PUBLIC NOTICE

The Borough Council of the Borough of Green Lane will hold a public hearing during its regular meeting at 7 p.m. on August 13, 2026, at the Borough Office located at 214 Main Street at the Green Lane Fire House, Green Lane, PA, at which public hearing the Borough Council will take public comment on, and after said public hearing, consider the enactment of a zoning text amendment in the form of the following proposed Ordinance:

BOROUGH COUNCIL
GREEN LANE BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GREEN LANE ZONING ORDINANCE OF 1971 TO ADD A TRANSFORMATION OVERLAY OPTION TO ACT PURSUANT TO THE BOROUGH'S OVERLAY CONCEPT, BE AVAILABLE TO PROPERTIES IN THE R-2 RESIDENTIAL DISTRICT SATISFYING CERTAIN OTHER STATED CRITERIA, AND PROMOTE AND INCENTIVIZE REDEVELOPMENT OF PROPERTIES PREVIOUSLY PUT TO INDUSTRIAL, AGRICULTURAL AND OTHER USES.

The Borough Council of Green Lane Borough, County of Montgomery, Commonwealth of Pennsylvania does hereby **ENACT** and **ORDAIN** as follows:

SECTION I -- Definition

Article XX1, Section 415-152 of the Green Lane Zoning Ordinance of 1971 (the "Zoning Ordinance") is hereby amended to add the following definition at its appropriate location, alphabetically, *"SINGLE-FAMILY ATTACHED DWELLINGS - a building containing a series of no more than eight (8) dwelling units, separated by common party walls, where all units are constructed at the same time, commonly referred to as townhouses or row houses."*

SECTION II -- Definition

Article XX1, Section 415-152 of the Zoning Ordinance is hereby amended to add the following definition at its appropriate location, alphabetically, *"TRACT - a lot, lots, parcel, or parcels of real property together constituting one contiguous mass of real property presented, together, for development pursuant to the Transformation Overlay Option"*

SECTION III -- Additional Permitted Use

Article IV, § 415-12 of the Zoning Ordinance is hereby amended to add subsection

"F" to read in its entirety as follows: *"F. Single-family attached dwellings subject to and in accordance with the standards and criteria set forth in the Transformation Overlay Option described in §415-12.G and §415-12.H below."*

SECTION IV -- <u>Tract Requirements</u>

Article IV, § 415-12 of the Zoning Ordinance is hereby amended to add subsection "G" to read in its entirety as follows: *"G. Tracts satisfying the criteria set forth below shall be permitted to development pursuant to the Transformation Overlay Option, subject to the regulations set forth in §415-12.H, below.*

1) a minimum gross "Tract Area" of 1.25 acres, including (without limitation) streets and easements;
2) a location lying wholly within the R-2 Zoning District;
3) available public water service; and
4) a minimum Tract width of 125feet at the front yard setback line."

SECTION V -- <u>Development Criteria</u>

Article IV, § 415-12 of the Zoning Ordinance is hereby amended to add subsection "H" to read in its entirety as follows: *"H. A Transformation Overlay Option development shall be further subject to the following criteria, in place and instead of any other bulk and/or dimensional criteria set forth in the Ordinance:*

a) minimum front yard setback of 10 feet;
b) minimum rear yard setback of 10 feet;
c) minimum side yard setback of 20 feet, applicable only to corner lots or end-units;
d) minimum lot area of 2,000 square feet;
e) maximum building height of 40 feet and no more than three stories;
f) maximum impervious coverage of 80% of Tract Area; and
g) minimum of two off-street parking spaces per residential unit."

SECTION VI -- <u>Severability</u>

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 Council 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 VII -- <u>Effective Date</u>

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

SECTION VIII -- <u>Repealer</u>

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

ORDAINED AND ENACTED by the Borough Council of Green Lane Borough, Montgomery County, Pennsylvania, this _____ day of _____, 2026.

BOROUGH COUNCIL OF
GREEN LANE BOROUGH

Attest:

_____ _____

Mary T. Garber, Secretary Brian Carpenter, Borough Council President

_____

Rick Stamper, Mayor, Green Lane Borough

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All interested persons are invited to attend. If you are a person with a disability and wish to attend the above-noted meeting and hearing and require a service or other accommodation to participate in the proceedings, please contact the Borough at (215) 234-8633 at least two (2) days prior to the date of the meeting and hearing to discuss how the Borough may best accommodate your needs.

BOROUGH OF GREEN LANE