

UPPER MORELAND TOWNSHIP

Regular Meeting

June 2, 2025 at 7:00 p.m.

AGENDA ITEMS ARE SUBJECT TO CHANGE

INSTRUCTIONS TO JOIN:

Go to Zoom.us. Click “Join a Meeting”

Webinar ID: 917 5771 7982

Password: 182130

Join by Phone: Dial 1-929-205-6099

Webinar ID: 917 5771 7982

Password: 182130

***Residents requiring special accommodations:*

*please call the Township during normal business hours at 215-659-3100 x1058 or x1057***

-
- I. **Call Meeting to Order**
 - II. **Moment of Silent Meditation/Pledge of Allegiance**
 - III. **Roll Call**
 - IV. **Announcements:**
 - Introduction of new volunteer Firefighters
 - V. **Presentations:**
 - District Justice Leo to conduct Oath of Office and Swearing-in of:
 - Police Officer Michael Capobianco
 - Presentation of the Joseph A. Lavalley Community Scholarship Award

PUBLIC HEARING

PUBLIC HEARING #1974 – To receive public comment amending Part II: General Legislation, Chapter 350: Zoning, and the Zoning map (attachments).

REGULAR MEETING

- VI. **Public Comments** – Non-Agenda Items Only
- VII. **Treasurer’s Activity Report** – May 2025 (attachment)
- VIII. **Approval of Meeting Minutes** – May 5, 2025 (attachment)
- IX. **Committee Recommendations:**
 - A. **Community Development Committee – May 12, 2025** – The Committee recommends the Board of Commissioners take action on the following:
 1. Code Enforcement
 2. Land Development/Subdivision Applications
 3. Zoning Hearing Board Meeting – June 12, 2025 (attachment)
 4. Other Items

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B. Public Health & Safety Committee – May 12, 2025 - The Committee recommends the Board of Commissioners take action on the following:

1. **Motion to approve** – Authorization to advertise Ordinance #XXXX - Huntingdon Road Speed Limit Change (attachments).

C. Finance & Administrative Committee – May 12, 2025 – The Committee recommends the Board of Commissioners take action on the following:

1. Appointments/Reappointments – There are no recommendations for the Board's consideration.
2. List of Bills Payable (attachment) – The Committee recommends the approval of:

General Funds Checks:

Beginning Check No.: 144299

Ending Check No.: 144592

General: \$ 1,345,368.40

Debt: \$ 2,519.20 (Check No. 144358, 144359, 144453)

Capital: \$ -----

Total: \$ 1,347,847.60

Voids: 144507

Escrow Fund Checks:

Beginning Check No.: 9914

Ending Check No.: 9923

Total: \$ 10,754.00

Voids: 0

Liquid Fuel Fund Checks:

Beginning Check No.: 3190

Ending Check No.: 3193

Total: \$ 14,788.25

Voids: -----

3. Other Items

4. New Business:

- a. **Motion to approve Resolution R-2025-12** – Authorizing the submission of a DCED grant application in the amount of \$677,170 for the Blair Mill Road widening project (attachments).
- b. **Motion to approve Ordinance #1763** - Parameters Debt for the 2025 Bond Issue (attachments).

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- c. **Motion to approve Resolution R-2025-13** - to support SEPTA funding (attachments).
- d. **Motion to approve** - Authorization to advertise Amendment to Ordinance #1760 - 2025 Schedule of the Board of Commissioners' Meetings (attachments).

D. **Parks and Recreation Committee – May 12, 2025** - The Committee recommends the Board of Commissioners take action on the following:

- 1. **Motion to approve** – Authorizing the submission of a DCED Grant Application in the amount of \$157,000 to fund the Township's celebration of America's Semiquincentennial (attachment).

X. Commissioner Comments:

A. Upcoming Township Meetings (based on Township calendar):

Date	Subject	Location	Time
6/9/2025	Community Development Committee	Council Room	7 pm
6/12/2025	Zoning Hearing Board	Council Room	7 pm
6/16/2025	Public Health & Safety Committee Finance & Administrative Committee Parks and Recreation Committee	Council Room	7 pm
6/19/2025	Advisory Planning Agency	Council Room	7 pm
6/25/2025	Democratic Committee	Council Room	7 pm
7/1/2025	Historical Commission	Council Room	7 pm
7/2/2025	Environmental Advisory Council	Caucus Room	7 pm
7/4/2025	Township Building Closed – Holiday – July 4th Observance		
7/7/2025	Regular Meeting of the Board of Commissioners	Council Room	7 pm
7/8/2025	Shade Tree Commission Parks and Recreation Advisory Council	Council Room	6 pm 7 pm
7/10/2025	Zoning Hearing Board	Council Room	7 pm

XI. Adjournment

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

COMMISSIONERS

KIP McFATRIDGE

President

CHERYL LOCKARD

Vice President

ANTHONY BENVENUTTI

DEMOND MULLEN

BENJAMIN W. OLSZEWSKI

NICHOLAS O. SCULL

CHARLES M. WHITING



OFFICIALS

PATRICK T. STASIO

Township Manager

JOHN D. BATES

Assistant Township Manager/

Director of Finance

ALEX H. LEVY

Township Treasurer

SEAN P. KILKENNY, ESQ.

Township Solicitor

Agenda Summary

Community Development Committee - April 14, 2025

Board of Commissioners Regular Meeting – May 5, 2025

Public Hearing #1974 – June 2, 2025

Agenda Item: Public Hearing #1974 – Amending Ordinance #1754 - Part II: General Legislation, Chapter 350: Zoning and the Zoning Map

Prepared By: Paul Purtell, Director of Code Enforcement

Attachments: Draft Zoning Ordinance, Zoning Map and MCPC Review Letter

Background/Analysis: On October 7, 2024 the Upper Moreland Township Board of Commissioners adopted Zoning Ordinance #1754 which completed a comprehensive update of the Zoning Code. This update was done in accordance with the Upper Moreland Township 2040 Comprehensive Plan which the Advisory Planning Agency and Township staff worked on for 3.5 years. As enforcement of the new ordinance continues we are finding certain areas of the new ordinance which were erroneously changed/omitted based on our recommendations. In order to make these edits the Board of Commissioners will need to hold a public hearing to make the corrections.

Fiscal Impact/Source: N/A

Alternatives: N/A

Staff Recommendation: The Board of Commissioners continue Public Hearing #1974 until July 7, 2025.

Equal Opportunity Employer

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**UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. XXXX

AN ORDINANCE OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING PART II: GENERAL LEGISLATION, CHAPTER 350: ZONING, OF THE UPPER MORELAND TOWNSHIP CODE OF ORDINANCES AND THE UPPER MORELAND TOWNSHIP ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Upper Moreland Township, Montgomery County, (hereinafter the “Township”) is a Township of the First Class, organized and existing under the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Board of Commissioners of Upper Moreland Township has enacted the Upper Moreland Township Zoning Ordinance which contains, *inter alia*, the Upper Moreland Township Zoning Map; and

WHEREAS, the Board of Commissioners via the passage of Township Ordinance No. 1754 on October 7, 2024, did evaluate and perform a comprehensive update of the provisions of the Zoning Ordinance and Zoning Map codified in the Upper Moreland Township Code of Ordinances, Part II: General Legislation, Chapter 350: Zoning, to reflect the updated goals of the Township Comprehensive Plan; and

WHEREAS, subsequent to the passage of Township Ordinance No. 1754, Township staff and consultants noted that several minor amendments to the Township Zoning Ordinance were necessary; and

WHEREAS, the Board of Commissioners has met the procedural requirements of 53 P.S. § 10101, et seq., the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing and providing notice of the intent to adopt the zoning ordinance and zoning map amendments through advertisement in the local newspaper of record. True and correct copies of the proofs of publication are attached hereto, identified as **Exhibit “A”**; and

WHEREAS, the Board of Commissioners of Upper Moreland Township, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents of Upper Moreland Township will be served by adoption of these amendments to the Upper Moreland Township Zoning Ordinance and Zoning Map so as to allow for and encourage development and redevelopment consistent with the Township’s Comprehensive Plan and vision. A true and correct copy of the amended Upper Moreland Township Zoning Map is attached hereto, identified as **“Exhibit B”**.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, and it is hereby enacted and ordained by the authority of same as follows:

SECTION I. Amendment to Code

The Code of Upper Moreland Township, Part II: General Legislation, Chapter 350 (Zoning), Article III (Definitions), Subsection 350-13 (Word usage and definitions) is hereby amended and shall read as follows (changes in bold font and ~~striketrough~~):

IMPERVIOUS SURFACE COVERAGE

Surfaces that do not absorb stormwater. All buildings, parking areas, driveways, roads, sidewalks, ~~swimming pools~~, and any areas in concrete or asphalt shall be considered impervious surfaces within this definition. In addition, other surfaces determined by the Township Engineer to fall within the scope of this definition shall be considered impervious.

SECTION II. Amendment to Code

The Code of Upper Moreland Township, Part II: General Legislation, Chapter 350 (Zoning), Article IV (Use Regulations), Section 350-19 (Categories of permitted uses), Subsection A. Accessory uses, (8) Use A-8: Keeping of fowl, poultry or livestock, is hereby stricken in its entirety and shall be amended to read as follows:

Use A-8: Keeping of fowl, poultry or livestock. Keeping of fowl, poultry or livestock shall be permitted in the R & R-1 districts, provided that, The keeping or raising of livestock and poultry as an accessory use, on a lot area of not less than two acres, and provided that any building used for the keeping or raising of livestock or poultry shall be situated not less than 100 feet from any street or property line, only when authorized as a special exception by the Zoning Hearing Board in accordance with §§ 350-205 through 350-211 of this chapter.

SECTION III. Amendment to Code

The Code of Upper Moreland Township, Part II: General Legislation, Chapter 350 (Zoning), Article IV (Use Regulations), Section 350-19 (Categories of permitted uses), Subsection A. Accessory uses, (15) Use A-15: Swimming pool, sub-subsection (b) is hereby stricken in its entirety and is amended to read as follows (changes in bold font and ~~striketrough~~):

~~(b) As accessory structures, they are permitted to be located no closer than 10 feet to a side or rear property line, and shall be located no closer than 10 feet from any additional structures, either primary or accessory, located on the lot or premises.~~

(b) As accessory structures, aboveground pools are permitted to be no closer than 10' from a side or rear property line not exceeding 460 square feet in area. Inground pools shall meet the applicable side and rear yard setbacks for the principle building in that district. Aboveground or inground pools shall be located no closer than 10; from any additional structures, either primary or accessory, located on the lot or premises.

SECTION IV. Amendment to Code

The Code of Upper Moreland Township, Part II: General Legislation, Chapter 350 (Zoning), Article IV (Use Regulations), Section 350-19 (Categories of permitted uses), Subsection A. Accessory uses, is hereby amended to add a new subsection 17 to include the following use and shall read as follows:

(17) Use A-17: Tents, temporary structures and display areas:

Tents, temporary structures and display areas for retails sales and special events are permitted in the TC, CC and SC districts, under the following conditions:

(a) Such tent, temporary structure or display area may be erected and used for a maximum of 10 days in the aggregate during any 12-month period, provided that the single usage shall not exceed 7 days.

(b) Such tent or temporary structure shall not exceed 1,600 square feet in area or a maximum of not more than 5% of the required parking area for the use(s) on the site or tract, whichever is less.

(c) Such tent or temporary structure shall not be located as to create an obstruction to vision for motor vehicle sight lines at the intersection of public streets or where a driveway enters a public street or any other area for motor vehicle traffic such as interior driveways of any place of business.

(d) Any property owner desiring to erect or use such tent or temporary structure must first obtain a permit from the Township's Department of Code Enforcement, which permit shall be subject to review by the Department and other departments as necessary.

SECTION V. Amendment to Code

The Code of Upper Moreland Township, Part II: General Legislation, Chapter 350 (Zoning), Article VII (R-2 Residential Districts), Section 350-34 (Dimensional regulations), Table of Dimensional Standards, “Minimum Yard Dimensions, Side (2)”, is hereby stricken in its entirety and is amended to read as follows (changes in bold font and ~~strikethrough~~):

Minimum Yard Dimensions	
Front	50 feet
Side (2)	10 feet per side yard. The aggregate width shall be at least 30 feet. 20 feet per side. No aggregate width.
Rear	40 feet

SECTION VI. Amendment to Code

The Upper Moreland Township, Zoning Map, which current version was adopted on October 7, 2024, in accordance with the comprehensive amendments to Chapter 350 (Zoning) of the Township Code of Ordinances via Ordinance No. 1754, shall hereby be amended to rezone the residential properties on Shoemaker Road from Jason Drive to the entrance to Pileggi Park from the R-3A Residential District back to the R-2 Residential District. A true and correct copy of the amended zoning map reflecting these changes is attached to this Ordinance, marked as Exhibit “B”.

SECTION VII. Repealer.

All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION VIII. Revisions.

The Upper Moreland Township Board of Commissioners does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

SECTION IX. Severability.

The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the Upper Moreland Township Zoning Ordinance or Zoning Map.

SECTION X. Effective Date.

This amendment shall become effective five (5) days after the date of adoption.

ORDAINED AND ENACTED by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this _____ day of _____, 2025.

Attest:

**UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS**

Patrick T. Stasio, Secretary

Clifton McFatridge, President

EXHIBIT A
PROOFS OF PUBLICATION

DRAFT

LOCALIQ

Erie Times-News | The Intelligencer
Bucks County Courier Times
The Daily American | Beaver County Times
Pocono Record | Burlington County Times

PO Box 630531 Cincinnati, OH 45263-0531

AFFIDAVIT OF PUBLICATION

Tina Simone
ATTN: Vicky Sykes
Upper Moreland Township
117 Park AVE
Willow Grove PA 19090-3209

STATE OF PENNSYLVANIA, COUNTY OF BUCKS

The Intelligencer, a newspaper of general circulation, published and having its place of business at Doylestown, Bucks County, PA and Horsham, Montgomery County, PA; that said newspaper was established in 1886; that attached hereto is a facsimile of the printed notice which is exactly as printed and published in said newspaper issue dated on:

05/18/2025, 05/25/2025

That said newspaper was regularly issued and circulated on those dates.

Sworn to and subscribed before on 05/25/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$653.40

Tax Amount: \$0.00

Payment Cost: \$653.40

Order No: 11323399

Customer No: 790952

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

AMY KOKOTT
Notary Public
State of Wisconsin

NOTICE UPPER MORELAND TOWNSHIP

NOTICE IS HEREBY GIVEN THAT THE UPPER MORELAND TOWNSHIP BOARD OF COMMISSIONERS AT ITS REGULAR PUBLIC MEETING SCHEDULED ON JUNE 2, 2025, AT 7:00 P.M. AT THE TOWNSHIP BUILDING LOCATED AT 117 PARK AVENUE, WILLOW GROVE, PA 19090, WILL HOLD A PUBLIC HEARING TO CONSIDER ENACTING, AND MAY VOTE TO ENACT, THE FOLLOWING ORDINANCE, THE TITLE AND SUMMARY OF WHICH APPEARS BELOW:

AN ORDINANCE OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING PART II: GENERAL LEGISLATION, CHAPTER 350: ZONING, OF THE UPPER MORELAND TOWNSHIP CODE OF ORDINANCES AND THE UPPER MORELAND TOWNSHIP ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The proposed ordinance proposes minor amendments to the Township's Zoning Ordinance and Zoning Map which were inadvertently discovered after the Township adopted a comprehensive overhaul of the same in 2024. Members of the public are encouraged to review the proposed ordinance and ask questions and make comments during the public hearing.

A COPY OF THE FULL TEXT OF THE PROPOSED ORDINANCE IS AVAILABLE FOR INSPECTION AND COPYING BY THE PUBLIC DURING REGULAR BUSINESS HOURS AT THE TOWNSHIP BUILDING LOCATED AT 117 PARK AVENUE, WILLOW GROVE, PA 19090, THE OFFICES OF THIS NEWSPAPER AND THE MONTGOMERY COUNTY LAW LIBRARY. PERSONS WITH A DISABILITY WHO WISH TO ATTEND THE MEETING AND REQUIRE AN AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD CONTACT TOWNSHIP MANAGER PATRICK STASIO AT (215) 659-3100.

Alex J. Baumler
Upper Moreland Township
Solicitor

EXHIBIT B
ZONING MAP

DRAFT

Upper Moreland Township

A ABBEYVIEW AVEE-1
ABBOTT RDD-7
ACORN PLF-6
AINTREE RDB-4
ALLISON RDD-1
ANDREA DRC-2
ARMOUR RDC-4
ARNONE DRD-5
ASHLEY DRC-7

B BALL RDE-3
BARSKA RDA-7
BARTRAM RDB-1,C-1,D-1
BEECHWOOD RDC-2
BELMAR RDA-7
BENSAL RDC-6
BETZ RDD-6
BLAIR MILL RDA-2,A-5
BONNET LNB-3
BREADY RDC-5
BRENDAN CIRF-3
BRIGHT RDA-6
BROADWAY AVEA-3
BROCKTON RDF-6
BROOK STC-2,D-2
BRYANT LND-7
BRYERS RDE-7
BUCKBOARD RDE-3
BURNBROOK RDC-4
BUTTERNUT DRF-6
BYBERRY RDC-6,E-6,G-6

C CAMERON RDC-1
CAMPMEEING RDE-2
CARLSON DRB-1
CAROSAL LNE-2
CARROLL LNA-3
CARTON STA-4
CARY RDG-3
CASTELLO AVEA-4
CATHEDRAL RDG-3
CEDAR AVED-1
CENTENNIAL RDD-7
CENTER AVED-1
CHELSEA RDC-5
CHERRY STE-1
CHURCH STE-1
COLONY DRF-6
COLONIAL RDC-6
COMMERCE AVEA-2
COMPUTER AVEA-1
CORINTHIAN AVEC-7
COUNTRY CLUB DRG-1
COUNTRYWOOD LNE-6
COUNTY LINE RDD-7,G-7
COWBELL RDE-2
CROWN STD-2

D DALLAS RDC-1
DAMIAN DRE-5
DANIELLE DRE-5
DAVISVILLE RDE-1,E-2,E-4,E-7
DEER RUN RDF-2
DELFT LNA-4
DIVISION AVEE-1
DOGWOOD DRB-1
DOROTHY STA-4
DUFFIELD STD-2

E EASTON RDC-1
EBERLY STA-4
EDWARD RDF-1,G-3
ELLIS RDC-1,C-2
ELM AVEB-3
EVANS AVEF-1
EVANS CIRF-1
EVERETT AVEE-1,F-2
EXTON RDE-7

F FAIRHILL STD-2
FAIR OAKS AVEA-4
FAIRWAY RDG-2
FERN AVEE-4
FITCH RDC-5
FITZWATER TOWN RDC-1,C-3
FLAMINGO RDA-6
FORREST AVEF-1
FRANINE DRE-6
FRAZIER AVEF-1
FRONTIER RDF-6

G GEOFFREY RDB-1
GIBSON DRE-7
GILPIN RDC-1,C-2
GOODWIN RDD-7
GRANT AVED-2
GREENBELT DRC-4
GREENHILL RDF-1
GREENWOOD DRF-3
GREYHORSE RDF-2
GUN PLG-7

H HAMPTON RDB-3
HATBORO AVEA-3
HEATON RDC-5
HELEN STA-4
HEMLOCK PLF-7
HIDEAWAY DRB-1
HIGH AVED-7
HIGH POINT EASTF-4
HIGH POINT WESTF-4
HOFFMAN RDE-7
HOME RDA-7
HORSHAM RDA-4
HOWARD AVED-7
HUNTINGDON RDF-4,H-4
HUNMAN TERF-1
HYSTREAM RDF-6

J,K JAMES RDA-7
JARETT LND-5
JASON DRF-7,G-7
JASPER LNE-5
JUNIPER AVEA-4
KAREN LNE-6
KENTNER RDD-5
KNIGHT LNF-3
KREWS TERF-1
KRUGEL STA-4

L LAKEVIEW DRC-3
LANCASTER PLC-4
LAUREL CIRB-1
LAVINIA RDC-4
LAWNTON RDC-1
LENNOX RDG-3
LEWIS CIRD-6
LIMESTONE LNE-2
LINCOLN AVEC-2,D-2
LINDEN AVEA-2,A-3
LISAYNE DRD-6
LOOKOUT LNF-2
LUNKINS LND-5
LUNDY LNG-3
LYNNE AVEA-4

M MADISON RDC-1
MAGNOLIA AVEA-3
MALLARD RDA-6
MANOR RDC-6
MANOR HOUSE LNF-1
MANFIELD RDC-3
MAPLE STD-2
MARGO LNB-1
MARTIN RDD-2
MARYLAND RDA-2
MAYSONS HILL RDF-5
MEMORIAL PARK DRD-1
MEYER LND-5
MILFORD CIRF-6
MILITA RDC-7
MILL RDB-3,C-3
MINERAL AVED-1
MINNIE LNE-7
MIRIAM AVED-2
MOORE RDD-5
MORELAND RDB-1,D-1,F-1
MORGAN MILL RDE-2
MORRIS RDE-7

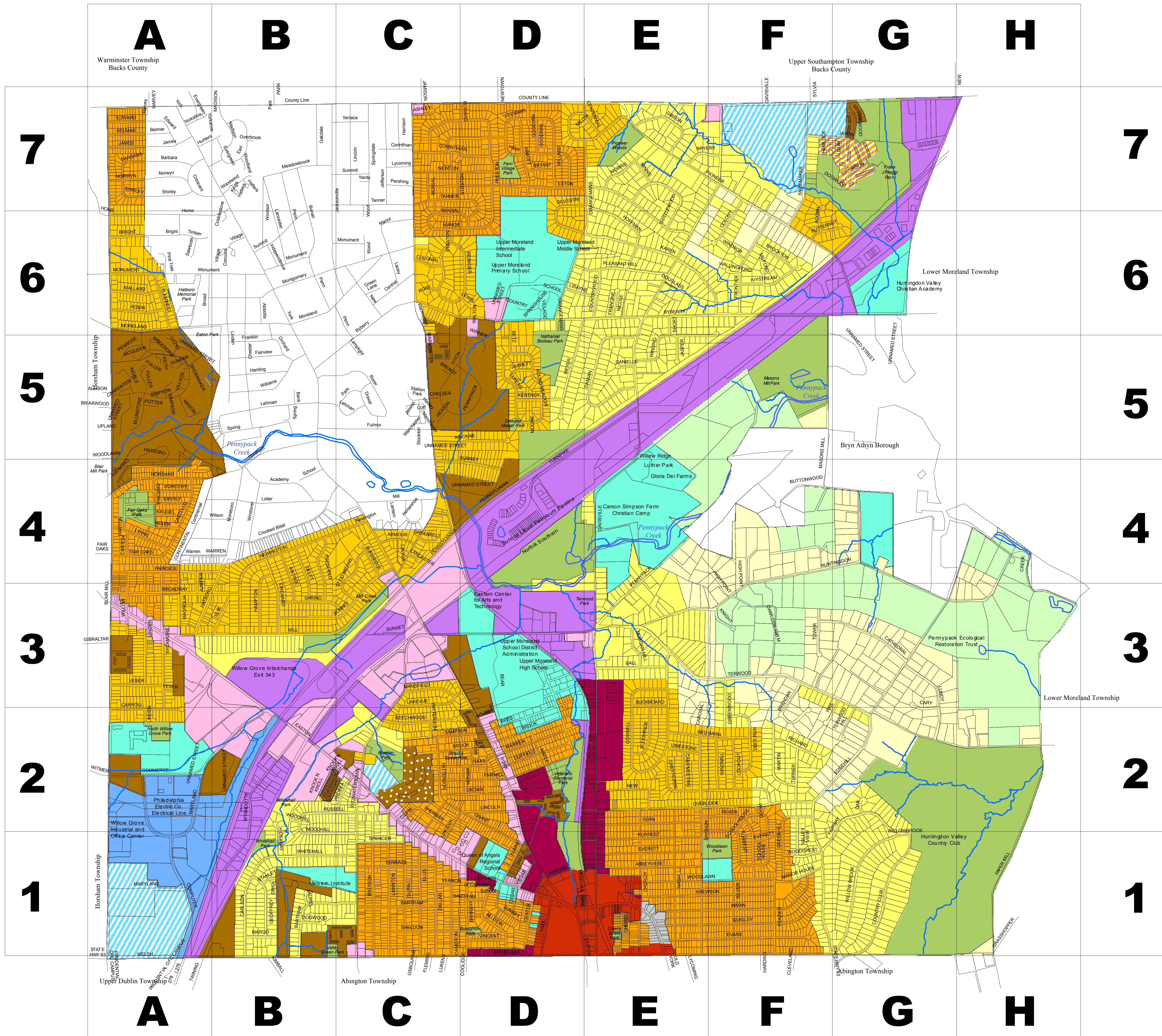
N,O N YORK RDD-2,D-3,E-1
NASH AVEE-1
NEW STE-2
NEWINGTON DRB-4
NEWTON RDC-7
NICOLE DRE-6
NORWYN RDA-7
OAK CIRG-7
OAKWOOD DRG-7
ORANGEMANS RDD-2
ORCHARD WAYB-3
OVERLOOK AVEE-7

P,Q PAPER MILL RDH-2
PARK AVED-1
PARKSIDE AVEA-4
PATTERSON AVEG-7
PENNSYLVANIA TPKEB-2,D-5,G-7
PENNYPACK CIRE-4
PENNYPACK RDE-4
PIKE CIRD-7,F-7
PIONEER RDD-7,F-7
PLEASANT HILL RDE-6
PRESTON LND-7
QUIGLEY AVEF-1

R,S RAAB STD-2
RED BARN RDE-2
RED STD-2
REINIGER RDD-6
RICHARD RDF-2
ROBIN RDA-6
ROSE CIRC-6
ROUND MEADOW LND-6
RUSSELL RDB-2
S YORK RDC-3
SAMPSON AVEC-2
SCHOCKHOUSE LNF-2
SHELDON RDC-1
SHERMAN AVEC-2
SHIRLEY RDA-7
SHOEMAKER RDF-7
SHORT LNE-6
SILVER AVEF-1,F-2
SILVESTRI DRD-1
SLIGHDRIDE RDE-2
SPENCER DRC-6
SPRING LNB-3
ST DUNSTONS RDC-4
STANLEY LNB-1
STEWART RDD-7
STRATON RDC-6,C-7
SUMMIT AVED-1
SUNSET LND-2
SURREY LNC-3
SYCAMORE AVEA-3

T,V TANNER RDC-7
TERRACE RDC-1
TERWOOD RDC-3,E-3,H-2
TERWOOD HILL DRG-2
THISTLEWOOD RDE-7
TOPSFIELD RDB-4
TOWER RDF-3
TURNER RDF-2
TURNPIKE DRE-5
VALLEY VIEW RDF-2
VERNON RDC-1
VESER LNA-3
VILLAGE DRA-5
VINCENT RDD-1

W W MONUMENT AVEB-6
W MORELAND AVEA-6
WALLINGFORD CIRF-6
WALTON RDD-6
WARMINSTER RDC-5
WARREN STD-2
WELSH RDA-1
WHITEHALL DRB-1
WILLARD RDD-7
WILLOW AVEA-3
WILLOW BROOK RDG-1
WINDING RDE-6
WINDMILL RDF-2
WINDSOR CIRF-6
WINNER RDD-5
WOODCREST RDA-1
WOODHILL DRB-2
WOODLAWN AVEE-1,F-1
WOOD RDF-2
WYANDOTTE RDB-2



Zoning

- R Residential
- R-1 Residential
- R-2 Residential
- R-3 Residential
- R-3A Residential
- R-4 Residential
- M Multiple Dwelling
- HR - High Rise
- CMU Corridor Mixed Use
- CC Commercial Core
- TC-1 Town Center
- TC-2 Town Center
- BC Business Center
- SC Shopping Center
- I Limited Industrial
- INST Institutional
- RC Recreational Conservation

Zoning boundaries adopted April 6, 1987
Zoning boundaries amended October 1999
Zoning boundaries amended February 2004
Zoning boundaries amended September 2006
Zoning boundaries amended August 2007: 590001157485 R-3 to M
Zoning boundaries amended November 17, 2008
Zoning boundaries amended May 4, 2009
Zoning boundaries amended April 7, 2014 590015922003 R-1 to R-3
Zoning boundaries amended April 2015
Zoning boundaries amended November 9, 2015
Zoning boundaries amended March 6, 2017
Zoning boundaries amended February 4, 2018
Source: Upper Moreland Township Board of Commissioners
Zoning boundaries adopted October 7, 2024
Source: Upper Moreland Township Board of Commissioners

Montgomery County Planning Commission

Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19404-0311
(p) 610.278.3722 • (f) 610.278.3941
www.montcopa.org/plancom

This map is based on 2015 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

Serial Number: 1633

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 28, 2025
Mr. Paul Purtell, Director, Planning, Zoning & Inspections
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC # 25-0095-001
Plan Name: Ordinance Chapter 350 Pertaining to Smoke Shops
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced zoning ordinance and map in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 8, 2025. We forward this letter as a report of our review.

BACKGROUND

Upper Moreland Township has submitted a zoning ordinance amendment to amend Chapter 350: Zoning Article III Definitions §350-13, Article IV Use Regulations §350-19, and Article VII R-2 Residential Districts §350-34 Dimensional Standards. The proposed amendment would address the definition of impervious coverage, the size and setbacks of inground and aboveground swimming pools, the keeping of fowl, poultry and livestock, temporary tent sales, and side yard setbacks in the R-2 Residential District. In addition, the township is proposing a map amendment to change parcels located along Shoemaker Road from Jason Drive to the entrance to Pileggi Park from the R3-A Residential District to the R-2 Residential District. The amendments are meant to address inconsistencies that arose during the comprehensive zoning update, which was adopted 2024.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issue that the township may wish to consider prior to zoning amendment adoption. Our comments are as follows:



REVIEW COMMENTS

DEFINITIONS

- A. Impervious Coverage. The township is proposing an amendment to the definition of Impervious Coverage. The proposed amendment would remove “swimming pools” from the definition of Impervious Coverage (§350-13). The PA Department of Environmental Protection (DEP) considers pools to be impervious because they do not allow for the absorption of stormwater. We recommend being consistent with state regulations.

USE REGULATIONS

- A. Use A-8: Keeping of fowl, poultry, or livestock. The township is proposing to replace the current Use A-8: Keeping of fowl/poultry with a new definition and regulations. The proposed Use A-8: Keeping of fowl, poultry or livestock would be allowed in the R and R-1 Districts on lots that are at least two acres and “provided that any building used for [the use] shall be situated not less than 100 feet from any street or property line, only when authorized as a special exception.”

We encourage regulations that are supportive of urban/suburban agriculture, including the keeping of fowl/poultry. The proposed amendment groups fowl/poultry (e.g. chickens) with livestock (e.g. cows), the keeping of which have very different space and resource needs. We feel that requiring a special exception is overly restrictive for keeping chickens, but may be appropriate for the keeping of livestock, which is more intense.

We recommend the regulations for the keeping of fowl/poultry include regulations for the size of the structures and number of birds based on the size of the lot. The inclusion of these regulations would help to avoid any potential issues related to nuisances. The current definition for the keeping of fowl/poultry includes number of birds based on property size, requirements for the shelter and coop size among other standards, and prohibition of roosters. If there is concern about the location of the keeping of poultry/fowl, the districts in which the use is permitted could be changed to only the R and R-1 Districts.

Additionally, we recommend that the township consider another, separate use and regulations for the keeping of livestock, which is not currently regulated.

- B. Use A-15: Swimming pool. The township is proposing to amend the setback and size regulations for swimming pools, subsection (b) of Use A-15 in §350-19 in the Use Regulations. We have no comments related to the proposed amendment, but do recommend that the township consider how the swimming pool regulations relate to the definition of Impervious Coverage. Not counting pools as impervious coverage could impact how developments handle stormwater. The current regulations for swimming pools state that “permanent swimming pools, whether above or below ground” are considered impervious structures, which is consistent with the DEP definition of impervious coverage (§ 350-19.A.(15)(a)).

- C. Use A-17: Tents, temporary structures and display areas. The township is proposing to define and regulate tents, temporary structures, and display areas that would be used for retail sales and special events. The use would be permitted in the TC-Town Center, CC-Commercial Core, and SC-Shopping Center Districts. The proposed regulations pertain to the length of time temporary sales would be permitted during one year and the maximum size of the tent. The use would be required to obtain a permit. We have no issue with the proposed use, but suggest that the township consider if any type of semi-permanent sales could be permitted, such as seasonal sales for gardens and Christmas trees. Sales for seasonal garden centers of Christmas trees typically last longer than 10 days, which is the maximum that would be permitted for the proposed Use A-17. We recommend the township consider whether a semi-permanent use should be permitted and regulated within the township, and if so, how they would be accounted for separately from the tents, temporary structures and display areas proposed to be regulated as part of this amendment.

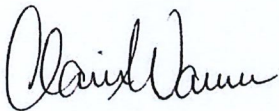
CONCLUSION

We wish to reiterate that MCPC supports Upper Moreland's proposed zoning ordinance amendment, but we believe that our suggested revisions will better achieve the township's planning objectives.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

- c: Patrick Stasio, Township Manager, Upper Moreland Township
Jennifer Mullen, Chair, Advisory Planning Agency, Upper Moreland Township
Alex Baumler, Township Solicitor