

**ORDINANCE**  
**NO. 25- 1408**

**AN ORDINANCE AMENDING CHAPTER 255 (ZONING), ARTICLE I, GENERAL PROVISIONS, § 255-7 (DEFINITIONS), DEFINING A VEHICLE DEALER STORAGE LOT USE, AND AMENDING CHAPTER 255 (ZONING), ARTICLE XXIII, FT. WASHINGTON VILLAGE DISTRICT, § 255-246A ADDING SPECIFIC CRITERIA RELATED TO THE FT. WASHINGTON VILLAGE DISTRICT TO PERMIT A VEHICLE DEALER STORAGE LOT USE AND AMENDING CHAPTER 255 (ZONING), ARTICLE XXIII, FT. WASHINGTON VILLAGE DISTRICT, §§ 255-247 AND 255-247A ALTERING THE BULK AND OTHER REQUIREMENTS, AND AMENDING CHAPTER 255 (ZONING), ARTICLE XXI, SIGNS. § 255-153 6.d, REGULATING THE NUMBER OF SIGNS PERMITTED AT A VEHICLE DEALER STORAGE LOT**

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

**Section 1.** The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article I General Provisions, §255-7 Definitions, shall be amended by adding a new definition for the term “VEHICLE DEALER STORAGE LOT,” to read as follows:

§ 255-7. Definitions

\* \* \* \* \*

VEHICLE DEALER STORAGE LOT – A paved and striped area used for the storage and display of new and/or visibly designated, manufacturer certified, pre-owned automobiles for sale that is located on a lot adjacent to an existing automobile sales and service agency within the Township, and for the storage of said vehicles which are awaiting customer pick-up.

**Section 2.** The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article XXIII, Ft. Washington Village District, § 255-246.A, shall be amended by adding the following subsection (15):

- (15) Vehicle dealer storage lot. A vehicle dealer storage lot is permitted subject to the following regulations:
- a. A vehicle dealer storage lot shall take vehicular access only from an automobile sales and service agency on an adjacent lot. A vehicle dealer storage lot shall not take access directly from a public street.
  - b. No automobile service shall occur at a vehicle dealer storage lot. Any such service may occur only at the adjacent lot at which the automobile sales and service agency is located or at some other property where automobile service is permitted. All vehicles stored at a vehicle dealer storage lot shall have a current registration with the Commonwealth of Pennsylvania Department of Transportation and shall be capable of being moved from one place to another on their own power and without the need for any

immediate mechanical service. Power from outlets on the light fixtures may be utilized to charge vehicles in the lot.

- c. A vehicle dealer storage lot shall include a softening buffer in accordance with Section 212-32.F.2. of the Subdivision and Land Development Ordinance provided, however, that no buffer shall be planted between the vehicle dealer storage lot and the adjacent lot at which the associated automobile sales and service agency is located.
- d. The lot line(s) between any vehicle dealer storage lot and the adjacent lot at which the associated automobile sales and service agency is located shall be eliminated pursuant to the Subdivision and Land Development Ordinance or other applicable law when the record plans are recorded.
- e. Notwithstanding any other provision of this Chapter, the drive aisles in a vehicle dealer storage lot may be a minimum of twenty feet (20') wide.
- f. Notwithstanding any other provisions of this Chapter, the parking spaces in a vehicle dealer storage lot shall measure 9 ½ feet in width and 17 feet in length, having an area not less than 161.5 square feet.

**Section 3.** The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article XXIII, Ft. Washington Village District, § 255-247.A, shall be amended by revising footnote (2) to add the following:

- (2) Notwithstanding, the minimum setback for a vehicle dealer storage lot shall be 5 feet.

**Section 4.** The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article XXIII, Ft. Washington Village District, § 255-247 Dimensional Standards for Development, shall be amended by adding the following subsection D:

- D. Notwithstanding any other provision of this Chapter, a vehicle dealer storage lot shall have a maximum impervious coverage of seventy-five percent (75%), regardless of lot size.

**Section 5.** The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article XXI, Signs, § 255-153.6.D, shall be amended by adding the following subsection (3):

- (3). Notwithstanding any other provision of this Chapter, a vehicle dealer storage lot shall be permitted to have (1) monument sign with a sign area not in excess of 40 square feet, and (1) other sign bearing a municipal welcome (or similar) message. The monument sign shall be permitted to advertise or direct attention to an activity on an adjacent lot containing a vehicle dealer use.

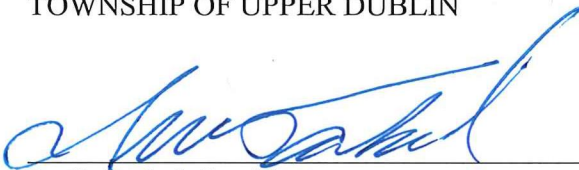
**Section 6.** Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the enactment of this amendment.

**Section 7.** The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this 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 if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.


**Section 8.** This Ordinance shall take effect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township this 9<sup>th</sup> day of December, 2025.

BOARD OF COMMISSIONERS OF THE  
TOWNSHIP OF UPPER DUBLIN

By:   
Ira S. Tackel, President

ATTEST:

  
Jonathan Bleemer