

ORDINANCE NO. _____

PLYMOUTH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE OF PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, PURSUANT TO ARTICLE VI OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AMENDING THE PLYMOUTH TOWNSHIP CODE, APPENDIX B, ZONING ORDINANCE TO AMEND ARTICLE II SECTION 200 TO ADD A NEW DEFINITION FOR INTEGRATED LIFE SCIENCES FACILITY, ARTICLE XXXIV SECTION 3402 TO PERMIT AN INTEGRATED LIFE SCIENCES FACILITY AS A USE IN THE MIXED USE PLANNED DEVELOPMENT DISTRICT, AND ARTICLE XII SECTION 1200 TO PERMIT AN INTEGRATED LIFE SCIENCES FACILITY AS A USE IN THE OFFICE LABORATORY DISTRICT.

The Township Council of the Township of Plymouth, Montgomery County, Pennsylvania hereby ENACTS and ORDAINS the following amendment to the Plymouth Township Zoning Ordinance:

Section 1. **AUTHORITY.** This Ordinance is established pursuant to authority contained in Article 6 of the Pennsylvania Municipalities Planning Code.

Section 2. The Plymouth Township Zoning Ordinance, Article II, Section 200. Definitions. is hereby amended to add the following definition:

Integrated Life Sciences Facility – A use that combines laboratory space, office space, storage space and space for assembly of materials for study, research, development, experimentation, prototype development, and manufacture. Use may involve one or more scientific fields, including but not limited to life sciences, biotechnology, biomedical research, robotics, renewable technology, sustainable technology, computer science, electronic technology or medicine in a facility or facilities located on the same tract. Such facilities shall maintain compliance, where applicable, with standards of Good Manufacturing Practice to assure proper design, monitoring, and control of manufacturing processes and facilities and to assure the identity, strength, quality, and purity of such products by requiring that manufacturers adequately control operating means and methods.

Section 3. The Plymouth Township Zoning Ordinance, Article XII, Section 1200, Use Regulations, is hereby amended to add the following:

E. Integrated Life Sciences Facility, when authorized as a conditional use as provided in Article XXXVI Conditional Uses, and in conformance with Article XXXV Performance Standards.

Section 4. The Plymouth Township Zoning Ordinance, Article XII, Section 1200, Use Regulations, is hereby amended as follows:

Existing subsection 1200.E is hereby renamed subsection 1200.F, and existing subsection 1200.F is hereby renamed subsection 1200.G.

Section 5. The Plymouth Township Zoning Ordinance, Article XXXIV, Section 3402, Permitted Uses, is hereby amended to add the following:

G. Integrated Life Sciences Facility, when authorized as a conditional use as provided in Article XXXVI Conditional Uses, and in conformance with Article XXXV Performance Standards.

Section 6. The Plymouth Township Zoning Ordinance, Article XXXIV, Section 3405, Use Mix Requirements, is hereby amended to add the following:

3405.C.4. When authorized as a conditional use, an Integrated Life Science Facility may be used in place of allowable/required office space to fulfill use mix requirements.

Section 7. 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, it shall not affect or impair the remaining provisions of this Code.

Section 8. APPLICABILITY. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any inconsistency.

Section 9. EFFECTIVE DATE. This Ordinance shall become effective on the 31st day after adoption.

ENACTED and ORDAINED this ____ day of _____, 2022.

TOWNSHIP OF PLYMOUTH

ATTEST

KAREN B. WEISS

By: _____
CHRISTOPHER G. MANERO, CHAIRMAN