public transit system by improving pedestrian and bicycle access to passenger rail stations and bus stops;
- D. to create opportunities to live, shop and work in the same area, with coordination among adjacent lots;
- E. to improve the appearance of the Philmont Avenue corridor;
- F. to attract new customers to business along the corridor and new and additional sources of employment and tax revenue, while preserving and enhancing existing businesses and sources of employment;
- G. to offer flexible development regulations in exchange for innovative site design;  
and

- H. to maintain and enhance the value of existing properties in this district that have been appropriately maintained and have promoted economic activity, tax revenues, and employment opportunities along the Philmont Avenue corridor.

208-163. Applicability.

- A. The REV - Revitalization District shall include the geographic area shown on the attached map entitled "REV - Revitalization Zoning District Boundaries", which is incorporated herein by reference. The Official Zoning Map shall be considered to have been amended to show the boundaries of the new "REV - Revitalization District".

208-164. Uses Permitted by Right.

Within the REV Revitalization District, the following uses shall be permitted by right. Such uses may be combined together in one or more buildings, except that a residential use shall not be in the same building as a manufacturing-related use. Any building containing residential uses must be a minimum of 100 feet from any building containing a manufacturing-related use.

Mixed residential / non-residential uses are specifically encouraged, as indicated by the density bonuses offered for such uses under Section 208-166.A.(1).

- A. Apartment House
- B. Townhouse Dwelling Structure
- C. Apartment Dwelling
- D. Bed and Breakfast Inn
- E. Surface, underground or structured parking areas as an accessory or principal use, provided that the area of surface parking lots shall not comprise more than 50 percent of the total area of the entire lot being developed, and provided that underground parking shall not be allowed within the 100 year floodplain
- F. Business Services, which may include but is not limited to photocopying and custom printing
- G. Catering
- H. Telecommunications facility in compliance with Section 208-132.3
- I. Custom Crafts, manufacture and/or sale of items such as jewelry and handicrafts, or Artisan's Studio, or Retail craft shops such as, but not limited to, artisan shops
- J. Exercise Club
- K. Financial Institution, excluding a check cashing service or a pawn shop
- L. Hotel or Motel, which may include a restaurant and conference center
- M. Massage Therapy by a trained person certified by a recognized professional organization
- N. Offices, including but not limited to offices of government, a business, an institution and/or a profession
- O. Personal Services, such as pharmacies, barber shops, beauty shops, nail, skin and cosmetic salons, laundry and dry cleaning pick-up and delivery, and closely similar uses.

- P. Restaurant, which may include an outdoor café, but with vehicle drive-through service being prohibited. Drive-thrus proposed in association with uses other than a restaurant are permitted as a conditional use provided the applicant demonstrates to the satisfaction of the Board of Commissioners that these drive-through facilities and drive-through lanes have been designed to minimize conflicts with pedestrians on-site and pedestrians using adjacent sidewalks or trails
- Q. Research and Development, Engineering or Testing Facility or Laboratory
- R. Retail store, excluding a store offering Adult-Oriented media or Adult-Oriented Gifts
- S. Adult Day Care Center
- T. Day care facilities, which may also include Nursery School, Pre-School or “Head Start” program center
- U. College or University educational buildings, excluding dormitories
- V. Public Park, or other publicly-owned or publicly-operated non-commercial recreation facility
- W. Bus stops, bus passenger shelters, passenger rail facilities and taxi waiting areas
- X. Accessory use and/or structure on the same lot and customarily incidental to a lawful principal use

208-165. Special Exception Use.

Only the following uses shall be allowed as special exception uses. Such uses may be combined together with other allowed uses in one or more buildings.

- A. Tavern or Nightclub, which may include a Brew Pub that manufactures alcoholic beverages for on-site and off-site sale. No Tavern or Nightclub shall be permitted within 500 feet of a structure used as a school, day care, or place of worship.

208-166. Site Layout and Dimensional Regulations.

- A. The following Area, Yard and Building Regulations shall apply:
  - (1) Maximum Residential Density      15 dwelling units/acre, except that maximum density shall be 25 dwelling units per acre in the case of dwelling units that are part of a mixed residential / non-residential structure. To encourage lot consolidation, maximum density shall be 28 dwelling units per acre in the case of a mixed residential / non-residential structure that is part of a proposed development on a tract 10 acres or larger.
  - (2) Minimum Lot Area                    10,000 square feet, plus 1,500 square feet per dwelling unit.
  - (3) Minimum Lot Width                  60 feet for non-residential uses, 50 feet for residential uses, 60 feet for a structure

- |   |   |
|---|---|
| (4) Minimum Front Yard Setback                      | containing both residential and non-residential uses, 25 feet for townhouse-style dwellings each occupying their own lot.<br>20 Feet. If a building has a height greater than 35 feet, then one additional foot of front yard setback shall be required for each foot of height above 35 feet.  |
| (5) Maximum Front Yard Setback From Philmont Avenue | If a new principal building is constructed on a lot that fronts on Philmont Avenue, that building shall be set back from the Philmont Avenue ultimate right-of-way by no more than 30 feet, unless this is not possible because of floodplain or wetland regulations.   |
| (6) Minimum Rear Yard Setback                       | 20 Feet.  |
| (7) Minimum Side Yard Setback                       | 20 Feet. Minimum side yard setback shall apply to each structure, not each unit, in the case of townhouse-style dwellings.  |
| (8) Maximum Building Coverage                       | 65%.  |
| (9) Maximum Impervious Coverage                     | 75%.  |
| (10) Maximum Building Height                        | 50 feet or 4 stories, whichever is less. A building height of up to 62 feet shall be allowed as a conditional use if the first occupied floor of that building must be raised one story to comply with floodplain regulations.  |
| (11) Setback from residential districts             | An additional setback of 50 feet above and beyond the required setback shall be required to develop a property that shares a boundary with an adjacent residential zoning district. That additional setback shall apply to the side of the property facing the residential zoning district. For the purposes of this regulation, properties separated from a residential district by a railroad or public street are not considered to share a boundary or to be adjacent to that residential district. |

**B. Environmental Incentives**

- (1) Underground parking that is covered by vegetation shall not count as building area in calculating building coverage.

- (2) For each 1,000 square feet of building floor area that achieves Certification or a higher level under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System or an equivalent environmental certification, an additional 300 square feet of building coverage shall be allowed above the maximum. Where the applicant proposes to qualify for this additional building coverage bonus using a green building rating system other than LEED, the applicant shall demonstrate, to the satisfaction of the Township Engineer, that the applicant's green building ranking is commensurate with the Certification or higher level awarded under LEED.
- (3) For each 1,000 square feet of building floor area that achieves certification under the Energy Star rating program, an additional 300 square feet of building coverage shall be allowed above the maximum.
- (4) Applicants seeking LEEDS, Energy Star or an equivalent certification must deposit an escrow with the Township that will be returned when that applicant supplies proof to the Township that the applicable building floor area has received LEEDS, Energy Star or an equivalent certification. The amount of this escrow shall be determined by the Township Engineer.

C. Open Space

- (1) At least 20 percent of the total area of a lot shall be set aside in outdoor open space that at a minimum must be available for active or passive outdoor recreational use by the residents and employees of the development. Such areas may also be made available to the general public. However, the path along the Huntington Valley Creek, where required, shall be open to the general public during daylight hours, at a minimum.
- (2) That open space shall be landscaped and shall include pathways. It shall also include an outdoor landscaped area at least 500 square feet in area that contains durable benches for sitting.
- (3) Ownership and maintenance arrangements for required open space shall be approved by the Lower Moreland Township Board of Commissioners.
- (4) Areas within 50 feet of a watercourse shall retain their natural vegetative character to the greatest extent possible.

D. Pedestrian and Bicycle Path Along Huntingdon Valley Creek.

- (1) The applicant must provide public access to Huntingdon Valley Creek if that creek is on the applicant's tract. The applicant shall construct a continuous, public pedestrian and bicycle path along at least one side of that creek. This pedestrian and bicycle path must extend along the entire length of the section of the Huntington Valley Creek located on the

applicant's tract. The applicant shall offer dedication of that path or an easement to maintain that path to the Township. The Township may decline that offer.

- (2) The pedestrian and bicycle path must have a hard surface approved by the Township Engineer and be at least 12 feet wide. The path must be illuminated sufficiently for security purposes and landscaped and shall connect with any existing or planned pathway adjacent to the tract.
- (3) Public access points to the pedestrian and bicycle path shall be established a maximum of 1,000 feet apart from each other, with each access point connecting to a street or parking area open to the public. A minimum of one durable bench of a design approved by the Township Engineer shall be provided for each 300 feet of length along the path.
- (4) No motorized vehicles shall be allowed along the pedestrian and bicycle path, except for police, motorized wheelchairs and vehicles providing path maintenance.

E. Location of Parking.

- (1) Applicants are encouraged to locate off-street parking to the rear or side of buildings, if feasible. If parking area is situated in front of a building, that parking area shall be no more than 60 feet in depth as measured from the front to the rear of the parcel. If parking is situated to the side of a building, that parking area shall be no more than 60 feet wide as measured from one side of the parcel to the other side.
- (2) No off-street parking spaces shall be located less than 20 feet from an ultimate right-of-way unless the applicant provides, and the Township Engineer approves, a landscaped buffer or a wall made of (or surfaced in) natural stone at least 24" high along the entire road frontage of that parking area.
- (3) Parking space size and the landscaping of parking areas shall be in accordance with all applicable Township regulations.

208-167. Site and Building Layouts.

- A. Internal vehicle connections shall be provided between adjacent parcels in the REV Revitalization District via street links or driveway extensions.
- B. Pedestrian sidewalks with a minimum width and street trees each meeting the requirements of the Township shall be established on each side of every street directly adjacent to the tract, unless the applicant proves to the satisfaction of the Board of Commissioners that an alternative pathway open to the public will

provide the same level of pedestrian access. An average of at least one street tree shall be planted for each 40 feet of street length, unless existing trees will be preserved to serve the same purpose.

- C. Outdoor café areas may intrude into the sidewalk, provided a 4-foot, continuous pedestrian and wheelchair accessible pathway is maintained along that sidewalk.
- D. Each single family attached dwelling shall have a private outdoor area of at least 150 square feet for the exclusive use of that dwelling unit. Such outdoor area may be a rear or side yard, a porch, a balcony, a deck, or a similar feature.
- E. Where a buffer yard is required under the Subdivision and Land Development Ordinance, and a lot includes a mixture of uses, the use on the lot that requires the most intensive buffer yard shall apply in determining the buffer requirement.

#### 208-168. Design Requirements.

- A. A new principal building shall not have a building side facing onto a public street that is primarily constructed of vinyl or aluminum siding. Each new principal building shall have a front facade with a pedestrian entrance oriented towards a public street.
- B. New street lights intended primarily as an aid to vehicular traffic shall have a maximum total height of 18 feet using a decorative design approved by the Township. New street lights intended primarily as an aid to pedestrian traffic shall have a maximum total height of 14 feet. All street lights shall be of sturdy construction and should be dark in color (such as black, dark gray or dark green).
- C. The applicant shall describe environmentally-friendly, energy efficient measures that will be incorporated into the building, such as rooftop gardens or green roofs.
- D. Buildings may be developed in a condominium arrangement without each building being on its own minimum-sized lot, provided the applicant proves that the same dimensional requirements could be met as if the dwellings were in fee-simple ownership.
- E. Continuous building spans over 100 feet in length shall be designed to avoid a monotonous appearance. This shall be accomplished through variations in rooflines, overhangs, setbacks, colors or facade materials, or with the use of canopies, porches, awnings, building recesses, balconies or towers.
- F. Retail stores shall have display windows facing onto the street. Windows shall account for at least 35 percent of the total area of ground floor facades of retail and related uses facing a street. No smoked, reflective or black glass shall be permitted in these areas.

- G. Walkways through parking lots shall be well-defined and separated from major vehicle corridors, except where crosswalks are provided.
- H. Bike racks shall be provided in commercial or mixed use developments of over one acre in total gross tract size.
- I. Each wall of a principal building facing onto Philmont Avenue shall include at least one pedestrian entrance. Window area shall comprise at least 35% and no more than 75% of each such wall area.
- J. Outdoor light fixtures shall be similar in design to decorative public streetlights.
- K. Chain-link metal fencing shall not be placed in any front yard area.
- L. Outdoor storage areas shall be shielded from view from public streets and adjacent residential uses, and shall not be located within required front yards or within any ultimate right of way area.
- M. No commercial vehicles, including but not limited to tractor trailers or just trailers, shall be parked for more than 24 hours within required front yard area or required side yard area.
- N. Rear and side facades shall have colors and materials similar to the front facade. Any development with more than one building shall have a common architectural theme throughout the development.
- O. Loading docks, service docks, or service doors shall not be permitted along the front facade of a building.
- P. Buildings with a flat roof shall use parapets or a mansard roof style to conceal elevator shafts, stair shafts, large vents, and rooftop equipment such as HVAC units. These features shall not be visible from the ground.
- Q. For a new proposed principal building, an architectural elevation sketch of the front facade shall be provided for review by the Township.
- R. No buffer, parking area, front yard, or side yard shall contain or be bordered by a guide rail, regardless of the materials used to construct that guide rail.

#### 208-169. Off-Street Parking

The requirements of Section 208-124 of the Zoning Ordinance shall apply, except for the following modifications:

- A. Off-street parking may be shared by various uses and lots within the REV-Revitalization District, provided the developer demonstrates that sufficient



parking is provided within 500 feet of the walking distance from the pedestrian entrance of the use that is served by the parking.

- B. The Board of Commissioners may reduce the required amount of off-street parking by up to 25 percent based upon one or more of the following:
- (1) A traffic study provided to the Township.
  - (2) A parking study provided to the Township.
  - (3) The ability of the various proposed uses to share parking is documented.
  - (4) A commitment by the applicant to fund or provide transit services for residents, customers and patrons of that parcel, such as connections to an off-site parking area or a regular shuttle service to a passenger rail station is provided in writing. Such transit service shall be provided on a regular basis, such as AM and PM peak hours on weekdays.
  - (5) The applicant's parcel is located within a walking distance of *one-quarter mile* or less from a SEPTA commuter rail station parcel.

#### 208-170. Non-Conforming Business Uses in the REV District.

- A. Section 208-118. C., provides a process to approve changes in uses by special exception approval. The following provisions shall establish additional, flexibility for a business use that is made non-conforming by the creation of this REV District. Where Section 208-118.C. and Section 208-170 apply to the same property, the non-conforming use provision that is less restrictive upon development, permitting and use of the property shall apply.
- B. A lawful existing non-conforming business use in this District that had existed in the I-Industrial District that existed prior to the enactment of this ordinance shall be allowed to continue, and/or to be changed and/or expanded to include any one or more of the following uses as a permitted by right use:
- (1) Any use that is permitted by right within the REV District.
  - (2) Manufacture, assembly, processing of any of the following: food or beverage products (other than animal slaughterhouse), wood or paper products (other than raw paper pulp manufacture), textiles and apparel products (other than a leather tannery), pharmaceuticals and medicines, clay or glass products, products from metals, plastics or other materials, whether or not they were manufactured elsewhere, machinery, apparatus and/or transportation equipment, computers or electronics products, electrical products or appliances, medical equipment and supplies, gaskets, signs, sporting goods and toys.

- (3) Machine and/or fabrication shops including grinding and/or welding and/or other processes for making components, parts and/or custom products.
  - (4) Warehousing, distribution and/or wholesale sales, as well as incidental retail sales as an accessory use.
  - (5) Self-storage facility in compliance with Section 208-114.1.A, the Industrial District regulations for such use.
  - (6) Research, development and testing facility that does not generate verified hazards to the public health and safety of persons on other lots.
  - (7) Printing and publishing.
  - (8) Offices, meeting space, lunchrooms, break rooms, locker areas, training rooms, demonstration and showrooms, parking and other incidental uses that are accessory to a permitted use.
- C. A lawful existing non-conforming business use shall be allowed to expand the building floor area occupied by such use over the lifetime of the use as a permitted by right use, provided that the expansion complies with all dimensional requirements (including but not limited to height, setbacks and yards), and all parking requirements of either the REV District or the zoning district that applied to the property immediately before adoption of this REV District zoning amendment, whichever is less restrictive.
- D. All signs associated with the expansion of a lawful existing nonconforming use in the REV District shall comply with all applicable sign regulations contained in Section 208-138.C.
- E. The owner of a property with a use(s) made non-conforming by the adoption of this REV District ordinance may register the types of nonconforming use(s) operating on the property as of the date of adoption of this ordinance in order to create a rebuttable presumption of the existence of that or those non-conforming use(s). The registration shall be made within 90 days of the effective date of this REV District ordinance and submitted to the Zoning Officer.

208-171. Specifically Prohibited Uses in the REV District.

- A. If a use is not listed as permitted by right, as a special exception use or as a conditional use or is not allowed as a lawful nonconforming use in the REV District, then that use shall be prohibited in the REV District. In addition, the following uses are specifically prohibited and shall not be approved as a change of a non-conforming use unless the use was in existence on the enactment date of this ordinance:
  - (1) Adult-Oriented Establishments as defined in Title 68, Part II, Subpart E, Chapter 55, Section 5502 of the Pennsylvania Consolidated Statutes, as amended.
  - (2) Sale, Manufacture or Testing of Firearms, Fireworks, Ammunition or Explosives.

- (3) Crematorium.
- (4) Tattoo parlor or other tattoo-related business.

**Part 3.** The following shall be added as a new Section 208-138.C to regulate signs in the REV - Revitalization District:

- C. Within the REV-Revitalization District, if a lot only includes residential uses, the sign regulations of the SFA District shall apply. For a lot that includes non-residential uses, the sign regulations of the D Commercial District shall apply, except as modified by the following provisions:
  - (1) A maximum of one ground sign shall be allowed for each lot occupied by a principal non-residential use. Such ground sign shall have a maximum sign area of 20 square feet and a maximum total height of 8 feet as measured from the ground to the top of the sign. If the lot includes 2 or more principal non-residential uses, such ground sign may have an additional sign area of 8 square feet for each such use beyond the first use on the lot, up to a maximum total sign area per side of 60 square feet. If a ground sign is to have a sign area of more than 50 square feet, then the maximum height may be increased to 12 feet.
  - (2) A maximum of one ground sign per vehicle entrance from a public street shall be allowed if a lot includes 20 or more dwelling units. Such ground sign shall have a maximum sign area of 20 square feet and a maximum height of 8 feet.
  - (3) The maximum sign area of all signs attached to a building shall not exceed a maximum total sign area of one square foot for each linear foot of building frontage along the side that the signs are attached. Signs may be attached to a maximum of 2 sides of a building. Signs attached to a building shall not extend above the portion of the building to which they are attached.
    - (a) Awnings that extend at a straight angle from a building are encouraged to provide continuity along a block front and weather protection. The front panel of an awning may be used for a sign provided the sign image is integrated with the awning and the awning has the appearance of a fabric-type material. In such case, the sign on the awning shall be counted as part of the allowed sign area attached to that building wall.
  - (4) One overhanging sign (which projects perpendicular from a building) shall be allowed for each principal building that is occupied by a principal non-residential use. Such overhanging sign shall not be internally illuminated. Such overhanging shall be constructed of materials with an appearance similar to wood or a fabric banner. Such overhanging sign shall extend approximately perpendicular to a building wall. The maximum sign area

of an overhanging sign shall be 12 square feet on each of 2 sides. Such signs shall not extend into a public street right-of-way. An overhanging sign shall meet the minimum vertical clearance and structure requirements of the Uniform Construction Codes.

- (5) Each allowed ground sign with a sign area of 10 or more square feet shall be surrounded by a landscaped and vegetated area covering a minimum of 20 square feet of ground area.
- (6) Signs with electronically changing message are not permitted.
- (7) Balloons or other inflatable displays shall not be used as advertising devices. Floodlights, searchlights and outdoor lasers for advertising purposes are prohibited. Signs and lighting using neon, argon or similar gases shall not be used outside of a building.
- (8) Any vehicle, trailer or structure to which a sign is affixed in such a manner that the carrying of such sign(s) no longer is incidental to the primary purpose of the vehicle, trailer or structure but instead becomes a primary purpose in itself shall be considered a freestanding sign and shall be subject to all of the requirements for freestanding signs in the district in which such vehicle, trailer or structure is located.
- (9) Signs advertising a use no longer in existence (other than a sign relating to a building that is clearly temporarily vacant and being offered to new tenants or for purchase) shall be removed within 360 days of the cessation of such use. Both the sign and anything used to attach the sign to the ground or a building must be removed.
- (10) Off-premises signs shall be prohibited.
- (11) Various signs on a property should be coordinated in design. Internally illuminated signs of box-type construction are prohibited. This provision shall not prohibit internal illumination of signs with individual letters and symbols.
- (12) In addition, a directory wall sign with a 20 square feet maximum sign area shall be allowed at each building pedestrian entrance to list uses within a multi-use building.
- (13) See the definition of "Sign Area" in Section 208-135, which addresses two-sided signs.
- (14) Portable signs shall be prohibited, including signs on trailers, signs on wheels, or signs that are not security to a building or the ground.

- (15) No sign shall be illuminated in a manner that will produce a nighttime light intensity greater than 2 foot candles above ambient lighting, as measured at the property line of the nearest residentially zoned lot.
- (16) For any ground sign with a sign area of greater than 20 square feet, a sketch of the proposed design of the sign shall be submitted to the Township for review.
- (17) Any provision in the Zoning Code to the contrary notwithstanding, any building that exists as a prior non-conforming use on the effective date of this ordinance, may continue to have erected thereon signs that comply with the sign regulations for the I-1 Industrial District.

Add the following To Section 208-134:

“Sign Height - Shall mean the total height from the adjacent ground level to the top of the sign structure and any attached signs. In addition, if the sign is solar powered, a solar collection panel may extend 10 feet above the maximum sign height.”

**Part 4.** Definitions

The following new definitions are added to Section 208-6:

“Adult Oriented Establishment - The definition in Title 68, Part II, Subpart E, Chapter 55, Section 5502 of the Pennsylvania Consolidated Statutes, as amended, shall apply.”

“Tavern or Nightclub - A business that involves the retail sale of alcoholic beverages, primary for on-site consumption, and which typically involves more than 50 percent of total sales resulting from alcoholic beverages, and which may also include dining facilities, dancing or live entertainment, but which shall not include any use meeting the definition for an “Adult Oriented Establishment.”

“Ground Sign - A sign attached to the ground rather than attached to a building or other structure.”

The existing definition of “Height of Building” in Section 208-6 is revised as follows: “from the lowest outside finished grade abutting the building” to “the average finished grade of the front of the building”.

**Part 5.** Table of Contents

The table of contents of the Zoning Ordinance shall be revised to incorporate this zoning ordinance amendment.

**SEVERABILITY.** It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provisions of this Amendment to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Amendment shall

continue to be separately and fully effective. The Board of Commissioners hereby declares that it would have passed this Amendment and each section or part thereof, other than any part declared invalid, if it had advance knowledge that any part would be declared invalid.

**REPEALER.** Any specific provisions of the Lower Moreland Township Zoning Ordinance, Subdivision and Land Development Ordinance or any other Township ordinance or resolution that is in direct conflict within this Zoning Amendment are hereby repealed as they affect the REV-Revitalization District.

**EFFECTIVE DATE.** This Ordinance Amendment shall become effective five (5) calendar days after the date of enactment.

**ORDAINED AND ENACTED** by the Board of Commissioners of Lower Moreland Township this \_\_\_\_ day of \_\_\_\_\_, 2010.

**(Township Seal)**

**LOWER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

Attest:

\_\_\_\_\_  
Richard L. Mellor, Jr., Secretary

\_\_\_\_\_  
Francis Devinney, President