

## LEGAL NOTICE

**NOTICE TO THE RESIDENTS OF UPPER PROVIDENCE TOWNSHIP MONTGOMERY COUNTY, PA PUBLIC HEARING ZONING TEXT AMENDMENT NOTICE IS HEREBY GIVEN** that the Upper Providence Township Board of Supervisors (“Board”) will hold a public meeting on April 22, 2025 at 7:00 PM, at the Municipal Campus, 1286 Black Rock Road, Phoenixville, PA 19460, and will conduct a hearing and consider enactment of the two Ordinances summarized below. The Board may elect to vote on the Ordinances that night or defer to a later date. A summary of the first proposed ordinance setting forth all the provisions in reasonable detail is as follows: **AN ORDINANCE OF THE BOARD OF SUPERVISORS OF UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF UPPER PROVIDENCE, CHAPTER 300 ZONING, ARTICLE IV DEFINITIONS, SECTION 300-90 TERMS DEFINED TO ADD A DEFINITION FOR “RESEARCH AND DEVELOPMENT FACILITY” AND ARTICLE XXV IO-2 INTERCHANGE OFFICE SUPPORT DISTRICT, SECTION 300-449 LEGISLATIVE INTENT AND SECTION 300-450 PERMITTED USES TO ALLOW FOR A “LABORATORY” USE; A “MANUFACTURE AND PACKAGING OF PHARMACEUTICALS AND HEALTHCARE PRODUCTS” USE; A “MANUFACTURE AND ASSEMBLY OF MEDICAL EQUIPMENT, ROBOTICS, AND SCIENTIFIC EQUIPMENT” USE; AND A “RESEARCH AND DEVELOPMENT” USE IN IO-2 ZONING DISTRICT.** Section 1 adds a definition for research and development facility; Section 2 repeals and replaces Zoning Ordinance § 300-449 *Legislative Intent* by adding language allowing compatible and ancillary uses with nearby developments; Section 3 repeals and replaces Zoning Ordinance § 300-450 Permitted uses to include additional permitted uses for a laboratory, the manufacture and packaging of pharmaceuticals and healthcare products, the manufacture and assembly of medical equipment, robotics, and scientific equipment, and research and development facilities. Section 4 repeals any inconsistent or conflicting ordinances. Section 5 provides a severability clause. Section 6 provides the effective date of the ordinance. A summary of the second proposed ordinance setting forth all the provisions in reasonable detail is as follows: **AN ORDINANCE OF THE BOARD OF SUPERVISORS OF UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF UPPER PROVIDENCE, CHAPTER 300 ZONING, ARTICLE VIII R-1 RESIDENTIAL-AGRICULTURAL DISTRICT, SECTION 300-171 PERMITTED USES, TO ALLOW “AGRITAINMENT” BY CONDITIONAL USE AND TO ESTABLISH CRITERIA FOR SUCH USE.** Section 1 amends Zoning Ordinance § 300-171 *Permitted uses* to add a new subsection G to permit “agritainment” as a conditional use and setting forth specific criteria for the use. Section 2 repeals any inconsistent or conflicting ordinances. Section 3 provides a severability clause. Section 4 provides the effective date of the ordinance. Complete copies of the proposed Ordinances are 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, PA. 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.