

**TOWNSHIP OF LOWER FREDERICK  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO.:** \_\_\_\_\_

**AN ORDINANCE OF THE TOWNSHIP OF LOWER FREDERICK,  
MONTGOMERY COUNTY, PENNSYLVANIA; AMENDING CHAPTER  
145, SUBDIVISION AND LAND DEVELOPMENT, OF THE TOWNSHIP  
CODE CONCERNING REGULATIONS FOR SINGLE ACCESS ROADS.**

**NOW THEREFORE**, be it, and it is hereby **ORDAINED** by the Board of Supervisors of the Township of Lower Frederick, Montgomery County, Commonwealth of Pennsylvania, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

**ARTICLE I.           Permanent Cul-De-Sac Streets**

Subsection 145-26.C(3) of Chapter 145, Subdivision and Land Development, of the Lower Frederick Township Code is hereby amended to read as follows:

- (3) Shall not exceed 800 feet or 15 dwelling units, whichever comes first. Permanent cul-de-sac streets shall have a minimum length of 250 feet.

**ARTICLE II.           Temporary Cul-De-Sac Streets**

Subsection 145-26.D(2) of Chapter 145, Subdivision and Land Development, of the Lower Frederick Township Code is hereby amended to read as follows:

- (2) Shall be built to the tract boundary line or phrase line at a location and grade that are logical for extension onto the abutting tract, but shall not exceed 800 feet in length or 15 dwelling units, whichever comes first, unless approved by the Supervisors when warranted by special conditions, as in Subsection C(3)(a) and (b), herein. Temporary cul-de-sac streets shall have a minimum length of 250 feet.

**ARTICLE III.           Multiple Cul-De-Sac Streets**

Subsection 145-26.E of Chapter 145, Subdivision and Land Development, of the Lower Frederick Township Code is hereby amended to read as follows:

E. Multiple cul-de-sac streets:

- (1) Are single-access streets which terminate in two (2) vehicular turnarounds.
- (2) Shall be avoided in favor of more desirable street layouts.

- (3) May be permitted where the length of cul-de-sac is greater than 250 feet and less than 800 feet, measured from the through street intersection to each turnaround.
- (4) May be permitted to exceed the eight-hundred-foot limit when approved by the Supervisors, when warranted by special conditions, as in Subsection C(3)(a) and (b), herein, or when qualified as a temporary cul-de-sac as regulated in Subsection D, herein.
- (5) Shall be served by an appropriately located and designed emergency accessway when required by the Supervisors.

**ARTICLE IV.           Single-Access Loop Streets**

Subsection 145-26.F of Chapter 145, Subdivision and Land Development, of the Lower Frederick Township Code is hereby amended to read as follows:

- (1) Are single-access streets which circle back to intersect with themselves.
- (2) Shall be discouraged but may be permitted when no alternatives are determined to be feasible and preferable by the Supervisors, upon advice of the Township Planning Commission and Engineer.
- (3) When permitted, shall meet the following requirements:
  - (a) Shall not under any circumstances exceed 800 feet in length, measured from the intersection with the through street, along the center line of the loop to the point furthest from the through street intersection.
  - (b) Shall not contain or serve more than 15 residential lots or dwelling units.
  - (c) Shall be required to be served by an appropriately located and designed emergency accessway when required by the Supervisors.

**ARTICLE V.           Repealer**

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

**ARTICLE VI.           Severability**

If any section, paragraph, subsection, clause, or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

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**LOWER FREDERICK TOWNSHIP**  
**SINGLE-ACCESS ROADS**  
**Ordinance No. \_\_\_\_\_**

**ARTICLE VII.**      **Effective Date**

This Ordinance shall become effective five (5) days after final enactment.

***ENACTED*** and ***ORDAINED*** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**LOWER FREDERICK TOWNSHIP**  
**BOARD OF SUPERVISORS**

\_\_\_\_\_  
Marla Hexter, Chair

\_\_\_\_\_  
Chuck Yeiser, Vice Chair

\_\_\_\_\_  
Terry Bird

ATTEST:

\_\_\_\_\_  
Noelle Halter


\_\_\_\_\_  
Jason Wager, Manager

\_\_\_\_\_  
Terry Sacks

**ATTEST:**

I do hereby certify that the foregoing is a true and correct copy of Lower Frederick Township Single Access Road Ordinance which will be considered for adoption by the Lower Frederick Township Board of Supervisors at a public meeting on September 24, 2024.

By:

A handwritten signature in black ink, appearing to read 'H. Peter Nelson', written over a horizontal line.

H. Peter Nelson, Esquire  
Lower Frederick Township Solicitor

**LEGAL NOTICE**

**LOWER FREDERICK TOWNSHIP - HEARING**

**AN ORDINANCE OF THE TOWNSHIP OF LOWER FREDERICK,  
MONTGOMERY COUNTY, PENNSYLVANIA; AMENDING CHAPTER  
145, SUBDIVISION AND LAND DEVELOPMENT, OF THE TOWNSHIP  
CODE CONCERNING REGULATIONS FOR SINGLE ACCESS ROADS.**

Notice is hereby given that the Lower Frederick Township Board of Supervisors will consider for possible adoption an Ordinance, of which this notice is a summary, amending Chapter 145, Subdivision and Land Development, of the Lower Frederick Township Code by amending regulations for cul-de-sac streets and single-access loop streets. The Board of Supervisors will consider the foregoing Ordinance at a hearing to be held during its regular public meeting on September 24, 2024, at 7:00 p.m., at the Lower Frederick Township Municipal Building, 53 Spring Mount Road, Schwenksville, PA. Full text copies of the Ordinance are available to any interested party for inspection and/or copying at a nominal cost at the Lower Frederick Township Municipal Building, the Montgomery County Law Library, or the offices of this newspaper during normal business hours. All interested parties are invited to attend and participate in this hearing.

LOWER FREDERICK TOWNSHIP  
BOARD OF SUPERVISORS  
H. Peter Nelson, Esquire  
GRIM, BIEHN & THATCHER, Solicitors  
104 So. Sixth Street  
P.O. Box 215  
Perkasie, PA 18944