

LOWER SALFORD TOWNSHIP  
BOARD OF SUPERVISORS MINUTES  
May 7, 2025

Chairman Keith Bergman called the Lower Salford Township Board of Supervisors meeting to order at 7:30 p.m. Supervisors present were Kevin Shelly, Dave Scheuren and Kent Krauss. Also, present were Holly Hosterman, Assistant to the Township Manager; Director of Building and Zoning, Mike Beuke; Township Solicitor, Jim Garrity; Township Engineer, Michele Fountain; and Township Traffic Engineer, Stephanie Butler.

Chairman Bergman led all in the Pledge of Allegiance.

Chairman Bergman recognized Victor Verbeke and Brian Hagey. These gentlemen had prepared a presentation about the Revolutionary War and the encampment of 11,000 of General Washington's men along the Skippack Creek in Towamencin in October 1777. Mr. Hagey and Mr. Verbeke have submitted documents as well as a written history about this encampment and are seeking to obtain an Historic Marker for this location. Mr. Verbeke noted that he and Mr. Hagey have also spoken to the Towamencin Supervisors and provided the same information regarding the Historic encampment and the request for a marker. The history provided about this time in American History was fascinating. It is the hope of Mr. Hagey & Mr. Verbeke that the 300<sup>th</sup> Anniversary of the encampment (October of 2027) be celebrated in some fashion. The Supervisors thanked both men and wished them success in obtaining the Historical Marker.

Public Comment

There was no public comment.

Consent Agenda

Supervisor Scheuren moved to approve the consent agenda as presented. Supervisor Krauss seconded the motion. The motion passed unanimously.

COMMITTEE REPORTS

Chairman Bergman reminded those present that the schedule of upcoming Township meetings was listed on the bottom of the agenda.

Zoning Hearing Board

Mike Beuke stated that there is no Zoning Hearing Board hearing scheduled for May.

### Park Board

Mrs. Hosterman reported that the next meeting of the Park Board is scheduled for May 27<sup>th</sup> at 7:00pm. This meeting will take place at Roth Park pavilion.

Fire Chief – Deputy Chief Jesse Mancini reported that for the month of April the Company had responded to 27 calls, with the Company averaging 10 firefighters per call. The Company was in service for 9 hours and 20 minutes. Deputy Chief Mancini reported that the department is gearing up for the Annual Harleysville Country Fair Days that will take place May 21-24, 2025.

Freedom Valley Medical Rescue – No one was in attendance to present the report. However, the report has been submitted and is available for viewing upon request at the Township office.

### Communications Committee

Supervisor Shelly reported that the next meeting of the committee is May 21<sup>st</sup> at 7:30 pm. Mr. Shelly reported that the Committee is looking to take their meeting “on the road” to off-site facilities to hopefully involve more of the community. Mr. Shelly also took a moment to thank Holly Hosterman for her service as the township liaison to the Committee. Ms. Hosterman is stepping down from this role and it will be picked up by Special Projects Coordinator, Grace Kelley. Ms. Hosterman thanked Supervisor Shelly for his kind words.

### Recreation Authority

Chairman Bergman reported that there was not a quorum for the April meeting and therefore, was cancelled. He did note that the golf course remains busy with the coming of spring and the onset of summer. He was optimistic that the course would have another great year ahead. The next meeting of the Recreation Authority is scheduled for May 22nd at 6:00 pm and will take place at the golf course.

### Unfinished Business

- A) SR 63 Sec. MRS (ECMS 117961 (Main St. East-Ruth Rd. Sidewalk) Transportation Alternatives Set-Aside Project – Authorization for concurrence to award the project to the low bidder, Marino Corporation, in the amount of \$578,848.00 through PennDOT ECMS, including contract execution in ECMS by Joseph Czajkowski and Township Solicitor: Supervisor Scheuren made a motion to accept the bid from Marino Corporation for this project. Supervisor Krauss seconded the motion and the vote was unanimous to accept.

B) Chinmaya Land Development Extension Request: Present to request the extension were Murali Vuppala and Hareesh Kona of Chinmaya. Mr. Vuppala noted that since the original request in March 2025, the additional required information, along with additional escrow, have been provided to the Township. They are requesting an additional two years, with expiration of this extension being May 7, 2027. Chairman Bergman asked Township Engineer Michele Fountain if the new cost estimate and the additional escrow received were sufficient for this project going forward. Ms. Fountain said everything was in order and that the project would be approximately \$63,000 in additional cost. Chairman Bergman asked Director of Building & Zoning, Mike Beuke if the additional escrow had been received. He confirmed it had. Hearing no additional questions, Chairman Bergman asked for a motion to grant the extension. Supervisor Scheuren made the motion and Supervisor Krauss seconded. The vote was unanimous in favor.

C) Resolution 2025-09 - 310 Covenant Lane-Covenant Presbyterian Church – Preliminary/Final Land Development Approval: Prior to the vote, Supervisor Shelly noted that he is not in favor of the Preliminary/Final approval process and feels the Preliminary portion should be separate from the Final approval to allow for resident comment. Chairman Bergman noted Supervisor Shelly's comment. He then asked for a motion to approve Land Development. Supervisor Scheuren made the motion to approve, and Supervisor Krauss seconded. The vote was 3 in favor and 1 against, with Supervisor Shelly citing his previous comment. Motion passed.

D) Resolution 2025-10 - 17 Mainland Road/Creekside at Mainland – Amended Final Land Development Approval: Chairman Bergman asked the Board if there were any questions before asking for a motion. Supervisor Shelly asked if the amended plan completely adheres to the SALDO or are there variances? Mike Beuke, Director of Building and Zoning said no variances were required. Supervisor Shelly also asked if there were any environmental impacts and if so, had they been mitigated. Land developer Bill Bohnenberger of WB Homes answered by saying that this development has improved the prior state of the environment in this location, and that storm water is now collected in an underground basin mitigating the risk of flooding. Supervisor Shelly also asked Mr. Bohnenberger if he spoken with neighbors of this development about their concerns. Mr. Bohnenberger said he personally had not spoken with them but knew that his team had prior to the beginning of the overall development. Supervisor Shelly also asked if there was any concern relating to the number of parking spaces. Mr. Bohnenberger said that the traffic impact is less than before when the restaurant was there, so there was no concern with fewer parking spaces than before. Chairman Bergman then asked for a motion to approve the amended land development. Supervisor Scheuren made the motion to approve and Supervisor Krauss seconded the motion. Motion was 3 for 1 against, with Supervisor Shelly voting no.

E) Authorization to Execute Mascaro Sewage Treatment Plant Maintenance Agreement

Township Solicitor Jim Garrity noted that the agreement had been revised several times since the original draft. He noted that the agreement has been approved by J.P. Mascaro and has been signed by them. Mr. Garrity noted that Mascaro still needs to address several questions from the DEP, but that the agreement with the Township is secured. Chairman Bergman asked Ms. Fountain if she was in concurrence with the agreement as it stands. She said she was and that Mascaro has put up a bond to cover the next 2 years totaling \$302,500.00. The Supervisors collectively wanted to make sure that the system, if failing, would not fall into the laps of the Township. Mr. Garrity noted that the Agreement allows the Township to vacate the property if they refuse to maintain the system and it falls into disrepair. Chairman Bergman asked for a motion to authorize the execution of the agreement. Supervisor Scheuren made the motion to authorize, and Supervisor Krauss seconded. Motion was unanimous in favor.

New Business

- A) Resolution 2025-11 - Authorizing the Submission of a Grant Application for the 2025 CFA MTF Program for Traffic Signal and Trail Construction at Harleysville Pike and Paterno Dr./Maple Ave.: Prior to the vote, Township traffic engineer Stephanie Butler of Bowman explained the need for the signal at this intersection and that traffic counts warrant the install. Supervisor Shelly asked if PennDOT had considered installing a roundabout in this location instead of a signal. Ms. Butler noted that a roundabout was an idea from PennDOT, but it was not discussed due to the warrant for the signal. Chairman Bergman asked for a motion to authorize the grant application. Supervisor Scheuren made the motion and Supervisor Krauss seconded. Motion was unanimous in favor of authorizing the submission.
- B) Resolution 2025-12 - Authorizing the Submission of a Grant Application for the 2025 DCED/CFA Greenways, Trails and Recreation Program for Construction and Inspection Activities for the Oak Dr. Pedestrian Improvement Project: Ms. Butler indicated that a portion of this project had already received grant funds, and this submission would request the remaining funds to complete the project. Chairman Bergman asked for a motion to authorize the submission of the grant. Supervisor Scheuren made the motion and Supervisor Krauss seconded. Motion was unanimous in favor of the authorization.
- C) Ordinance 2025-01 – Proposed Village Commercial Zoning District Amendments – Authorization to Advertise: Chairman Bergman noted that this proposed ordinance was available for viewing at the Township Office and then asked for a motion to authorize advertisement. Supervisor Krauss made the motion and Supervisor Scheuren seconded. Motion was unanimous in favor.



- D) Ordinance 2025-02 – Proposed Road Classifications and Ultimate Rights-of-Way Amendments – Authorization to Advertise: Chairman Bergman noted that with the proposed VC Zoning District Amendments, the road classifications and ultimate rights-of-way would also be affected. This ordinance revises those classifications and ultimate rights-of-way. Chairman Bergman asked for a motion to authorize advertisement of this ordinance. Supervisor Krauss made the motion and Supervisor Scheuren seconded. Motion passed unanimously.
- E) 480 Groff’s Mill Road/Salford Mennonite Church – Conditional Use – Authorization to Advertise: Prior to the vote, Supervisor Shelly said he would abstain from this vote due to a personal connection to the church. Chairman Bergman asked for motion to authorize the advertisement of the conditional use. Supervisor Scheuren made the motion and Supervisor Krauss seconded. Motion passed: 3 for-0 against-1 abstain.
- F) 130 Christopher Lane – Discussion of Waivers: Susan Rice, P.E. of Stout & Tacconelli was present to discuss the waiver letter dated February 3, 2025, and amended March 28, 2025 on behalf of the client. The entire waiver letter is available for review at the Township office. The Supervisors were generally agreeable to the 3 requested waivers but would reserve a final decision until the land development is presented for approval.
- G) Adoption of Proclamation designating May 21-24, 2025, as the Annual Harleysville Country Fair Days: Chairman Bergman asked for a motion to adopt the Proclamation. Supervisor Krauss made the motion and Supervisor Scheuren seconded. The vote was unanimous in favor. Chairman Bergman encouraged everyone to attend this year’s event and said he hoped the weather would cooperate.
- H) Fire Police Assistance to Collegeville Borough for the Ursinus College Commencement Ceremony on May 17, 2025: Chairman Bergman asked for a motion to approve the Harleysville Fire Police assistance at this event. Supervisor Scheuren made the motion and Supervisor Krauss seconded. Motion was unanimous in favor.

Public Comment – There was not public comment.

There was no need for an Executive Session

There being no further business, Mr. Garrity moved to adjourn at 8:24 pm.

Respectfully Submitted,

Holly Hosterman  
Assistant to the Township Manager

**BOARD OF SUPERVISORS  
LOWER SALFORD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA  
ORDINANCE NO. 2025-01  
“VC Village Commercial District Ordinance”**

**AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, CHAPTER 164 (ZONING) TO REPEAL AND REPLACE ARTICLE XIII A (VC VILLAGE COMMERCIAL DISTRICT) IN ITS ENTIRETY TO ESTABLISH NEW ZONING REGULATIONS FOR PROPERTIES LOCATED WITHIN THE VC VILLAGE COMMERCIAL DISTRICT CONCERNING LEGISLATIVE INTENT, USE REGULATIONS, DENSITY AND DIMENSIONAL STANDARDS, NEIGHBORHOOD DEVELOPMENT OPTIONS, AND ADDITIONAL REGULATIONS RELATED TO BUILDING LENGTH, PARKING AND DRIVEWAYS, ARCHITECTURAL STANDARDS, FAÇADE ORIENTATION, SIDEWALKS, WALLS AND WINDOWS, UTILITIES, AND TRASH, REFUSE AND SERVICE AREAS.**

---

The Board of Supervisors of Lower Salford Township does hereby **ENACT** and **ORDAIN:**

**SECTION I. - Amendment to Code**

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIII A (VC Village Commercial District) is hereby repealed and replaced in its entirety as follows:

**Article XIII A  
VC Village Commercial District**

**§ 164-70.1 Legislative intent.**

In expansion of the community development objectives contained in Article II of this Chapter and in support of the goals and implementation techniques of the 2015 Indian Valley Regional Comprehensive Plan, as amended, it is hereby declared to be the intent of the VC Village

Commercial District in this Township to establish reasonable standards to permit and regulate limited commercial, office and residential uses within the Village areas. The primary purpose of the District is to permit a mix of various housing types, commercial businesses, offices, and institutions in a pedestrian-oriented district that retains the characteristic village environment. Specifically, it is the intent of this Article to:

- A. Encourage the retention of the village atmosphere of the Villages of Mainland, Lederach and Vernfield, and the Central Main Street area of the Village of Harleysville by preserving the existing buildings and landscaped spaces to the greatest extent possible.
- B. Encourage retention of existing buildings by permitting a variety of commercial, office and residential uses which are compatible with the existing building types, lot sizes and other physical and visual characteristics of the Village Commercial District.
- C. Permit uses which allow conversion of existing buildings in a context-sensitive manner which maintains the visual character and architectural scale of existing development within the district, while encouraging adaptive reuse.
- D. Encourage those types of commercial and office uses which do not attract either large volumes of traffic or continuous customer turnover while allowing for a range of small-scale, low impact commercial uses.
- E. Discourage development of strip-type, highway-oriented commercial uses which require incongruous architectural styles, excessive paved areas and numerous curb cuts.
- F. Encourage consolidation of driveways, parking lots and curb cuts to provide more efficient and safe access, vehicle circulation and parking.
- G. Encourage coordinated pedestrian connectivity through the use of continuous paths and sidewalks to provide efficient, pleasant and convenient pedestrian and non-motorized access from residential areas and parking areas to and among the various permitted uses.
- H. Prioritize pedestrian movement and access to buildings, open spaces, and streets; and discourage design that gives priority to vehicular convenience over pedestrian safety.
- I. Minimize visual and functional conflicts between residential and nonresidential uses within and abutting the district.
- J. Encourage the formation and continuance of the uncongested environment for business and professional offices intermingled harmoniously with residences and certain other commercial uses.
- K. Discourage overdevelopment of lots by limiting the maximum permitted development and

the maximum impervious coverage.

- L. Encourage infill and redevelopment within the village areas of the Township and ensure that new development is of pedestrian scale and orientation that is compatible with existing village buildings.
- M. Encourage new buildings to be of such size, scale, general appearance and building materials so as to conform to the general nature of surrounding buildings and to not detract from the intent of this Chapter to preserve the historic village appearance.
- N. Encourage the creation of open space, parks or recreation land adjacent to existing open space, parks, recreational facilities or other public amenities.

**§ 164-70.2 Use regulations.**

- A. Permitted uses. A lot may be used for one or more of the following uses, in compliance with the performance standards and dimensional standards contained in this Article:
  - (1) Single-family detached dwelling.
  - (2) Two-family dwelling (twin or duplex).
  - (3) Single-family attached dwelling. Single-family attached dwellings shall be developed in accordance with the provisions of Article XI, R-4 Medium-High Density Mixed Dwelling Districts of this Chapter.
  - (4) Apartments.
  - (5) Office use. The following types of office use shall be permitted:
    - (a) Business offices.
    - (b) Professional offices.
  - (6) Banks, savings-and-loan associations, and credit unions.
  - (7) Retail shops. The following types of retail shops shall be permitted:
    - (a) Specialty shops for the retail sale of gifts, antiques, collectibles, memorabilia, flowers and plants (excluding nurseries and greenhouses), books, jewelry, clocks, optical goods, cameras, computers, cell phones, wearing apparel, musical instruments, craft shops making Articles, and similar uses for retail sale.
    - (b) Confectioneries or bakeries for production of Articles that will be sold primarily

at retail on the premises.

- (8) Personal service shops. Barbershops and/or hairdresser, shoe repair, tailor and similar services.
  - (9) Studios. Studios for dance, music, photography and/or art, including exercise facilities that do not require court areas for sports activities.
  - (10) Repair shops. Shops for repair of small equipment and appliances are permitted, provided there is no outdoor storage on-site, noise levels are maintained at a level similar to that of other uses permitted in the district and there is no repair of vehicles, vehicle parts, watercraft or recreational vehicles.
  - (11) Municipal buildings, offices and uses.
  - (12) Churches and other places of religious worship.
  - (13) Accessory uses for permitted dwellings and permitted commercial properties, provided that any accessory uses, including commercial ones, meet the requirements of § 164-15B of this Chapter.
- B. Conditional uses. The following uses may be permitted by the Board of Supervisors as conditional uses in accordance with all the applicable standards of this Chapter.
- (1) Restaurants.
  - (2) Sale of appliances, electronics and furniture.
  - (3) Exercise facilities, including court areas, pools or other larger amenities for exercise.
  - (4) Specialty shops for the retail sale of tobacco and related supplies.
  - (5) Funeral homes.
  - (6) Clubs, lodges or other fraternal organizations.
  - (7) Hotels and bed-and-breakfasts
  - (8) Private preschool, day-care and/or elementary school facilities.
  - (9) Wholesale uses without warehousing.
  - (10) Auto parts and supplies stores, not including vehicle repairs, vehicle sales, or vehicle service.



- (11) Drugstores and pharmacies.
  - (12) Hardware stores.
  - (13) Rental of tools and equipment.
  - (14) Convenience food stores without the sale of fuel, including electric vehicle re-charge stations.
  - (15) Fire companies and other rescue services.
  - (16) Food processing, subject to compliance with § **164-25.3 (Environmental Performance Standards)** of this Chapter.
  - (17) Neighborhood development in accordance with § **164-70.5** of this Chapter.
- C. Prohibited uses. In support of the legislative intent of this Article, the following uses are specifically prohibited:
- (1) Indoor and outdoor places of amusement, such as but not limited to arcades and miniature golf.
  - (2) Automobile or other vehicle sales, service and/or repair agencies.
  - (3) Gasoline service/filling stations.
  - (4) Drive-through windows or facilities.
  - (5) Beverage distributors.
  - (6) Car washes.
  - (7) Building supplies; bulk storage.
  - (8) Warehouses and rental storage facilities (e.g., mini-warehouse).
  - (9) Retail stores greater than 15,000 square feet.
  - (10) Uses requiring outdoor sales and storage areas, except for garden shops/nursery stock when placed to the rear or side of buildings and not located between the principal structure and any public street or alley.

**§ 164-70.3 Density and dimensional standards.**

- A. Dimensional Standards. The following standards shall govern all uses, subdivision and land

development within the VC District, except for neighborhood development in accordance with § 164-70.5 of this Chapter:

<b>Dimensional Standards</b>	
<b>Lot</b>	
Minimum net lot size	10,000 square feet
Minimum lot width (measured at the building line)	60 feet
Maximum Lot Coverage	No more than 80% of the net lot area may be covered by buildings and/or impervious paving materials, including walkways.
<b>Building</b>	
Maximum Building Height	3 ½ stories, or 40 feet, whichever is less
<b>Setbacks</b>	
Front Yard (measured from ultimate right-of-way)	<p>All buildings shall meet the average front yard setback of existing buildings on the same side of the street as the proposed building and within 300 feet of each of the property's side lot lines, as measured along the street, provided, however, that no proposed building shall be closer than 15 feet and no further than 25 feet from the ultimate right-of-way of any street, in order to provide for streetscape enhancements such as increased sidewalk width and additional street trees.</p> <p>If there are fewer than three (3) qualifying buildings within 300 feet of the side lot lines of the lot proposed for construction, the average setback shall not be used, and the front setbacks shall be a minimum of 15 feet and a maximum of 25 feet, measured from the ultimate right-of-way.</p> <p>The 25-foot required maximum front yard setback only applies to buildings within the development that have street frontage. (See § 164-70.3.B for regulations applying to multiple buildings on a lot.)</p>
Minimum Side Yard	10 feet, or 0 feet if sharing a party wall
Minimum Rear Yard	20 feet

B. Multiple buildings on a lot. For developments with two or more principal buildings on one following standards shall apply.

- (1) Frontage occupation. To ensure a walkable and attractive streetscape within the Village Commercial District, a minimum frontage occupation of 50% is required. Frontage occupation is defined as the percentage of the street frontage (which is the property line along and parallel to the street) that is occupied by a building. This includes the front, side or rear of the buildings for cases when the side or the rear of a building faces the street. To meet the frontage occupation requirement, the building shall be set back no further than 25 feet measured from the ultimate right-of-way. In cases where a lot has frontage on more than one street, the frontage occupation

requirement shall apply to all streets.

C. Density. The maximum permitted development on a lot shall apply to all streets.

- (1) Residential Density: 6 dwelling units per acre
- (2) Nonresidential Use square footage: 15% of the net lot area

D. Density Bonuses. The maximum permitted residential density may be increased or the maximum nonresidential square footage of a development may be increased according to the following standards:

- (1) Residential density bonus. The maximum permitted residential development may be increased by an additional 0.5 dwelling units per acre for each of the bonus options listed below, in § 164-70.3.D(3). In no case shall the density with a bonus be more than 7.5 dwelling units per acre.
- (2) Nonresidential square footage bonus. The maximum permitted nonresidential net floor area may be increased by an additional 5% of the net lot area for each of the bonus options listed below. In no case shall the nonresidential net floor area with a bonus be more than 25% of the net lot area.
- (3) Bonus Options and Standards. Any improvements proposed as part of the below bonus options shall be provided above and beyond any improvements required elsewhere in this Chapter. The applicant shall be required to provide adequate information in order to demonstrate to the satisfaction of the Zoning Officer and Township Engineer that the bonus feature standards will be met.
  - (a) Preservation of a building constructed before 1940, where desirable in the opinion of the Board of Supervisors. For using a building constructed before 1940, preserving and maintaining the front and side facades and preserving the front porch, if any, or for reconstructing a building in accordance with the requirements of § 164-70.3.D(3)(b).
    1. The proposed use will permanently preserve, utilize and maintain an existing principal building in a manner that is consistent with the historic village character.
    2. The proposed use must preserve and maintain the front and side façades and the front porch of the existing principal building.
    3. Any expansions and additions to an existing building built before 1940 shall adhere to the requirements of § 164-70.4.A Building Length.
  - (b) If the preservation of an existing principal building constructed before 1940 is not possible, the existing principal building may be razed but the applicant may still receive the density bonus when the following criteria are met:
    1. The applicant demonstrates to the Board of Supervisors that the existing

principal building cannot be made structurally sound or otherwise suitable for rehabilitation without a commercially unreasonable expense.

2. A new replacement building is constructed for the razed building. The applicant shall prove to the satisfaction of the Board of Supervisors, through the submission of architectural drawings and site plans, that the replacement building meets the following criteria:
  - a. The replacement building has a character that is compatible with the historic character of the village in which the building is located.
  - b. The replacement building is located in approximately the same location as the razed building or is located closer to the street of highest classification on which the property fronts than the razed building.
  - c. The replacement building has at least two full stories.
  - d. The replacement building has a bulk and scale that is similar to those found in other buildings in the village in which the property is located.
  - e. The replacement building uses building materials and exterior finishes that are similar to those used in close proximity to buildings in the village in which the property is located.
  - f. The replacement building has windows and doors, with a proportion of windows and doors to solid wall that are similar to proportions found on the structures in the village in which the property is located.
  - g. The replacement building has a pitched roof that covers at least 80% of the building.
  - h. The replacement building provides a porch, if the razed building had a porch.
- (c) Shared parking and driveway. Existing abutting lots may share common parking and driveways, subject to the following standards:
  1. Only one (1) curb cut/driveway is permitted on each street frontage shared by the lots.
  2. For multifamily, nonresidential, and mixed-use properties, surface parking lots on adjacent properties shall be designed and easements shall be provided to allow for shared driveway access and internal circulation between existing and possible future surface parking lots as and when requested by the Board of Supervisors to lessen the number of curb cuts on public streets or alleys.

- (d) Public space. A nonresidential development shall receive a density bonus when a public space equal to at least five (5) percent of the lot area is constructed.
  - 1. Public Space Design Standards. Any public space shall be subject to the following requirements and review by the Planning Commission:
    - a. The public space shall be located at street level, adjacent to the sidewalk.
    - b. At a minimum, the public space shall contain:
      - 1. Two seating spots,
      - 2. One bike rack,
      - 3. Pedestrian-scale lighting, and
      - 4. Trash and recycling receptacles.
    - c. If it is a corner lot, the public space shall be located at the corner.
    - d. The public space shall be landscaped with a combination of native trees, shrubs, perennials, grasses, and groundcovers to provide year-round visual interest and color. A minimum of one (1) shade tree shall be provided per 250 square feet, or portion thereof.
    - e. The public space shall not be counted as part of the open space requirements.
    - f. An operations and maintenance plan, ensuring that all landscaping and manmade items are maintained in perpetuity and are replaced if they can no longer be feasibly maintained, shall be prepared for the public space area and submitted to the Board of Supervisors for approval.
    - g. The applicant shall have an agreement with Lower Salford Township for public access to the public gathering space and the maintenance of such space and its amenities.

#### **§ 164-70.4 Additional regulations.**

##### **A. Building Length.**

- (1) The maximum length of any new building shall not exceed 150 feet, measured horizontally, parallel to exterior walls.
- (2) Any building over 75 feet in length shall be articulated with façade breaks of a minimum depth of two (2) feet for every 50 feet of building façade length.
- (3) An existing building with significant portions built before 1940 may be expanded to exceed the maximum of 75 feet, but may not result in an overall length greater than 100 feet, provided the following requirements:
  - (a) Expansions are to the rear or side of the building. Expansions projecting from the front façade of the building towards the street of higher classification are not permitted.



- (b) Expansions are compatible with the historic village character (such as including architectural forms and treatments that are typical in the village).
  - (c) Additions to the side are set back at least 3 feet from the front-most facade of the existing building and are architecturally compatible to the existing building.
  - (d) Expansions and additions to existing buildings shall be designed to be consistent with the scale, architectural design, and building materials of the existing building. Architectural drawings shall be provided to the Board of Supervisors to demonstrate compliance.
- B. All buildings shall be designed to be compatible and generally consistent with the architectural design, appearance, and building materials of historic buildings found in the village and shall adhere to the design standards in the Commercial & Mixed-Use Design Guide.
- C. Sidewalks are required along all street frontages. A direct service sidewalk connection shall be provided between the street sidewalk and the main building entrance.
- D. Primary facades shall be oriented towards existing streets, with an active entrance in this front facade even if other entrances are provided in closer proximity to provided parking.
  - (1) A building with multiple street frontages shall be oriented towards and parallel to the street of higher classification.
- E. Walls and Windows. Blank walls shall not be permitted along any exterior wall facing a street or sidewalk.
  - (1) All building facades visible from a public or private street shall be designed to incorporate architectural details that are the same as the front façade, including consistent style, materials, colors, and details, and shall adhere to the walls and windows standards in the Commercial & Mixed-Use Design Guide.
  - (2) At least 40% of the façade area of the first story that faces a street shall be of clear fenestration. Only a primary entrance door facing a street may be used to satisfy this requirement. For buildings with multiple frontages, each street-facing facade shall comply with this requirement.
  - (3) The upper floors shall have a minimum of 30% of the façade area of the second and third story facing the street consisting of clear fenestration. Half stories shall provide dormers to comply with this requirement.
  - (4) Dark opaque glass, color tinted or reflective glass in windows is prohibited.
- F. Parking and Driveway Regulations.
  - (1) Setbacks.

- (a) Parking spaces, aisles and driveways serving the spaces shall be set back a minimum of five feet from rear and side property lines. In the case of a shared driveway or parking area, driveways and parking areas may abut or cross the property lines shared by the common users.
- (b) Driveways for single-family attached dwellings may abut lot lines of adjacent dwelling units in the same building.

(2) Shared Driveways and Parking.

- (a) Access easements and maintenance agreements or other suitable legal mechanisms shall be provided for common driveways or parking areas, acceptable to the Board of Supervisors in consultation with the Township Solicitor.

(3) Parking and vehicular access design standards.

- (a) One access driveway, a maximum of two lanes or 24 feet wide, is permitted on each street frontage of the lot.
- (b) Garages, parking lots, and driveways should not be the dominant aspect of the building design, as seen from the street.
- (c) Garages shall be setback at least 20 feet from the front façade of the principal building.
- (d) All parking lots shall be located to the rear or side of the building. No parking shall be permitted between the building façade and any street frontage. On properties with more than one front yard, the Board of Supervisors may permit applicants to establish parking between the primary building and the street of lowest classification on which the property abuts, provided that the applicant demonstrates that it is impossible to locate parking outside of a front yard area.
- (e) When a parking lot has street frontage, the parking lot shall meet the following requirements:
  - 1. All parking lots shall be set back a minimum of 25 feet from the curbline, inclusive of required sidewalk or trail and any required buffer or perimeter landscaping, but no closer than the building façade to the street line.
  - 2. All parking lots shall be designed so that driveway access is off of a secondary street or alley, where possible.

3. In order to create a more attractive streetscape, parking lots visible from a public or private street shall be screened continuously by a fence, landscaped buffer, berm, or hedgerow, or combination thereof. Screening shall also include street trees but must include improvements or landscaping to prevent headlight glare.

G. Sewer and water facilities; utilities.

- (1) Sewer and water facilities. All new developments and conversions shall be served by public sewer facilities; public water service shall be provided where it is available.
- (2) Utilities. All utility lines (electrical, communication, etc.) shall be placed underground.
- (3) All wall-mounted or ground-mounted mechanical, HVAC, utility, or communication equipment shall not be located in the front of the building (not between the front façade of the building and the street) unless specifically required by a utility provider; and even when located in a front or rear yard shall be screened from public view by parapets, walls, fences, landscaping, or other approved means.

H. Trash, refuse and service areas.

- (1) Trash and refuse area. Trash and refuse shall either be stored inside the building or within an opaque screened area. Screening shall be at a height necessary to screen the area from public view but shall be at least six feet high. This screened area shall be located behind the building unless the Board of Supervisors determines that trash facilities located on the side of a property will have less visual impact on abutting properties than facilities to the rear.
- (2) Service areas. Loading and unloading areas shall be provided which do not conflict with pedestrian or vehicular movement. These areas shall be incorporated into the overall site design and shall be located and screened to minimize the visual and acoustic impact on adjacent properties and public streets. Loading and unloading areas shall not be required for the neighborhood development option.

**§ 164-70.5 Neighborhood development option.**

A neighborhood development may be developed with or without separate lots for each dwelling unit and shall meet the following criteria and design requirements.

- A. A neighborhood development shall be permitted by conditional use. The following conditional use criteria shall be met, in addition to the procedures and general applicable standards for conditional use approval in § 164-25 of this Chapter.

- (1) Design/use criteria (in lieu of the requirements of § 164-70.3):
  - (a) Minimum tract area: eight acres [based on the total tract area (i.e., gross lot area

of the entire property proposed for development, including but not limited to, contiguous lots separated by streets)].

- (b) Maximum density: six dwelling units per acre [based on the total tract area (i.e., gross lot area of the entire property proposed for development, including but not limited to, contiguous lots separated by streets)].
- (c) Use/dwelling types/mix: A neighborhood development shall be limited to residential uses and may include single-family detached dwellings and all types of single-family attached dwellings (i.e., triplex buildings, quadruplex buildings, townhouse buildings and age-targeted buildings). No other dwelling types shall be permitted. There shall be no fewer than two dwelling types in a neighborhood development, with one dwelling type constituting at least 20% of the total number of dwellings on the tract.
- (d) Building setback from all tract boundaries: 30 feet minimum.
- (e) Impervious cover: The maximum impervious cover for the total tract area (i.e., gross lot area of the entire property proposed for development, including but not limited to, contiguous lots separated by streets) shall be 75% (based on net lot area).
- (f) Common open space: a minimum of 25% of the total tract area (i.e., gross lot area of the entire property proposed for development, including but not limited to, contiguous lots separated by streets) shall be common open space. Such common open space shall be subject to and shall conform to the following standards:
  - 1. A neighborhood development shall contain public space of no less than 6,000 square feet in size. The public space shall be an improved landscaped area with pedestrian access and shall include a gazebo, pavilion, paved patio area with a fountain, decorative seating area, or similar area (a "Seating Area"), provided that any such Seating Area is a minimum size of 300 square feet.
  - 2. Common open space areas shall be no less than 30 feet in width unless the area contains a walking trail, in which case the minimum width shall be 20 feet.
  - 3. Common open space areas shall not be located closer than 10 feet to the side of any building or 15 feet from the front or rear of any building wall.
  - 4. Common open space areas shall not include any driveways, streets, alleys,

or required residential parking areas (not including any dedicated public parking facilities for the common open space or Seating Area).

5. Stormwater facilities, utility, communication and similar facilities shall be permitted underground, underneath common open space areas.  
Aboveground stormwater facilities shall be permitted within common open space areas, provided that any aboveground stormwater facilities do not exceed more than 10% of the minimum required common open space for the neighborhood development. Existing overhead utility lines shall also be permitted within common open space areas. None of the aforesaid areas shall be deducted from the common open space calculation.
6. Common open space shall meet the requirements of § 164-22.A and/or shall be suitable for passive open space uses, such as pedestrian activity, bicycling, green space, landscaping, viewsheds, central commons, pocket park, and the like.
7. Common open space may be provided in multiple locations throughout the development, provided each area meets dimensional requirements of § 164-70.5.A(1)(f)2.
8. Common open space adjoining Township owned land, community facilities, or parks shall initially be offered for dedication to the Township. Whether such offer is accepted or not accepted by the Township, the common open space shall be deed restricted for stormwater management facilities, open space and/or park and recreation use and uses accessory thereto, including public parking. With regard to the location of stormwater management facilities in any common open space accepted by the Township, if existing public parking areas are proposed for relocation, the same size and number of public parking spaces shall be provided elsewhere within the common open space at locations reasonably acceptable to the Township. If the offer of dedication of the common open space includes land on which stormwater facilities are proposed for the development, the homeowners' association shall remain fully responsible for the maintenance of those facilities through an agreement to be approved by the Township Solicitor. The area of any stormwater management facilities and public parking shall qualify to be counted as part of the common open space.
9. Where there is any conflict between the common open space provisions of this section and any other common open space provisions of the Township Code, this section shall control.



- (g) Architecture. Concepts for the exterior architectural design of the dwelling units within a neighborhood development shall be provided during the conditional use process. The architectural design shall be consistent with the scale and massing of residential development within traditional village areas.
- (h) Additional regulations. The additional regulations of § 164-70.4 shall apply to neighborhood developments.
- (2) Dimensional standards (in lieu of the requirements of § 164-70.3):  
*The Table of Dimensional Standards for Neighborhood Development Option is included as an attachment to this Chapter.*

**§ 164-70.7 through 164-70.20. (Reserved)**

## **SECTION II. - Severability**

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

## **SECTION III. - Failure to Enforce not a Waiver**

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

## **SECTION IV. - Effective Date**

This Ordinance shall take effect and be in force from and after its approval as required by the law.

## **SECTION V. - Repealer**

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

**ORDAINED AND ENACTED** by the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**LOWER SALFORD TOWNSHIP**

By: \_\_\_\_\_  
**Keith A. Bergman**, Chairman,  
Board of Supervisors

Attest: \_\_\_\_\_  
**Joseph S. Czajkowski**, Township Manager/Secretary

## **NOTICE**

**NOTICE** is hereby given that the Board of Supervisors of Lower Salford, at its public meeting on **Wednesday, June 4, 2025** at 7:30 PM in the Township Building, 379 Main Street, Harleysville, Pennsylvania, will hold a public hearing on and could vote to adopt an ordinance entitled "VC Village Commercial District Ordinance" amending the Codified Ordinances of Lower Salford Township, Montgomery County, Chapter 164 (Zoning) to repeal and replace Article XIII A (VC Village Commercial District) in its entirety to establish new zoning regulations for properties located within the VC Village Commercial District concerning legislative intent, use regulations, density and dimensional standards, neighborhood development options, and additional regulations related to building length, parking and driveways, architectural standards, façade orientation, sidewalks, walls and windows, utilities, and trash, refuse and service areas.

Copies of the full text of the proposed Ordinance are available for examination during normal business hours at the Offices of Montgomery News, 307 Derstine Avenue, Lansdale, Pennsylvania 19446, the Montgomery County Law Library, Court House, Norristown, Pennsylvania 19401, and the Lower Salford Township Building, 379 Main Street, Harleysville, Pennsylvania 19438 where a copy of the proposed Ordinance may be obtained for a charge not greater than the cost thereof.

**JAMES J. GARRITY, ESQUIRE**  
**ANDREW R. FREIMUTH, ESQUIRE**  
**WISLER PEARLSTINE, LLP**  
Solicitors for Lower Salford Township

**BOARD OF SUPERVISORS  
LOWER SALFORD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA  
ORDINANCE NO. 2025-02  
“Right-of-Way Width Amendment”**

**AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, CHAPTER 142 (SUBDIVISION AND LAND DEVELOPMENT), ARTICLE IV (DESIGN STANDARDS), SECTION 142-29 (STREET CLASSIFICATIONS), ATTACHMENT 1, LOWER SALFORD ROAD CLASSIFICATION MAP (FIGURE IV, ENTITLED “ROAD CLASSIFICATION AND ULTIMATE R/W WIDTHS”) TO REPEAL AND REPLACE THE MAP IN ITS ENTIRETY AS ATTACHMENT 1 TO DEPICT CHANGED DESIGNATIONS OF PORTIONS OF ROADWAYS THROUGH VILLAGE AREAS OF THE TOWNSHIP AND ALSO AMENDING CHAPTER 142 (SUBDIVISION AND LAND DEVELOPMENT), ARTICLE IV (DESIGN STANDARDS), SECTION 142-29 (STREET CLASSIFICATIONS), FIGURE 4.1 (ROAD DESIGN STANDARDS) TO ADD A FOOTNOTE 4 REFERRING TO THE NEW MAP.**

---

The Board of Supervisors of Lower Salford Township does hereby **ENACT** and **ORDAIN:**

**SECTION I. - Amendment to Code**

The Code of the Township of Lower Salford, Montgomery County, Chapter 142 (Subdivision and Land Development), Article IV (Design Standards), Section 142-29 (Street Classifications), Attachment 1, Lower Salford Road Classification Map (Figure IV, entitled “Road Classification and Ultimate R/W Widths”) is hereby repealed and replaced in its entirety to depict the following designations of roadways through village areas of the Township:

A. Main Street (SR 63): Main Street, currently Principal Arterial (100-foot Ultimate Right-of-Way), to Principal Arterial (80-foot Ultimate Right-of-Way) from Harleysville Pike (SR 113) to Alderfer Road and Oak Drive.

B. Harleysville Pike (SR 113): Harleysville Pike, currently Principal Arterial (100-foot Ultimate Right-of-Way), to Principal Arterial (60-foot Ultimate Right-of-Way) within Village Commercial District boundaries in the Village of Lederach, from Tax Parcel No. 50-00-03697-03-3 to Tax Parcel No. 50-00-03901-10-8.

C. Salfordville Road (SR 1017): Salfordville Road, currently Major Collector (60-foot Ultimate Right-of-Way), to Major Collector (50-ft Ultimate Right-of-Way) within the existing Village Commercial District boundaries in the Village of Lederach, which is from Harleysville Pike to Tax Parcel No. 50-00-01504-00-3.

All proposed changes are shown in the attached as “Exhibit A” to this Ordinance, which is hereby adopted as the Lower Salford Road Classification Map to be made Attachment 1 to the Subdivision and Land Development Ordinance.

## **SECTION II. Amendment to the Code**

The Code of the Township of Lower Salford, Montgomery County, Chapter 142 (Subdivision and Land Development), Article IV (Design Standards), Section 142-29 (Street Classifications), Figure 4.1 (Road Design Standards) to add a footnote 4 stating “Refer to Road Classification & Ultimate R/W Widths Map” to the Ultimate Right-of-Way column, reproduced as follows:

Ultimate Right-of-Way (feet) <sup>4</sup>
100 <sup>4</sup>
80
60 <sup>4</sup>
50
50 <sup>2</sup>
NA



### **SECTION III. - Severability**

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

### **SECTION IV. - Failure to Enforce not a Waiver**

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

### **SECTION V. - Effective Date**

This Ordinance shall take effect and be in force from and after its approval as required by the law.

### **SECTION VI. - Repealer**

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

**ORDAINED AND ENACTED** by the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**LOWER SALFORD TOWNSHIP**

By: \_\_\_\_\_  
**Keith A. Bergman**, Chairman,  
Board of Supervisors

Attest: \_\_\_\_\_  
**Joseph S. Czajkowski**, Township Manager/Secretary

## **Exhibit A**

## **NOTICE**

**NOTICE** is hereby given that the Board of Supervisors of Lower Salford, at its public meeting on **Wednesday, June 4, 2025** at 7:30 PM in the Township Building, 379 Main Street, Harleysville, Pennsylvania, will hold a public hearing on and could vote to adopt an ordinance entitled "Right-of-Way Width Amendment" amending the Lower Salford Township Code, Montgomery County, Chapter 142 (Subdivision and Land Development), Article IV (Design Standards), Section 142-29 (Street Classifications), Attachment 1, Lower Salford Road Classification Map (Figure IV, entitled "Road Classification and Ultimate R/W Widths") to repeal and replace the Map in its entirety as Attachment 1 to depict changed designations of portions of roadways through village areas in the Township and also amending Chapter 142 (Subdivision and Land Development), Article IV (Design Standards), Section 142-29 (Street Classifications), Figure 4.1 to add a Footnote 4 referring to the new map.

Copies of the full text of the proposed Ordinance and Amendment to the Lower Salford Classification Map are available for examination during normal business hours at the Offices of Montgomery News, 307 Derstine Avenue, Lansdale, Pennsylvania 19446, the Montgomery County Law Library, Court House, Norristown, Pennsylvania 19401, and the Lower Salford Township Building, 379 Main Street, Harleysville, Pennsylvania 19438 where a copy of the proposed Ordinance and Map Amendment may be obtained for a charge not greater than the cost thereof.

**JAMES J. GARRITY, ESQUIRE  
ANDREW R. FREIMUTH, ESQUIRE  
WISLER PEARLSTINE, LLP**  
Solicitors for Lower Salford Township