FRANCONIA TOWNSHIP

Montgomery County, Pennsylvania

ORDINANCE # 435-26

AN ORDINANCE AMENDING THE FRANCONIA TOWNSHIP ZONING MAP TO APPLY THE RESIDENTIAL LIVING FOR OLDER ADULTS OVERLAY DISTRICT TO CERTAIN LAND ON COWPATH ROAD IDENTIFIED AS PARCEL NO. 34-00-01225-00-1.

ENACTED: 9/21/2026

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NOW, THEREFORE, it is hereby **ENACTED** and **ORDAINED** by the Franconia Township Board of Supervisors that the Franconia Township Zoning Map shall be amended as follows:

SECTION 1. Amendment to Zoning Map.

In addition to any existing and underlying zoning classification, district, and their regulations, the real property identified as Montgomery County Parcels Tax parcel no. 34-00-01225-00-1 (Tax Map 34 Block 3, Unit 99) shall be further subject and entitled to the regulations of the Residential Living for Older Adults Overlay District as set forth in the Franconia Township Code, Chapter 145. The underlying zoning district for the property shall not change.

The Township Engineer is directed to revise the Zoning Map, to reflect this changes in zoning classification.

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any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. This Ordinance shall in no other way alter or modify Chapter 145 of the Franconia Township Code except as specifically stated herein. Any other terms and provisions of the Chapter 145 that are unaffected by this Ordinance are hereby reaffirmed and ratified.

SECTION 3. Severability.

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision herein shall be held illegal, invalid or unconstitutional by any Court of competent jurisdiction, such decision of the Court shall not effect or impair the remaining sections, sentences, clauses, parts or provisions of the Ordinance. It is hereby declared to be the intent of the Board that this Ordinance

would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 4. Disclaimer.

Nothing in this Ordinance shall be construed to effect any suit or proceeding pending in any court, or any rights acquired or liability incurred, or any permit issued, or any cause or causes of action existing under the ordinances of the Township of Franconia prior to enactment of this Ordinance.

SECTION 5. Effective Date.

This Ordinance shall become effective immediately after enactment.

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[*SIGNATURE PAGE TO FOLLOW*]

DULY ENACTED AND ORDAINED this 21st day of September, 2026, by the Board of Supervisors of Franconia Township, Montgomery County, Pennsylvania, in lawful session duly assembled.

FRANCONIA TOWNSHIP
BOARD OF SUPERVISORS

GREY R. GODSHALL, *Chairman*

(Township Seal)

Attest:

JON HAMMER, *Secretary*