

ENACTED

**BOARD OF SUPERVISORS
WHITPAIN TOWNSHIP**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 4-238

"Community Shopping Center Overlay District"

AN ORDINANCE AMENDING THE WHITPAIN TOWNSHIP ZONING MAP TO IDENTIFY THE "COMMUNITY SHOPPING CENTER OVERLAY DISTRICT" AS AN OVERLAY DISTRICT IN ADDITION TO THE UNDERLYING ZONING DISTRICT WHICH SHALL BE APPLICABLE TO CERTAIN PROPERTIES IN THE TOWNSHIP IN THE VICINITY OF THE INTERSECTION OF DEKALB PIKE AND SKIPPACK PIKE, MORE PARTICULARLY IDENTIFIED AS MONTGOMERY COUNTY TAX PARCEL NOS.: 66-00-01780-00-8 (990 DEKALB PIKE); 66-00-01777-00-2 (998 DEKALB PIKE); 66-00-01774-00-5 (1010 DEKALB PIKE); 66-00-01783-00-5 (978 DEKALB PIKE); 66-00-01786-00-2 (956 DEKALB PIKE); 66-00-01789-00-8 (938 DEKALB PIKE); 66-00-01792-00-5 (1380 SKIPPACK PIKE); 66-00-01795-00-2 (910 DEKALB PIKE); 66-00-06325-00-8 (1374 SKIPPACK PIKE); 66-00-06322-00-2 (1358 SKIPPACK PIKE); 66-00-06319-00-5 (1336 SKIPPACK PIKE); 66-00-06316-00-8 (1324 SKIPPACK PIKE); 66-00-01789-01-7 (DEKALB PIKE); 66-00-06310-00-5 (1290 SKIPPACK PIKE); AND 66-00-06313-00-2 (1298 SKIPPACK PIKE).

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

SECTION I. - Amendment to the Zoning Map

The Whitpain Township Zoning Map is hereby amended to identify the Community Shopping Center Overlay District as an overlay district in addition to the underlying zoning district, applicable to certain properties in the Township in the vicinity of the intersection of DeKalb Pike and Skippack Pike, more particularly identified as Montgomery County Tax Parcel Nos.: 66-00-01780-00-8 (990 DeKalb Pike); 66-00-01777-00-2 (998 DeKalb Pike); 66-00-01774-00-5 (1010 DeKalb Pike); 66-00-01783-00-5 (978 DeKalb Pike); 66-00-01786-00-2 (956

DeKalb Pike); 66-00-01789-00-8 (938 DeKalb Pike); 66-00-01792-00-5 (1380 Skippack Pike); 66-00-01795-00-2 (910 DeKalb Pike); 66-00-06325-00-8 (1374 Skippack Pike); 66-00-06322-00-2 (1358 Skippack Pike); 66-00-06319-00-5 (1336 Skippack Pike); 66-00-06316-00-8 (1324 Skippack Pike); 66-00-01789-01-7 (DeKalb Pike); 66-00-06310-00-5 (1290 Skippack Pike); and 66-00-06313-00-2 (1298 Skippack Pike).

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.

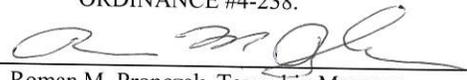
ORDAINED AND ENACTED by the Board of Supervisors of Whipain Township,
Montgomery County, Pennsylvania, this 20th day of January, 2015.

**WHITPAIN TOWNSHIP
BOARD OF SUPERVISORS**

By: 
Frederick R. Conner, Jr.
Chairman

Attest: 
Anthony F. Greco
Secretary

CERTIFICATION
I, ROMAN M. PRONCZAK, BEING DULY SWORN
ACCORDING TO LAW, DEPOSE AND SAY
THAT I AM THE TOWNSHIP MANAGER OF
WHITPAIN TOWNSHIP, A SECOND CLASS A
TOWNSHIP IN MONTGOMERY COUNTY, PA AND
THAT ATTACHED HERETO IS A TRUE AND
COMPLETE CORRECT COPY OF
ORDINANCE #4-238.


Roman M. Pronczak, Township Manager
January 21, 2015