

# WHITPAIN TOWNSHIP

## ORDINANCE NO. 4-267

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AN ORDINANCE AMENDING THE TOWNSHIP'S ZONING MAP BY REZONING 1730 SKIPPACK PIKE, PARCEL 66-00-06405-00-9, FROM A SPLIT R-1 AND R-2 RESIDENTIAL ZONING DISTRICT CLASSIFICATION TO THE R-3B LOW INTENSITY MULTI-FAMILY ZONING DISTRICT

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### CERTIFICATION

I, ERIC TRAUB, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT I AM THE TOWNSHIP MANAGER IN WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA AND THAT ATTACHED HERETO IS A TRUE AND COMPLETE CORRECT COPY OF ORDINANCE NO. 4-267.



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Eric Traub, Township Manager

Nov. 20, 2024

ENACTED: November 19, 2024

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**WHEREAS**, the Board of Supervisors of Whitpain Township is duly empowered by the Second Class Township Code, 53 P.S. § 65101, et seq., to enact certain regulations relating to the public health, safety welfare of the residents of Whitpain Township;

**WHEREAS**, the Board of Supervisors of Whitpain Township has adopted a comprehensive zoning ordinance, known as the Whitpain Township Zoning Ordinance of 1950, as amended, in accordance with the provisions of Article VI of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, et seq., and an accompanying Township Zoning Map, which are intended to provide for the orderly development and redevelopment of Whitpain Township;

**WHEREAS**, the Second Class Township Code and Pennsylvania Municipalities Planning Code, supra, authorize the Board of Supervisors to make, amend and adopt amendments to the Whitpain Township Zoning Map that are consistent with the Constitution and laws of the Commonwealth that it deems necessary for the proper management and control of the Township and the best interests of its residents; and

**WHEREAS**, the Board of Supervisors of Whitpain Township has determined the certain 13.87+/- acre property located at 1730 Skippack Pike, being Montgomery County Parcel Number 66-00-06405-00-9 (the "Property"), currently split-zoned under a R-1 Residential and R-2 Residential zoning classification, would be better classified under the R-3B Low Intensity Multi-Family District zoning classification to encourage the logical and timely development of the Property for multifamily purposes, in accordance with the objectives, policies, and proposals of the Comprehensive Plan for the community;

**WHEREAS**, the Board of Supervisors of Whitpain Township has determined that a certain amendment to the Whitpain Township Zoning Map, as amended, is required to provide for the rezoning of the Property as R-3B Low Intensity Multi-Family;

**NOW, THEREFORE, IT IS HEREBY ENACTED AND ORDAINED** by the Whitpain Township Board of Supervisors that the Township Zoning Map is amended as follows:

### **SECTION 1. AMENDMENT TO THE TOWNSHIP'S ZONING MAP**

The Township's Zoning Map shall be amended by rezoning the certain 13.87+/- acre property located at 1730 Skippack Pike, being Montgomery County Parcel Number 66-00-06405-00-9, currently split-zoned under a R-1 Residential and R-2 Residential zoning classification, under the R-3B Low Intensity Multi-Family District zoning classification.

The Township Engineer is directed to revise the Zoning Map, as last revised, to incorporate the above rezone of the entirety of the stated property to the R-3B Low Intensity Multi-Family Zoning District.

### **SECTION 2. Repeal and Ratification**

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. Any other terms and provisions of the Township's Code unaffected by this Ordinance are hereby reaffirmed and ratified.

### **SECTION 3. Severability**

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect, and for this reason the provisions of this Ordinance shall be severable.

**SECTION 4. Effective Date**

This Ordinance shall become effective five (5) days after enactment.

**ORDAINED AND ENACTED** this 19th day of November 2024, by the  
Whitpain Township Board of Supervisors.

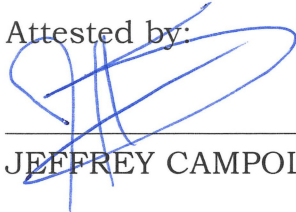
**WHITPAIN TOWNSHIP  
BOARD OF SUPERVISORS**



SCOTT M. BADAMI, *Chair*

[Seal]

Attested by:



JEFFREY CAMPOLONGO, *Secretary*