

## LEGAL NOTICE

**NOTICE TO THE RESIDENTS OF UPPER PROVIDENCE TOWNSHIP MONTGOMERY COUNTY, PA PUBLIC HEARING ZONING TEXT AND MAP AMENDMENT NOTICE IS HEREBY GIVEN** that the Upper Providence Township Board of Supervisors ("Board") will hold a public hearing on Monday, June 17, 2024, at 7:00 p.m., at the Municipal Campus, 1286 Black Rock Road, Phoenixville, PA 19460, and will consider enactment of the ordinance summarized below. The Board may elect to vote on the ordinance that night or defer the vote to a later date. The complete title of the proposed ordinance is as follows: **AN ORDINANCE OF THE TOWNSHIP OF UPPER PROVIDENCE, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 300 (ZONING), BY AMENDING SECTION 300-90 TO ADD A DEFINITION OF "STACKED TOWNHOME" UNDER DWELLING TYPES AS SUBSECTION C.(3) AND TO ADD A DEFINITION OF "RESTAURANT, FAST CASUAL"; SECTION 300-524.A(2) TO AMEND THE REQUIREMENTS FOR A FINANCIAL INSTITUION, STUDIO AND OFFICE USE; SECTION 300-524.A(4) AND SECTION 300-524.B(4) TO ALLOW FOR VARIOUS TYPES OF RESTAURANTS; SECTION 300-524.A(13) AND SECTION 300-524.B(7) TO REMOVE THE AREA LIMITATION FOR INDOOR FITNESS, RECREATION AND ENTERTAINMENT USES; SECTION 300-525.A(1) TO REMOVE THE PROHIBITION ON TRANSFER OF OWNERSHIP; SECTION 300-525.B TO PERMIT THE MAXIMUM HEIGHT IN A COMMUNITY SHOPPING CENTER TO BE 55 FEET; SECTION 300-525.C(8) TO AMEND THE OFF-STREET PARKING REQUIREMENTS APPLICABLE TO COMMUNITY AND REGIONAL SHOPPING CENTERS; AND BY ADDING A NEW SECTION 300-529 TO ESTABLISH A RESIDENTIAL USE GROUP (RUG-4) OPTION IN THE CRSC COMMUNITY AND REGIONAL SHOPPING CENTER DISTRICT; AND BY AMENDING THE ZONING MAP TO INCLUDE MONTGOMERY COUNTY TAX PARCEL NUMBER 61-00-00226-20-8 AS PART OF THE CRSC COMMUNITY AND REGIONAL SHOPPING CENTER DISTRICT.** This Ordinance seeks to amend the Upper Providence Township Zoning Ordinance to add definitions of stacked townhome and fast casual restaurant. The Ordinance proposes changes to permitted uses and dimensional regulations in the CRSC District, establishes a residential use group (RUG-4) in the CRSC District, and amends the Official Zoning Map to include Tax Parcel No. 61-00-00226-20-8 in the CRSC District. It also includes revisions, repealers, severability, an effective date, and enactment provisions. A complete copy of the proposed Ordinance is available at the Township's Administration Building located at 1286 Black Rock Road, Phoenixville, Monday through Friday, 8:00 a.m. to 4:00 p.m. Please contact 610-933-9179 to schedule an appointment. Interested persons may also examine the full text of the proposed Ordinance at the offices of the newspaper wherein this notice is published, and at the Montgomery County Law Library, Courthouse, Norristown, Pennsylvania. All interested persons are invited to attend. If you have a disability and wish to attend or require auxiliary aid, service or other accommodation, please contact the Township Manager at 610-933-9179.