

# Cheltenham Township Proposed Zoning Ordinance



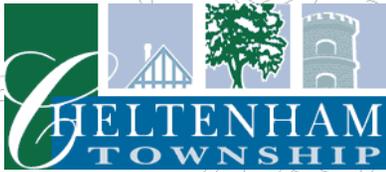
January 29, 2014

Joseph Nixon, Community Planner

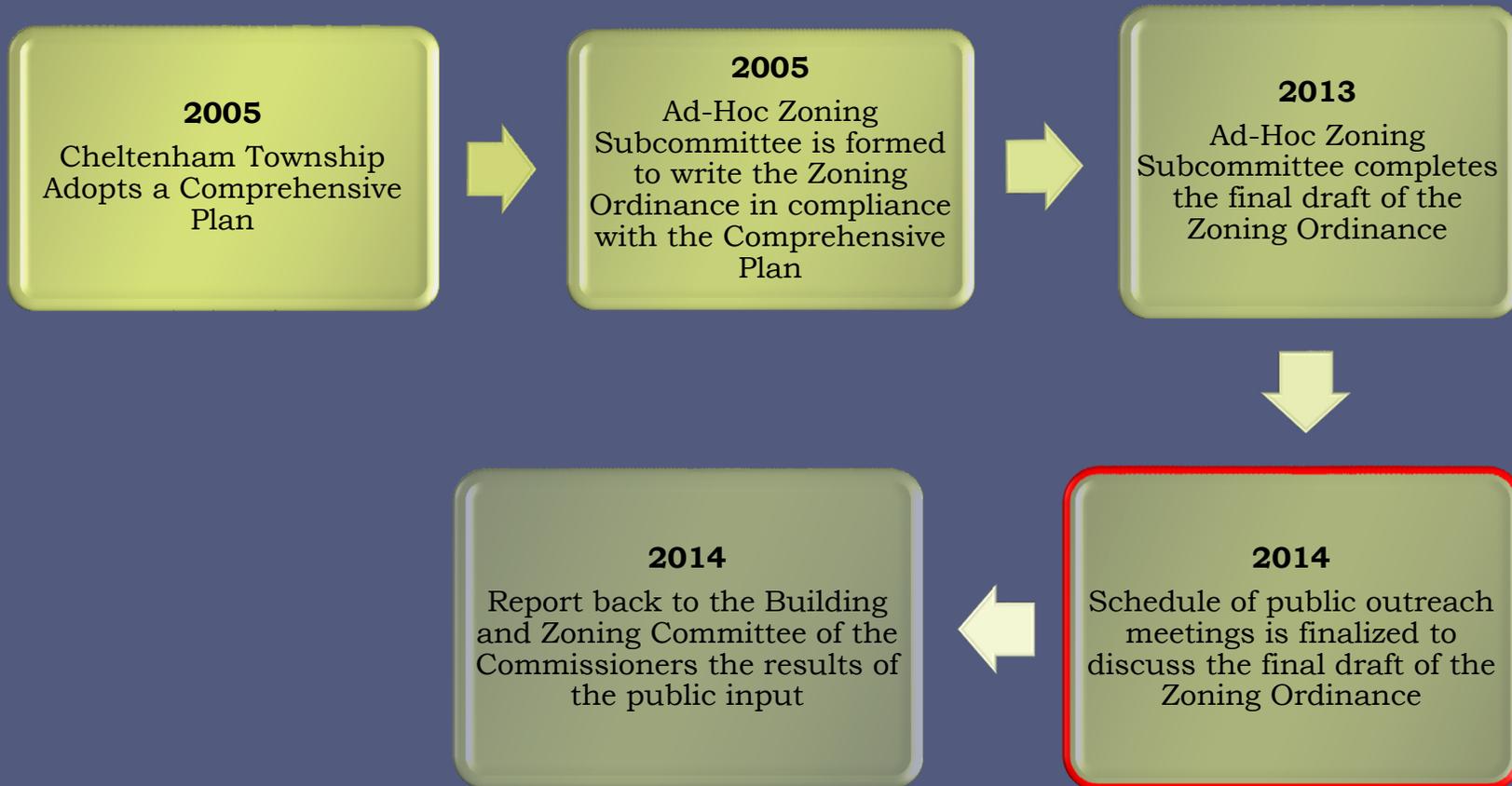
Montgomery County Planning Commission

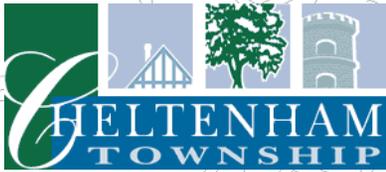
- Adoption Process and Procedure
- Guiding Principles
  - Zoning in PA
  - Purpose of Zoning
  - What Zoning Can Address
  - Why Change the Zoning Ordinance?
  - Township Comprehensive Plan Goals
- Zoning Map Changes
  - Residential Districts
  - Nonresidential Districts
- Overlay Districts
- Use Regulations
- Administration and Standard Practice
- Next Steps
- Comments and Questions





# Adoption Process and Procedure





# Adoption Process and Procedure



## Step #2

Commissioners will schedule a Public Hearing and residents will be notified via Township media outlets

## Step #3

Planning Commission will review the draft Ordinance and make a recommendation to the Board of Commissioners

## Step #1

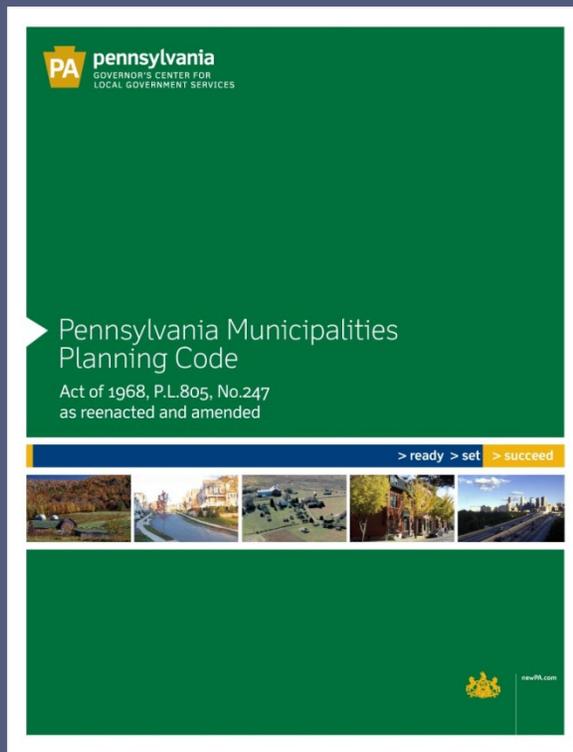
Building and Zoning Committee will recommend to the Board of Commissioners the scheduling of a Public Hearing for the adoption of the Zoning Ordinance

## Step #4

Board of Commissioners will hold Public Hearing to consider the recommendations from the Planning Commission, input from the public, and adoption of the new Zoning Ordinance.

## Zoning in Pennsylvania

- Zoning powers granted to municipalities through the Municipalities Planning Code (PA MPC, adopted 1968)
- MPC requires Comprehensive Plan to be updated every 10 years to provide legal basis for Zoning Code, Zoning Map, and SALDO
- Specifies powers and duties of Planning Commission, elected body, zoning board, county
- Allows regulation of uses “by right,” through “special exception,” and through “conditional use”

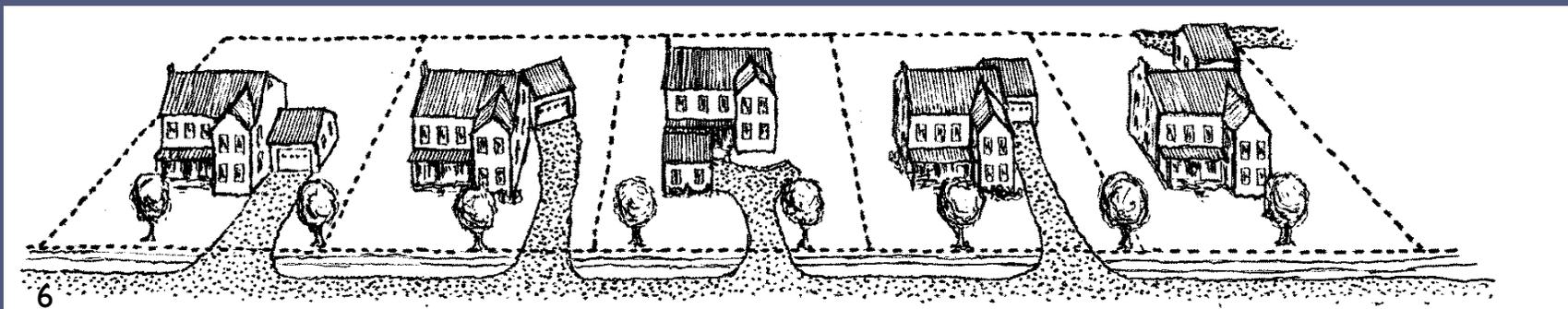


## Purpose of Zoning Ordinance

- Protect health, safety, and general welfare
- Implement land use vision of the Comprehensive Plan
- Regulate use of land
- Regulate density and intensity of development

Zoning cannot prevent development, it can only control it within reason.

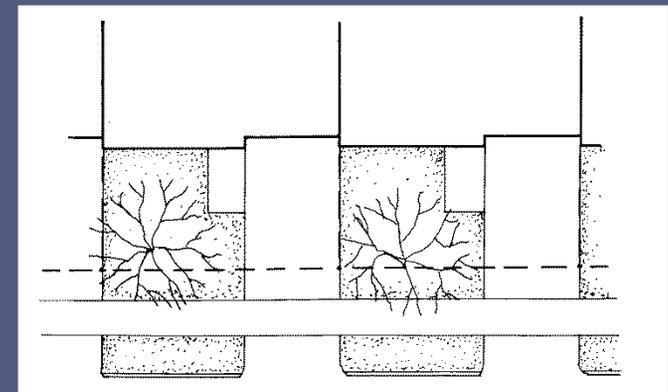
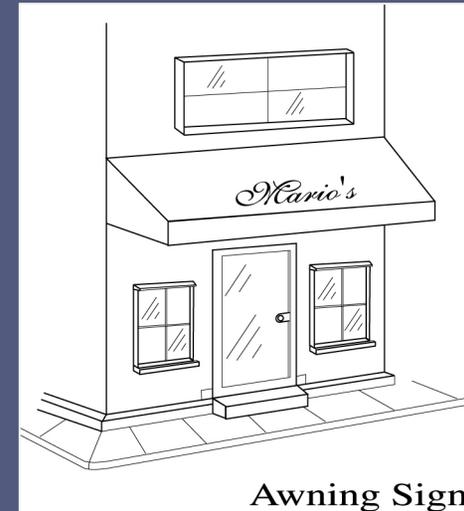
“Grandfathering” allows uses that predate the new Zoning Ordinance or a change to the Zoning Ordinance to remain as Permitted Uses.



## Zoning in Pennsylvania

### What Zoning Can Address:

- Uses
- Density and intensity of development
- Building height
- Building placement on a property (setbacks, building envelope)
- Number of parking spaces
- Location of new streets and driveways
- Landscaping and buffering (often in SALDO)
- Development near environmentally sensitive features
- Size & location of signs
- Size and location of fences



## Why change the Zoning Ordinance?

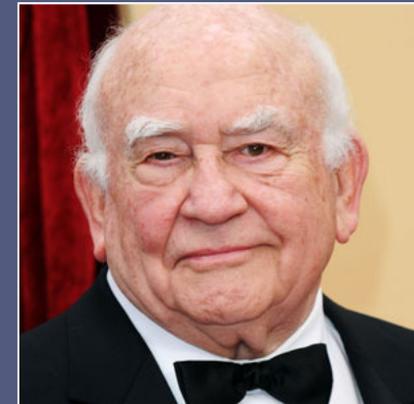
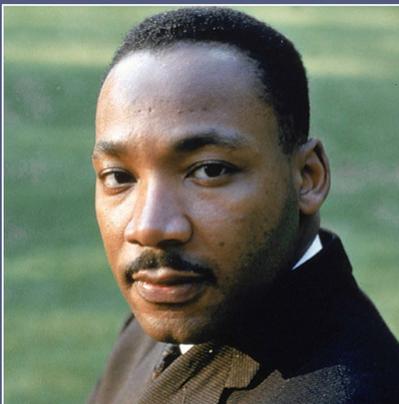
- Consolidate Zoning Districts
- Address development issues
- Encourage new development and new types of development
- Meet Township goals and objectives
- Current Zoning Ordinance is out of date



## Why change the Zoning Ordinance?

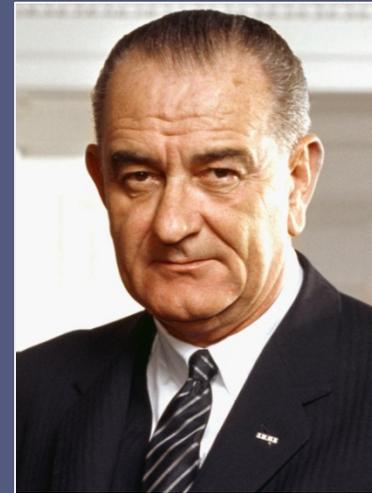
1929

Zoning Ordinance Written



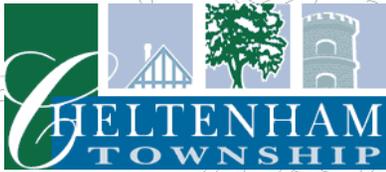
## Why change the Zoning Ordinance?

| 1929                     | 1964  |
|--------------------------|---|
| Zoning Ordinance Written | Last major update and rewrite of the Zoning Ordinance |



10





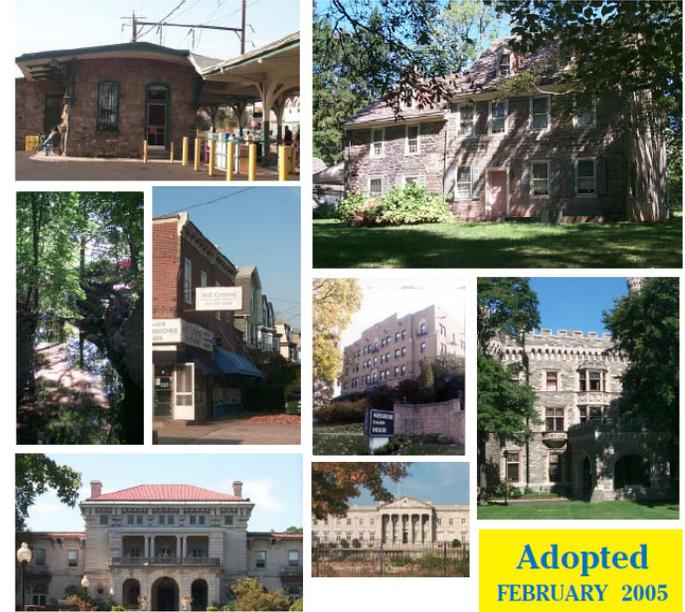
# Guiding Principles



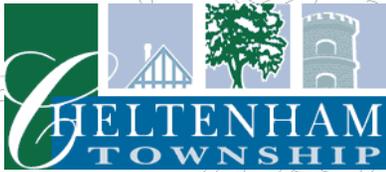
## Why change the Zoning Ordinance?

| 1929                     | 1964  | 2005   |
|--------------------------|---|--|
| Zoning Ordinance Written | Last major update and rewrite of the Zoning Ordinance | Cheltenham Township Comprehensive Plan Adopted |

### Cheltenham Township COMPREHENSIVE PLAN



**Adopted**  
FEBRUARY 2005



# Guiding Principles



## Why change the Zoning Ordinance?

| 1929                             | 1964  | 2005   | 2013  |
|----------------------------------|---|--|---|
| Zoning Ordinance Written         | Last major update and rewrite of the Zoning Ordinance | Cheltenham Township Comprehensive Plan Adopted | Final Draft of New Zoning Ordinance Completed |
| 1930 Census:<br>15,731 Residents |   |  | 2010 Census:<br>36,793 Residents              |

## Cheltenham Township Comprehensive Plan Goals and Objectives

### Transportation:

- Use design guidelines for commercial districts to ensure pedestrian safety and encourage walking
- Provide for transit stops in and near commercial districts
- Encourage higher-density and mixed-use development around train stations
- Require extensive, continuous sidewalk network linking residential areas with commercial and other uses
- Reduce curb cuts and visually dominant surface parking areas in commercial districts

### Economic Development:

- Pursue vision in Commercial District Enhancement Plan
- Adopt pedestrian-friendly policies & ordinances for commercial districts
- Increase commercial and industrial tax base
- Encourage improvements of commercial properties



## Cheltenham Township Comprehensive Plan Goals and Objectives



### Housing:

- Encourage diversity of housing types (age-targeted, affordable, etc.)
- Preservation of existing housing stock
- Require infill to be compatible with older homes
- Support home businesses
- Support & allow Bed & Breakfasts in residential districts

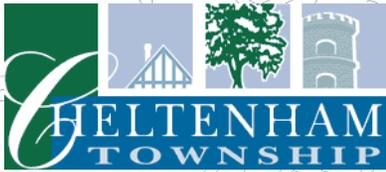
## Cheltenham Township Comprehensive Plan

### Goals and Objectives

#### Commercial:



- Identify commercial redevelopment areas
- Enhance commercial districts through Main Streets programs
- Allow new large-scale commercial on major arteries
- Allow pedestrian-oriented neighborhood commercial in appropriate areas
- Development incentives to encourage higher quality commercial development
- Provide infrastructure improvements in commercial areas to support new commercial development and new businesses



# Guiding Principles



## Cheltenham Township Comprehensive Plan

### Goals and Objectives

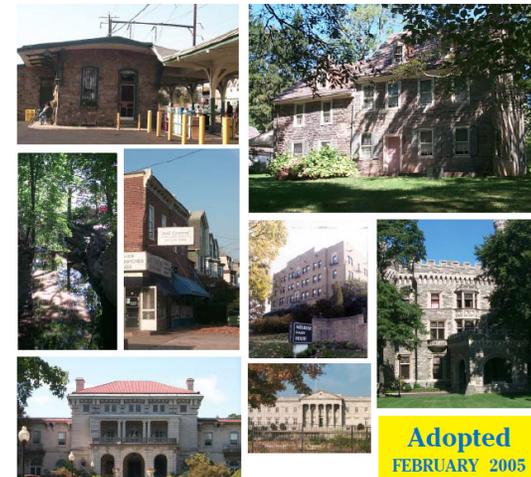
#### Office:

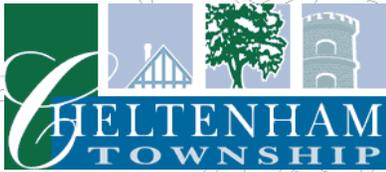
- Allow for office development at transportation nodes (major intersections, train stations)

#### Industrial:

- Allow for industrial development on large parcels in appropriate areas
- Create controls to protect neighboring residential areas

### Cheltenham Township COMPREHENSIVE PLAN





# Mapped Zoning Districts

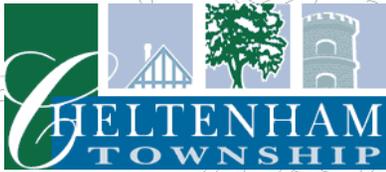


## Proposed Zoning Districts:

- Residential:
  - R1
  - R2
  - R3
  - R4
- Multifamily Residential
  - M1
  - M2
- Commercial
  - C1
  - C2
- Mixed Use
  - MU1
  - MU2
- Light Industrial
  - LI

## Current Zoning Districts

- Residential:
  - R1
  - R2
  - R3
  - R4
  - R5
  - R6
  - R7
  - R8
  - RO
  - LC
- Multifamily Residential
  - M1
  - M2
  - M3
- Commercial
  - C1
  - C2
  - C3
  - C4
- Manufacturing and Industrial
  - G



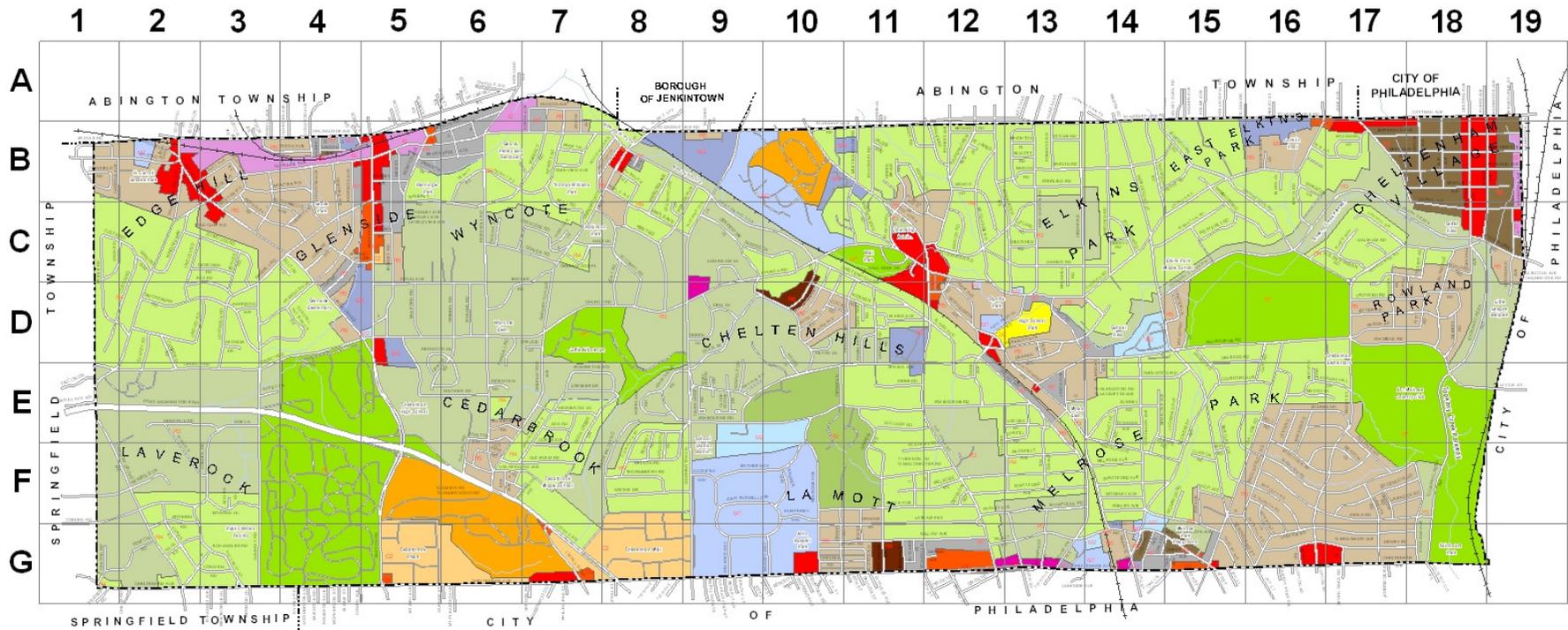
# Mapped Zoning Districts

## Current Zoning Map



### CHELTENHAM TOWNSHIP

#### Current Zoning Map



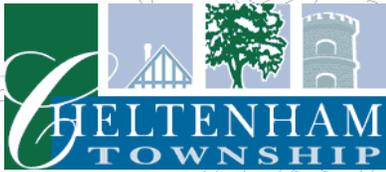
**Current Zoning Districts**

| Residential Districts     |  | Nonresidential Districts              |   |
|---------------------------|--|---------------------------------------|---|
| R1 - Residential District | M1 - Single Dwelling District            | C1 - Commercial District              | O - Manufacturing and Industrial District |
| R2 - Residential District | M2 - Multiple Dwelling District          | C2 - Commercial and Business District | LC - Use Care Facility District           |
| R3 - Residential District | M3 - Single Dwelling and Office District | C3 - Commercial and Business District |   |
| R4 - Residential District | R0 - Residence and Office District       | C4 - Commercial and Business District |   |
| R5 - Residential District |  |                                       |   |
| R6 - Residential District |  |                                       |   |
| R7 - Residential District |  |                                       |   |
| R8 - Residential District |  |                                       |   |

**MCPC** Montgomery County Planning Commission

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Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 311 • Warrington PA 19146-0311  
610-275-3725 • 610-275-3944  
www.mcpc.org/planning





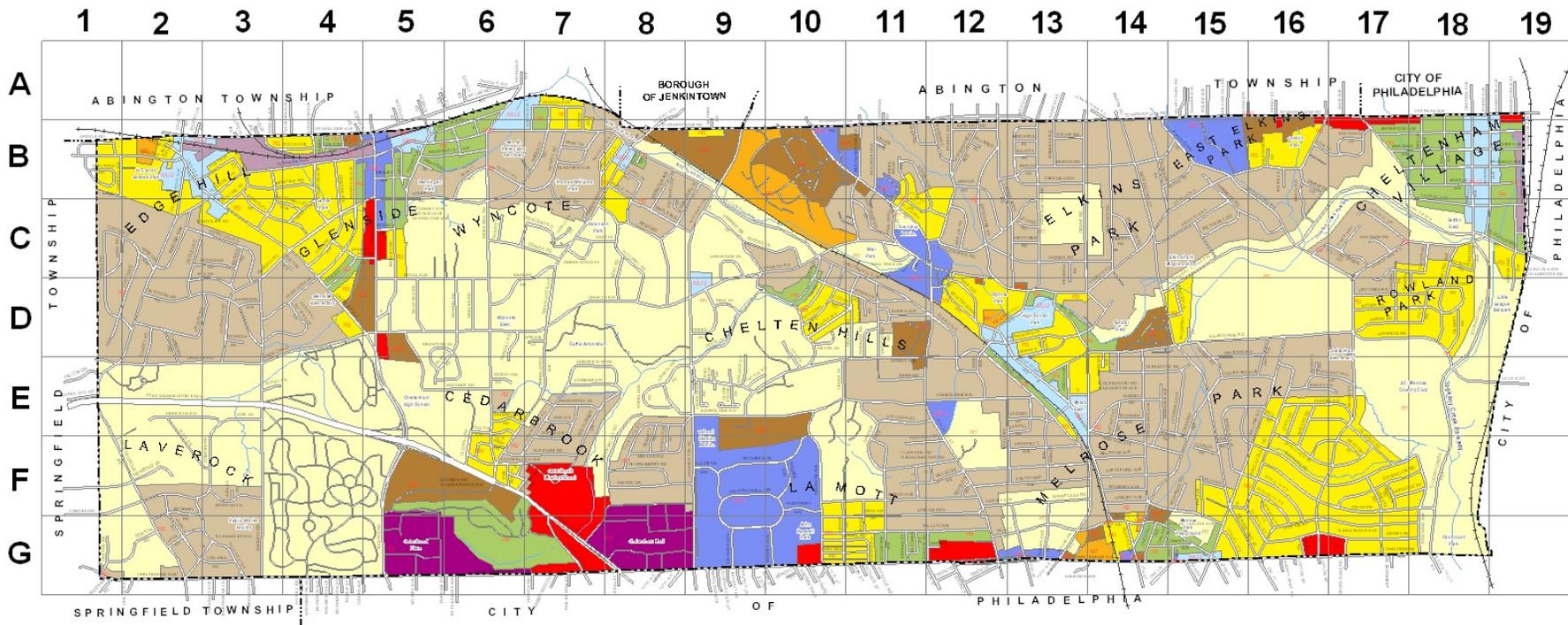
# Mapped Zoning Districts

## Proposed Zoning Map



### CHELTENHAM TOWNSHIP

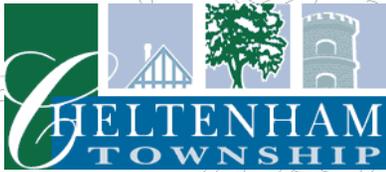
#### Proposed Zoning Map



- Proposed Zoning Districts**
- |  |  |
|--|--|
| R1 - Residential District                | M1 - Medium Density Residential District |
| R2 - Residential District                | C1 - Commercial District                 |
| R3 - Residential District                | MU 1 - Mixed Use District                |
| R4 - Residential District                | MU 2 - Mixed Use District                |
| M1 - Medium Density Residential District | LI - Light Industrial District           |
| M2 - Medium Density Residential District |  |

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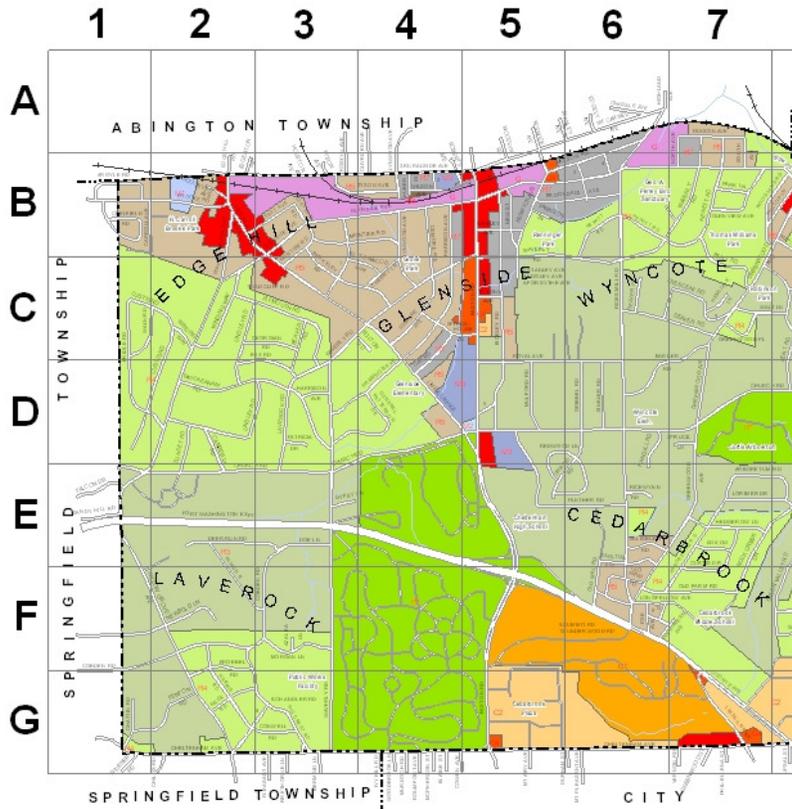
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# Zoning Map Comparison



**CHELTHENHAM TOWNSHIP**  
Current Zoning Map

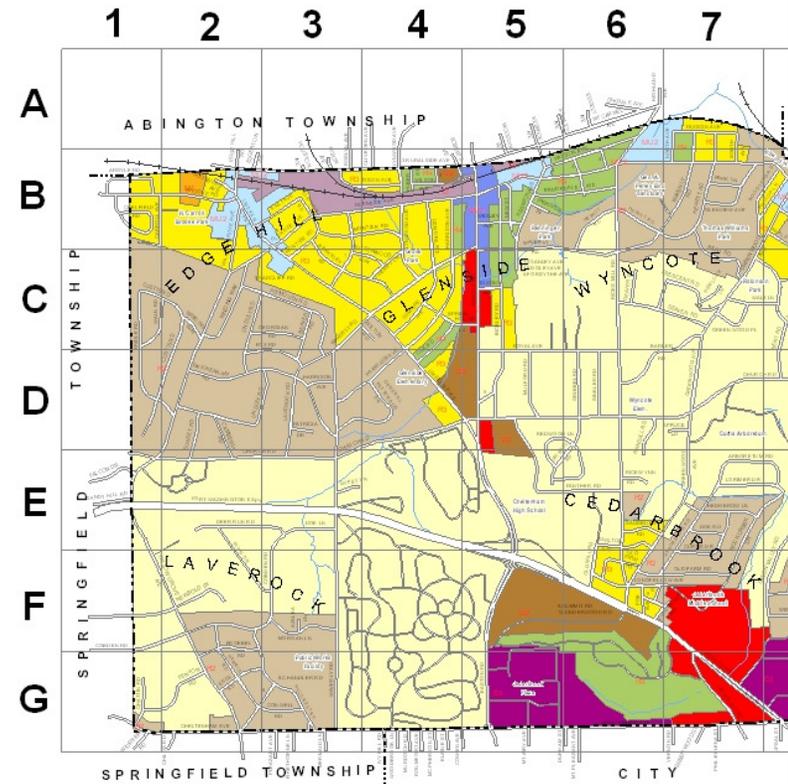


**Current Zoning Districts**

| Residential Districts     |  | Nonresidential Districts                  |  |
|---------------------------|--|---|--|
| R1 - Residential District | M1 - Multiple Dwelling District            | C1 - Commercial District                  |  |
| R2 - Residential District | M2 - Multiple Dwelling District            | C2 - Commercial and Business District     |  |
| R3 - Residential District | M3 - Multiple Dwelling and Office District | C3 - Commercial and Business District     |  |
| R4 - Residential District | R0 - Residence and Office District         | C4 - Commercial and Business District     |  |
| R5 - Residential District |  | G - Manufacturing and Industrial District |  |
| R6 - Residential District |  | LC - Life Care Facility District          |  |
| R7 - Residential District |  |   |  |
| R8 - Residential District |  |   |  |

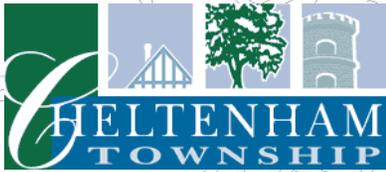
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**CHELTHENHAM TOWNSHIP**  
Proposed Zoning Map



**Proposed Zoning Districts**

| Residential Districts                  |                         | Nonresidential Districts       |  |
|--|-------------------------|--------------------------------|--|
| R1 - Residential District              | M1 - Mixed Use District | C1 - Commercial District       |  |
| R2 - Residential District              | M2 - Mixed Use District | C2 - Commercial District       |  |
| R3 - Residential District              |                         | M3 - Mixed Use District        |  |
| R4 - Residential District              |                         | LI - Light Industrial District |  |
| R5 - Residential District              |                         |                                |  |
| R6 - Multi-Family Residential District |                         |                                |  |
| R7 - Multi-Family Residential District |                         |                                |  |



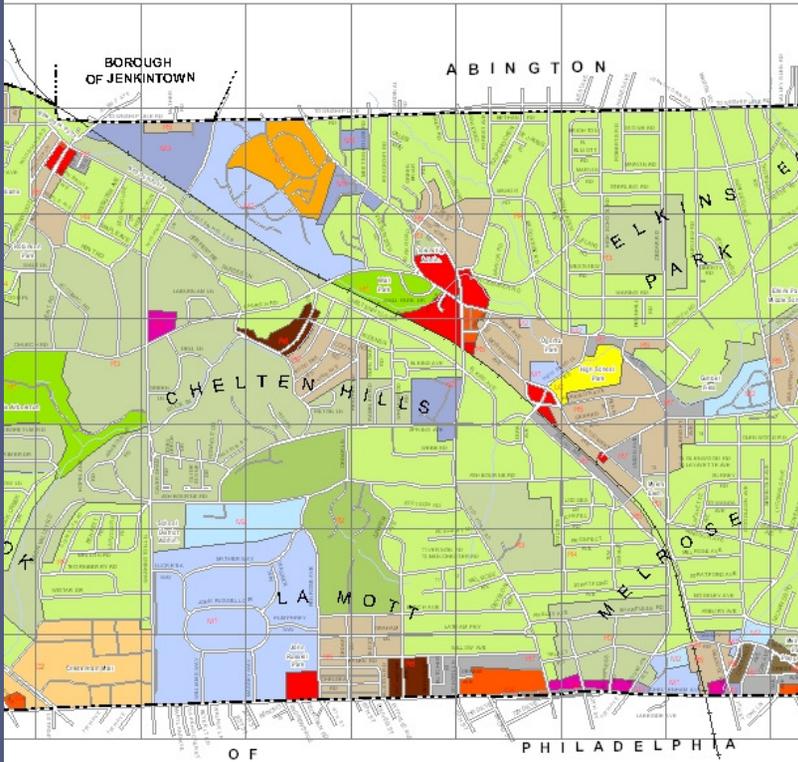
# Zoning Map Comparison



**CHELTENHAM TOWNSHIP**  
Current Zoning Map

8 9 10 11 12 13 14

A  
B  
C  
D  
E  
F  
G



Current Zoning Districts

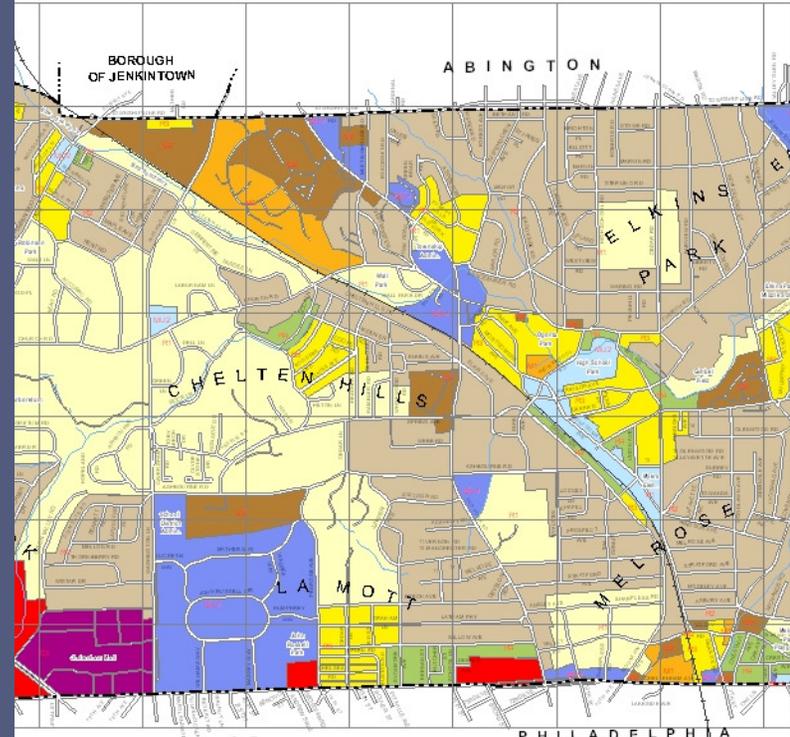
- |                              |  |   |
|------------------------------|--|---|
| <b>Residential Districts</b> | <b>Multiple Dwelling Districts</b>         | <b>Nonresidential Districts</b>           |
| R1 - Residential District    | M1 - Multiple Dwelling District            | C1 - Commercial District                  |
| R2 - Residential District    | M2 - Multiple Dwelling District            | C2 - Commercial and Business District     |
| R3 - Residential District    | M3 - Multiple Dwelling and Office District | C3 - Commercial and Business District     |
| R4 - Residential District    | RO - Residence and Office District         | C4 - Commercial and Business District     |
| R5 - Residential District    |  | G - Manufacturing and Industrial District |
| R6 - Residential District    |  | LC - Use Care Facility District           |
| R7 - Residential District    |  |   |
| R8 - Residential District    |  |   |

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**CHELTENHAM TOWNSHIP**  
Proposed Zoning Map

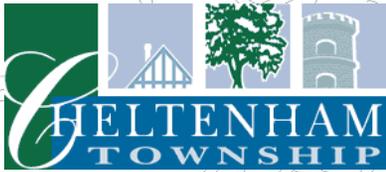
8 9 10 11 12 13 14

A  
B  
C  
D  
E  
F  
G



Proposed Zoning Districts

- |                                       |                                 |
|---------------------------------------|---------------------------------|
| <b>Residential Districts</b>          | <b>Nonresidential Districts</b> |
| R1 - Residential District             | C1 - Commercial District        |
| R2 - Residential District             | C2 - Commercial District        |
| R3 - Residential District             | MU1 - Mixed Use District        |
| R4 - Residential District             | MU2 - Mixed Use District        |
| M1 - Multifamily Residential District | LI - Light Industrial District  |
| M2 - Multifamily Residential District |                                 |

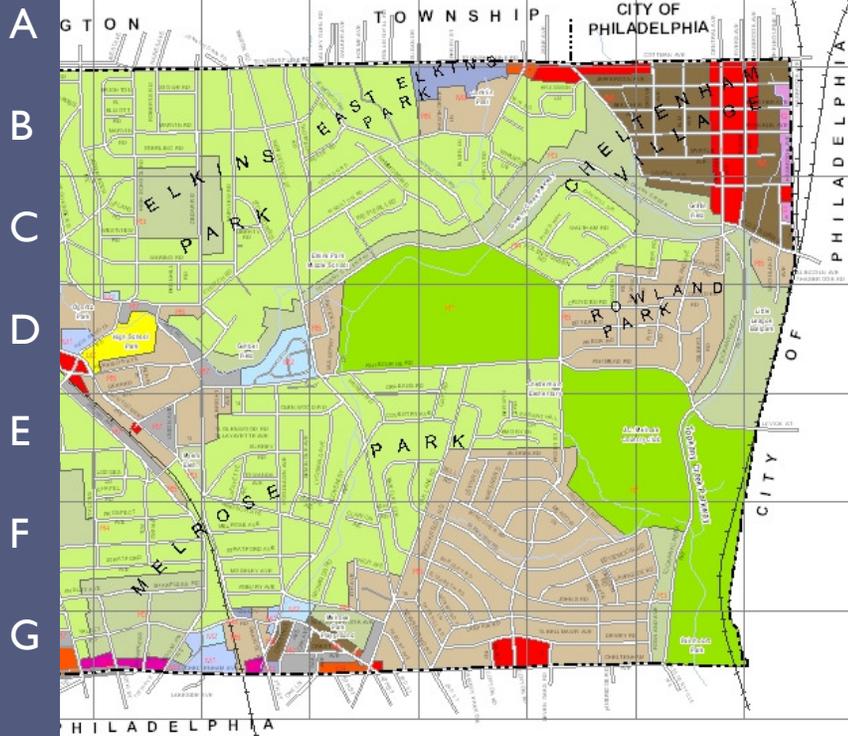


# Zoning Map Comparison



**CHELTEHAM TOWNSHIP**  
Current Zoning Map

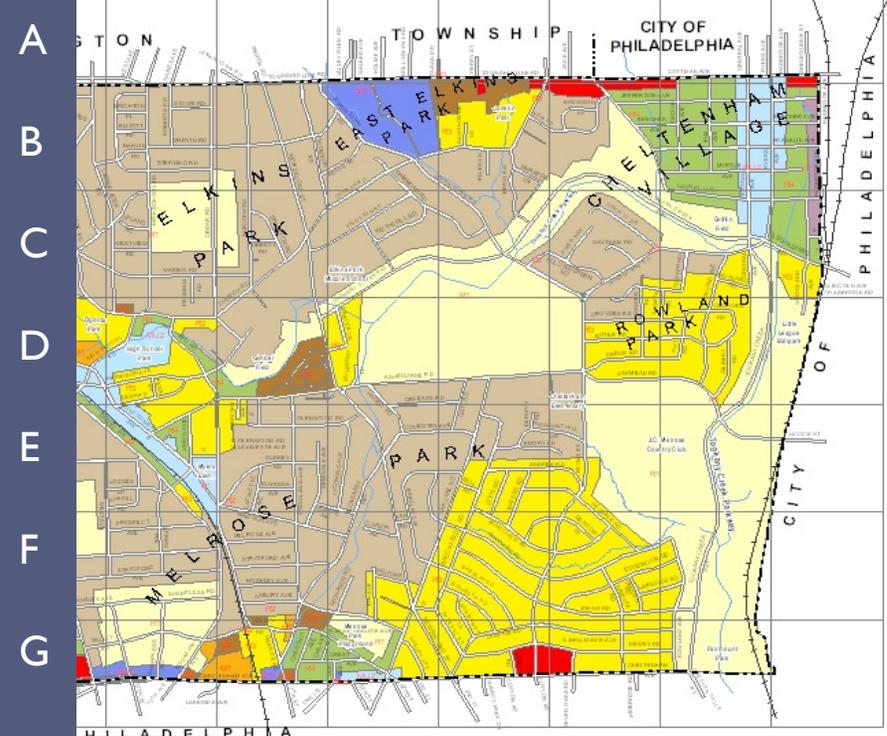
13 14 15 16 17 18 19



- Current Zoning Districts**
- |                              |  |   |
|------------------------------|--|---|
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| R2 - Residential District    | M2 - Multiple Dwelling District            | C2 - Commercial and Business District     |
| R3 - Residential District    | M3 - Multiple Dwelling and Office District | C3 - Commercial and Business District     |
| R4 - Residential District    | RO - Residence and Office District         | C4 - Commercial and Business District     |
| R5 - Residential District    |  | O - Manufacturing and Industrial District |
| R6 - Residential District    |  | LC - Use Case Facility District           |
| R7 - Residential District    |  |   |
| R8 - Residential District    |  |   |

**CHELTEHAM TOWNSHIP**  
Proposed Zoning Map

13 14 15 16 17 18 19



- Proposed Zoning Districts**
- |                                     |                                 |
|-------------------------------------|---------------------------------|
| <b>Residential Districts</b>        | <b>Nonresidential Districts</b> |
| R1 - Residential District           | C1 - Commercial District        |
| R2 - Residential District           | C2 - Commercial District        |
| R3 - Residential District           | MU1 - Mixed Use District        |
| R4 - Residential District           | MU2 - Mixed Use District        |
| M1 - Midfamily Residential District | LI - Light Industrial District  |
| M2 - Midfamily Residential District |                                 |

# Proposed Residential Districts R1 and R2



## Intent

- Promote maintenance and stability of residential neighborhoods
- Preserve existing character
- Accommodate a variety of housing types

## Permitted Uses

- Single-family detached dwelling
- Estate Dwelling (under the standards of the Cluster Residential Overlay)
- Cemetery
- Library
- Nursing Home
- Accessory Uses
- Parks, Open Space, public and private recreational uses



# Proposed Residential Districts R3 and R4



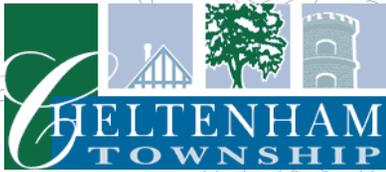
## Intent

- Promote maintenance and stability of residential neighborhoods
- Ensure new development is in character with existing development
- Accommodate a variety of housing types

## Permitted Uses

- Single-family detached dwelling
- Two-family semi-detached dwelling (twin)
- Two-family semi-attached dwelling (duplex)
- Single-family attached dwelling (rowhouse or townhouse)
- Mixed Residential (two or more of the above residential dwelling types)
- Estate Dwelling (under the standards of the Cluster Residential Overlay)
- Accessory Use
- Parks, Open Space, public and private recreational uses
- Place of Worship (R4 only)





# Current Residential Districts



## CHELTENHAM TOWNSHIP MONTGOMERY COUNTY, PENNA.



### Current Zoning Districts

- |                           |  |
|---------------------------|--|
| R1 - Residential District | M1 - Multiple Dwelling District            |
| R2 - Residential District | M2 - Multiple Dwelling District            |
| R3 - Residential District | M3 - Multiple Dwelling and Office District |
| R4 - Residential District | RO - Residence and Office District         |
| R5 - Residential District |  |
| R6 - Residential District |  |
| R7 - Residential District |  |
| R8 - Residential District |  |

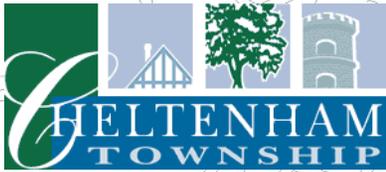


0 750 1,500 3,000 Feet



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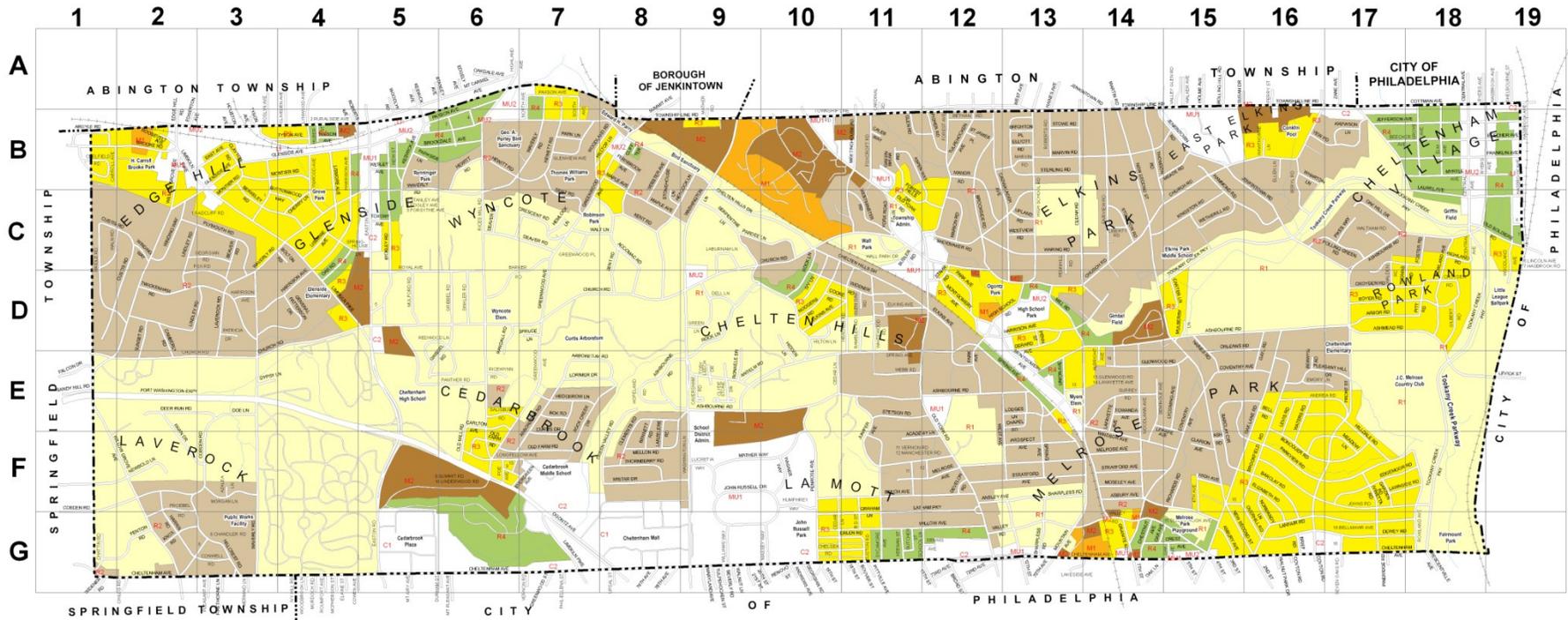
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# Proposed Residential Districts



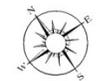
## CHELTENHAM TOWNSHIP MONTGOMERY COUNTY, PENNA.



- Proposed Zoning Districts**
- Residential Districts**
- R1 - Residential District
  - R2 - Residential District
  - R3 - Residential District
  - R4 - Residential District
  - M1 - Multifamily Residential District
  - M2 - Multifamily Residential District

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 www.montcopa.org/planning

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# Proposed Residential Districts

## M1 and M2 Multifamily



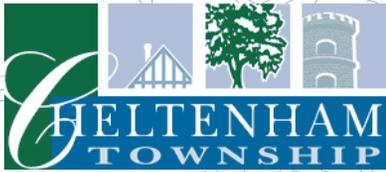
### Intent

- Promote maintenance and stability of residential neighborhoods
- Ensure new development is in character with existing development
- Accommodate a variety of housing types

### Permitted Uses

- Multifamily
- Apartment Campus
- Community Center
- Parks, open space, public and private recreational uses
- Accessory Uses (equal 15 % or less of gross building area)
  - Professional office
  - Medical Office
  - Personal Services
  - Convenience retail or convenience grocery store
  - Restaurant or café
  - Dry cleaning (drop-off only)

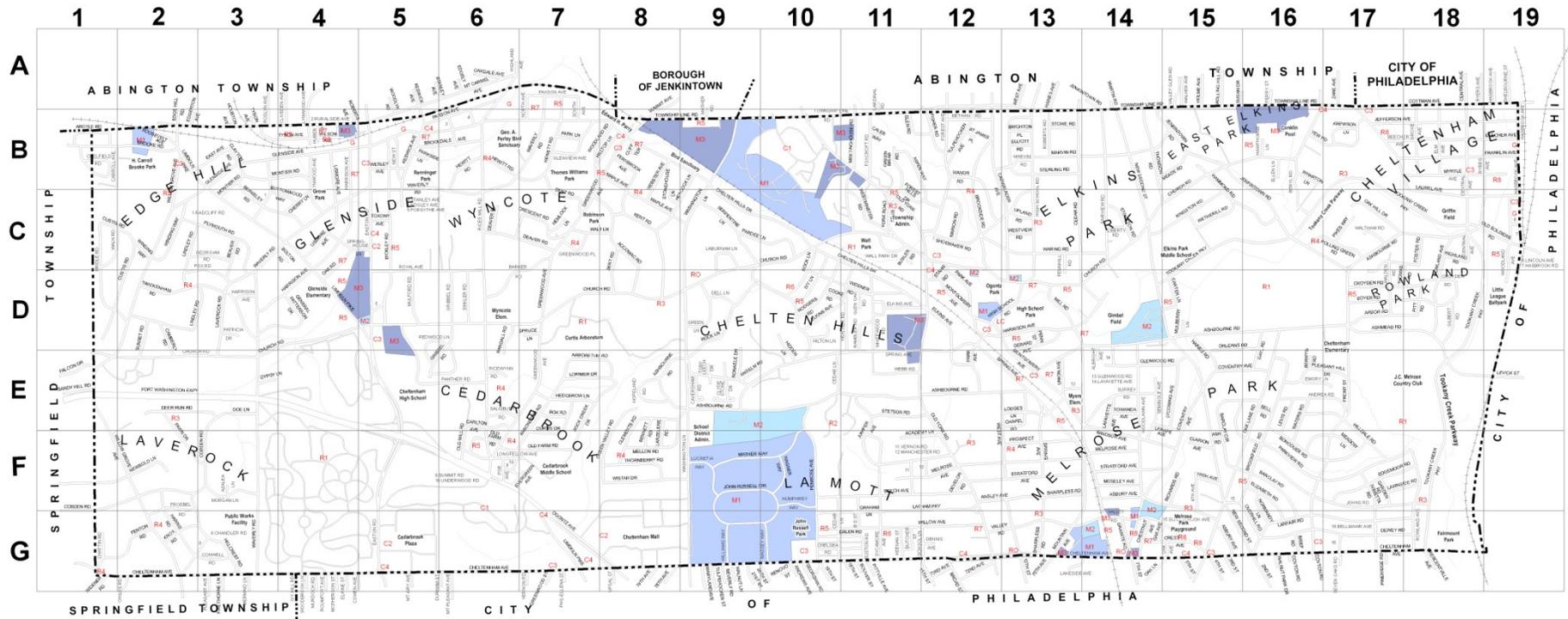




# Current Multifamily Residential Districts



## CHELTENHAM TOWNSHIP MONTGOMERY COUNTY, PENNA.



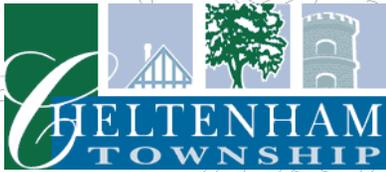
### Current Zoning Districts

- Residential Districts
- M1 - Multiple Dwelling District
- M2 - Multiple Dwelling District
- M3 - Multiple Dwelling and Office District

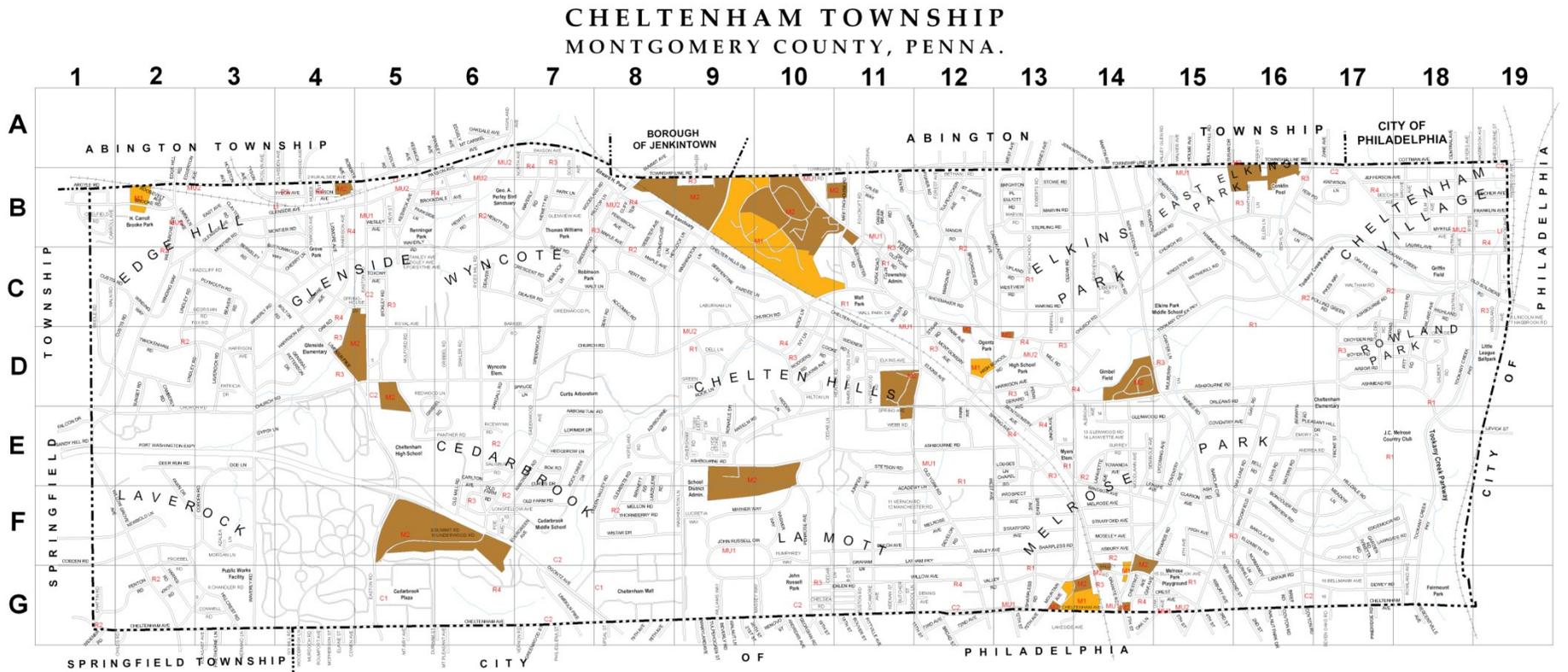
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# Proposed Residential Districts: M1 and M2 Multifamily



**Proposed Zoning Districts**

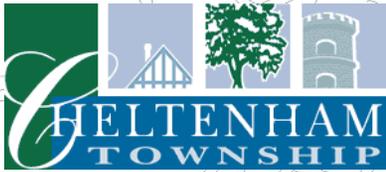
- M1 - Multifamily Residential District
- M2 - Multifamily Residential District

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0 750 1500 3000 Feet



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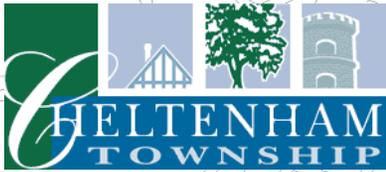


# Proposed Commercial Districts: C1 and C2



## Intent

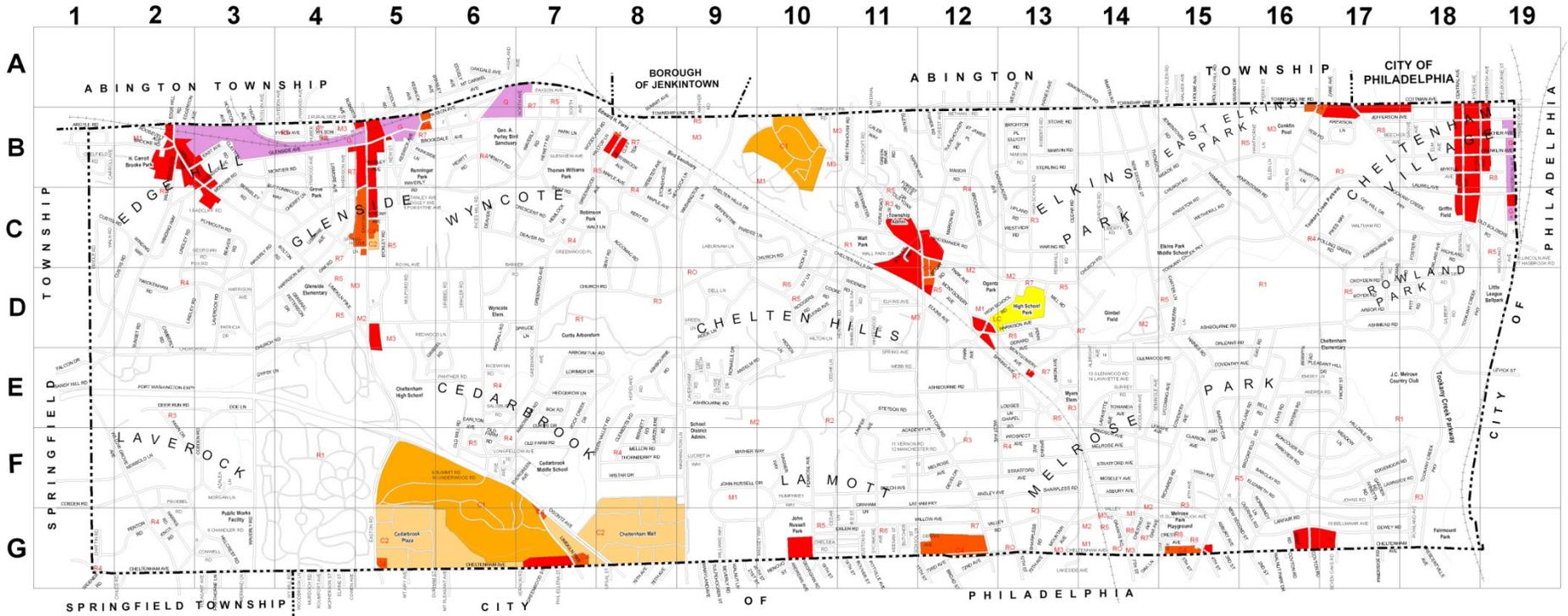
- Broad range of commercial uses
- Provide appropriate locations for large-scale commercial uses
- Minimize congestion and ensure safe traffic conditions
- Appropriate redevelopment of existing commercial properties
- Encourage design that will reflect community identity and the character of nearby neighborhoods
- Provide safe and attractive access for pedestrians, bicyclists, and transit users
- Minimize impact of parking and loading areas with appropriate screening and buffering
- Promote principles of sustainable development



# Current Commercial and Industrial Zoning Districts



## CHELTENHAM TOWNSHIP MONTGOMERY COUNTY, PENNA.



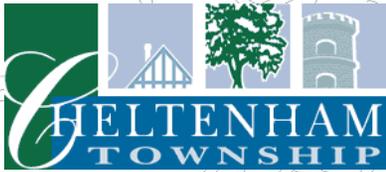
- Current Zoning Districts**
- Nonresidential Districts**
- C1 - Commercial District
  - C2 - Commercial and Business District
  - C3 - Commercial and Business District
  - C4 - Commercial and Business District
  - G - Manufacturing and Industrial District
  - LC - Life Care Facility District

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 (p) 610.278.3722 • (f) 610.278.3041  
[www.montcopa.org/planning](http://www.montcopa.org/planning)

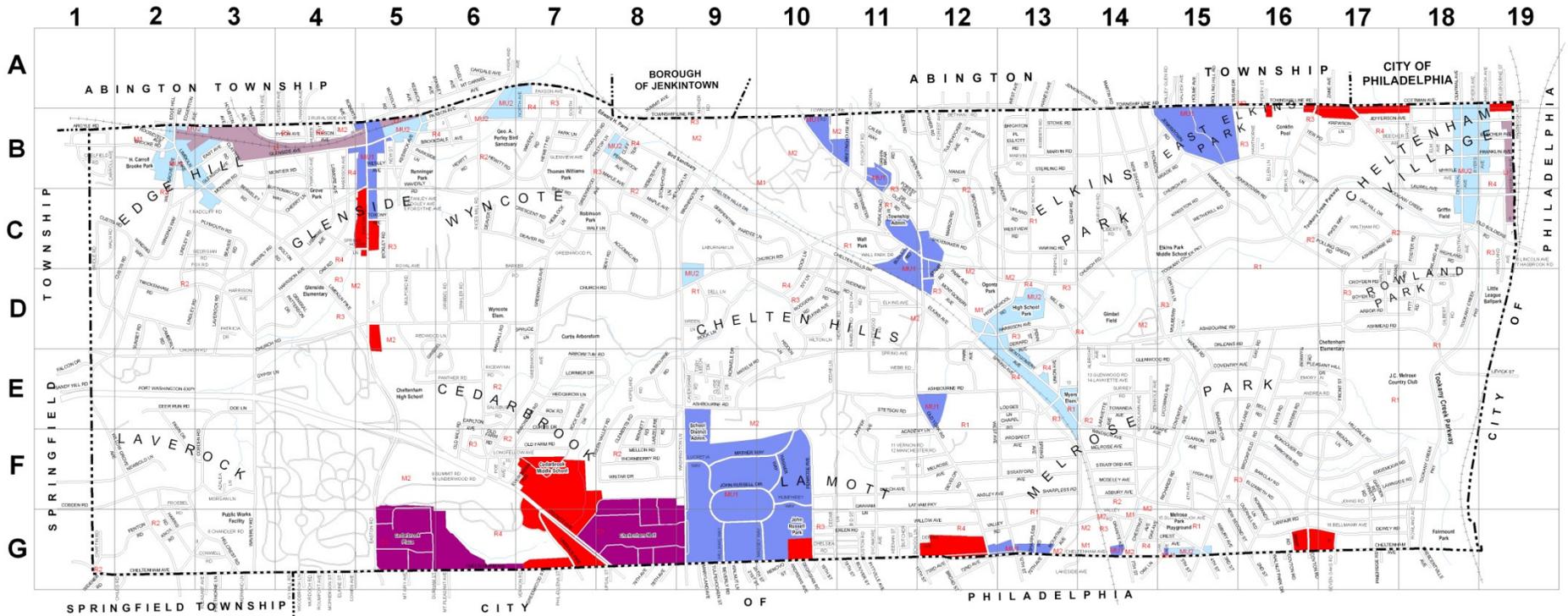
This map is based on 2010 office photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the street. This map is not intended to be used as a legal definition of properties or for engineering purposes.



# Proposed Commercial and Industrial Districts



## CHELTENHAM TOWNSHIP MONTGOMERY COUNTY, PENNA.



**Proposed Zoning Districts**

- Nonresidential Districts**
- C1 - Commercial District
- C2 - Commercial District
- MU1 - Mixed Use District
- MU2 - Mixed Use District
- LI - Light Industrial District

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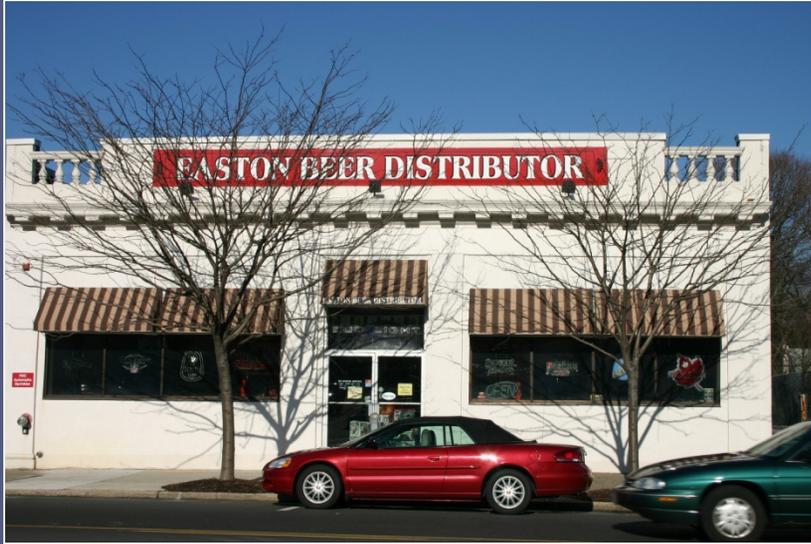
0 750 1,500 3,000 Feet

# Proposed Commercial Districts: C1 Permitted Uses



- Enclosed shopping malls
- Shopping centers
- Retail stores
- Grocery stores with a minimum 12,000 square feet of gross floor area
- Business service establishment
- Communications and technology retail store
- Restaurants and bakeries, including drive-through, take-out, and outdoor dining
- Indoor recreation facilities
- Hotels
- Mixed-Use buildings: 100% of ground floor area open to the public for commercial use. The following mixes of uses are permitted:
  - Hotels, with permitted commercial use on the first floor
  - Multiple dwellings, with permitted commercial use on the first floor
  - Professional and medical offices, with permitted commercial use on the first floor
- Accessory uses
- Mobile home park

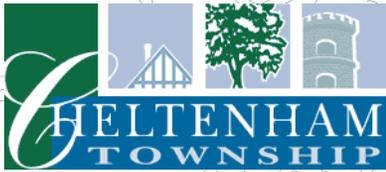




## Class One Permitted Uses

- Grocery Stores
- Retail Stores
- Personal Service Shops
- Business Service Establishments
- Restaurants and bakeries, including take-out and outdoor dining
- Studios for art, music, photography, yoga, or similar arts
- Bars or Taverns
- Laundromat
- Bed and Breakfast
- Clubs or Fraternal Organizations
- Emergency Services Facilities
- Municipal Uses
- Accessory Uses





# Proposed Commercial Districts: C2 Permitted Uses



## Class Two Permitted Uses

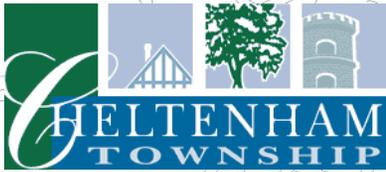
Only permitted on lots in the C2 District with at least 30,000 square feet and 100 feet of lot width

- Shopping Centers
- Indoor Recreation Facilities
- Amusement Arcades
- Athletic/Health Clubs
- Mixed-Use Buildings: ground floor must be commercial use
- Billboards (Conditional Use)
- Hotels
- Building Materials
- Drive-Through Facilities
- Gasoline Service Stations
- Automotive Repair Shops
- Vehicular Sales
- Accessory Uses



## Intent

- Encourage economic development with flexible standards that maintain traditional main street environment and unique identity
- Encourage lively activity areas and gathering places
- Reuse of existing structures
- Architectural consistency with surrounding neighborhoods
- Establish walkable communities
- Accommodate parking without sacrificing neighborhood character
- Encourage new development adjacent to transit

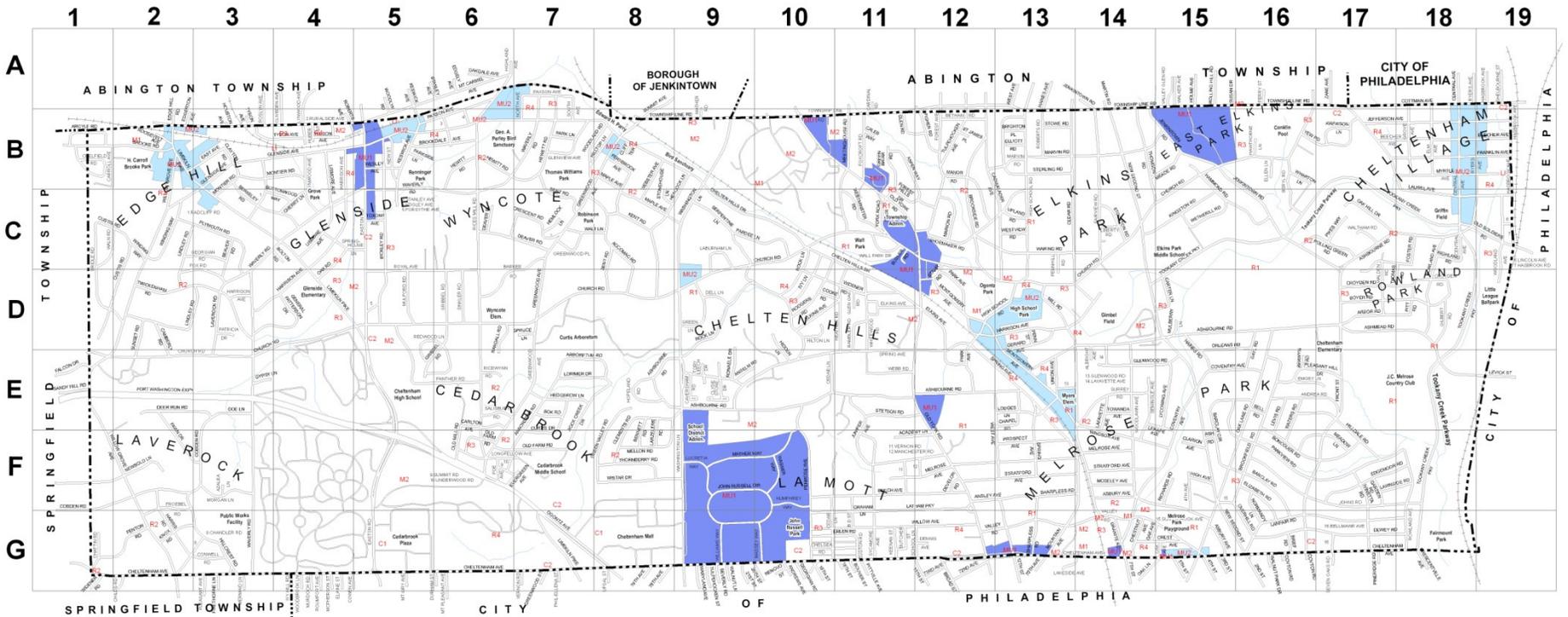


# Proposed Mixed Use Districts

## MU1 and MU2



### CHELTENHAM TOWNSHIP MONTGOMERY COUNTY, PENNA.



**Proposed Zoning Districts**

- MU1 - Mixed Use District
- MU2 - Mixed Use District



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## Permitted Uses

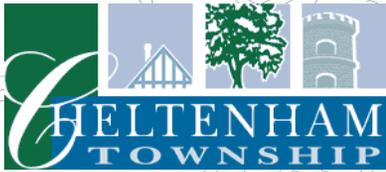
- Residential, on second floor and above
- Small-scale retail
- Neighborhood scale grocery or convenience store
- Personal service shops
- Business service establishment
- Restaurants and bakeries
- Studios for art, dance, music, photography, etc.
- Bars or taverns
- Gallery and museum
- Theater
- Bed and breakfast inn
- Hotel
- Home occupations
- Government uses
- Public park, plaza, square, urban garden, and public recreation area
- Farmers' market
- Accessory use



## Intent

- Encourage economic development with flexible standards that maintain traditional main street environment and unique identity
- Encourage limited commercial uses in existing residential structures
- Establish walkable communities
- Accommodate parking without sacrificing neighborhood character
- Protect and preserve existing neighborhoods



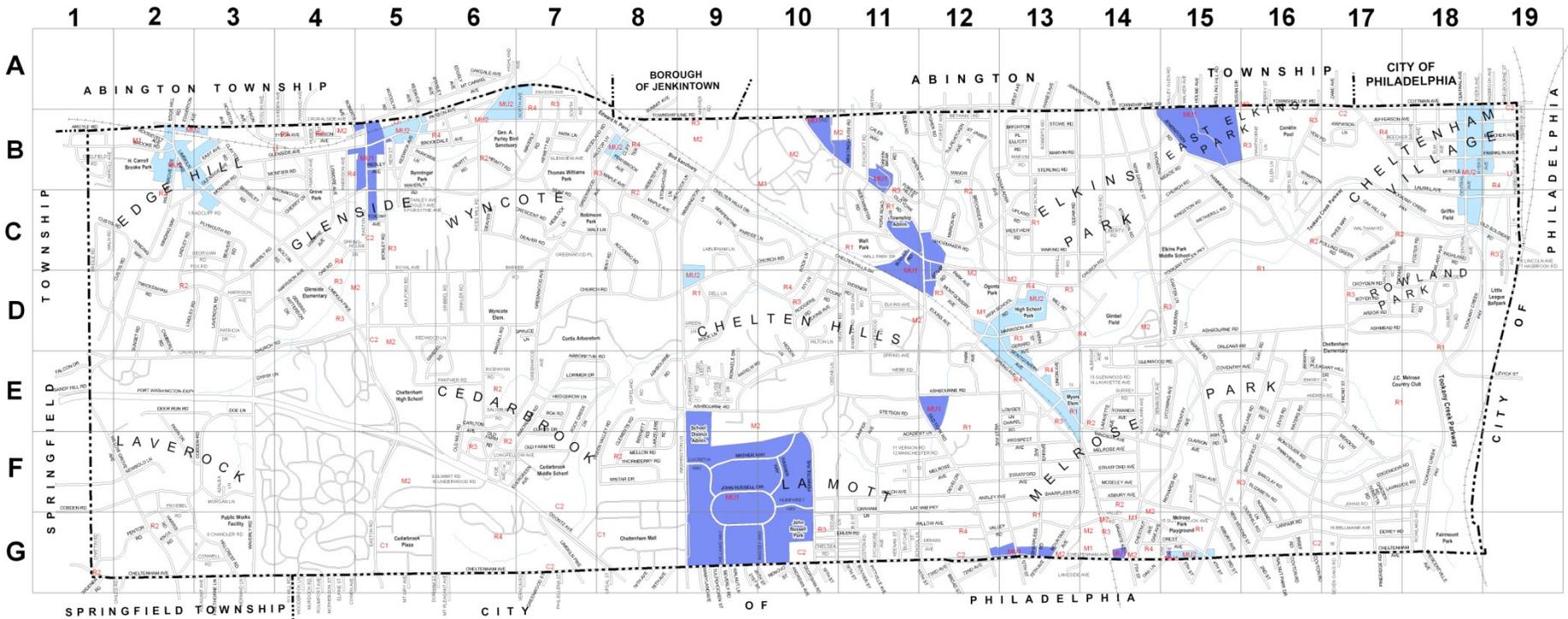


# Proposed Mixed Use Districts

## MU1 and MU2



### CHELTENHAM TOWNSHIP MONTGOMERY COUNTY, PENNA.



**Proposed Zoning Districts**

- MU1 - Mixed Use District
- MU2 - Mixed Use District



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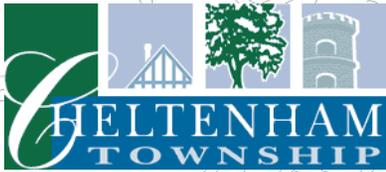
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## Permitted Uses

- Residential Uses
- Small-scale retail
- Personal service shops
- Business service establishment
- Restaurants and bakeries, not including take-out or outdoor dining
- Studios for art, dance, music, photography, etc.
- Bed and breakfast inn
- Home Occupations
- Accessory uses

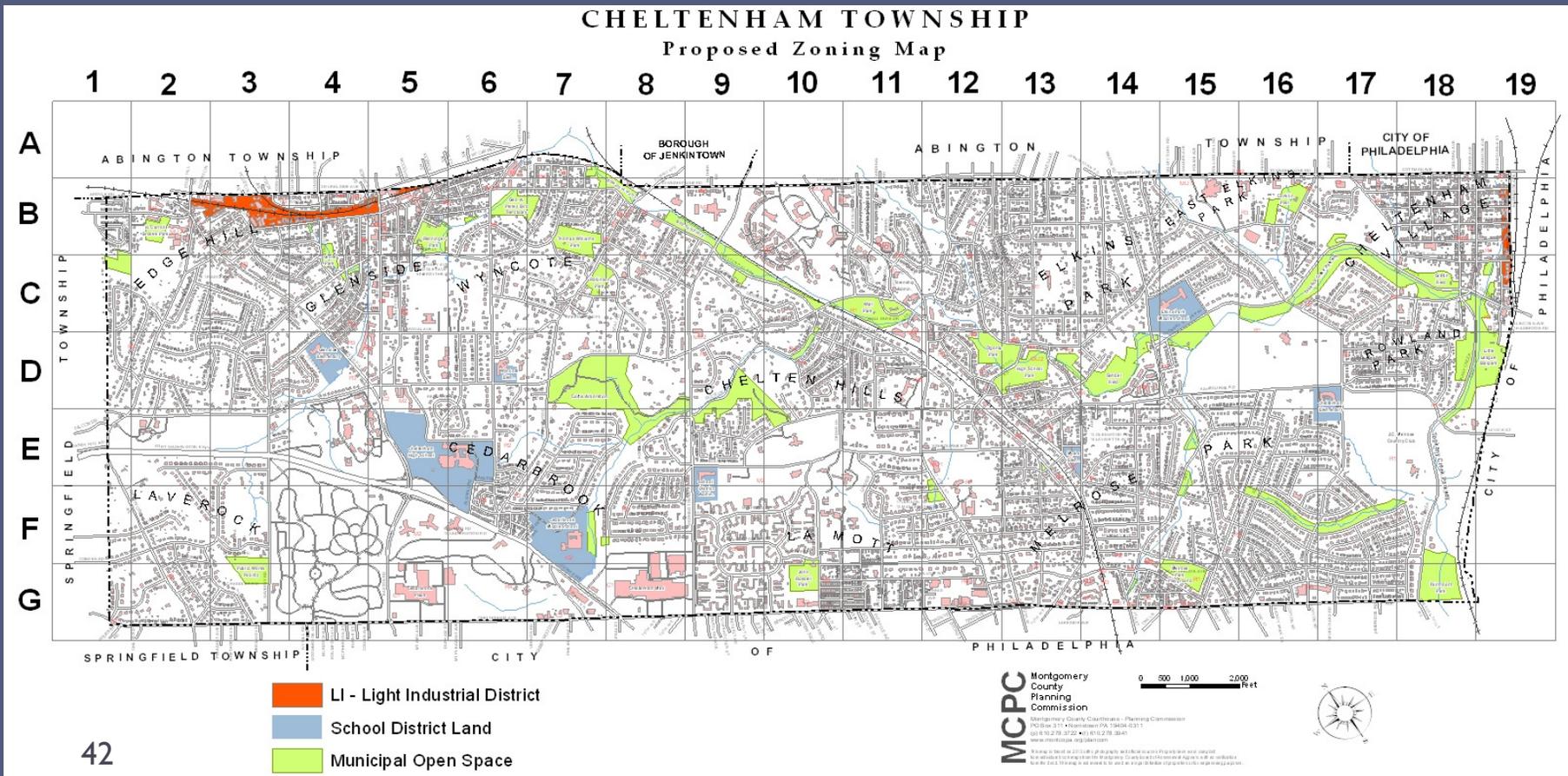


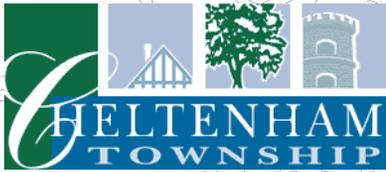


# Proposed LI Light Industrial District



- Intent
  - Encourage economic development with non-retail commercial uses
  - Minimize potential negative impacts of industrial uses



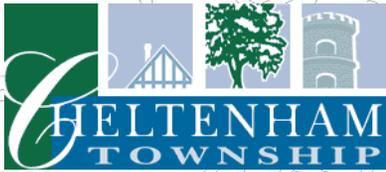


# Proposed LI Light Industrial District



## Permitted Uses

- Research Facility
- Manufacturing plant
- Warehouse or distribution center
- Indoor recreation facilities
- Storage facility (self service)
- Bus terminal
- Service Station
- Truck terminal
- Contracting Shop
- Dry Cleaning/Laundry Plant
- Dry Cleaners (on site)
- Fuel Storage Facility
- Industrial Repair Shop
- Packaging Plant
- Printing/Publishing Shop
- Radio, Telephone, or Television Transmission Tower
- Recycling Drop-Off Facility
- Recycling Facility
- Wholesale Facility
- Accessory Uses
  - Office buildings
  - Professional services
  - Cafeteria facility for employees
  - Repair shop or maintenance facility
  - Storage within a completely enclosed building in conjunction with a permitted use



# Overlay Zoning Districts



## Overlay Zoning District Concept

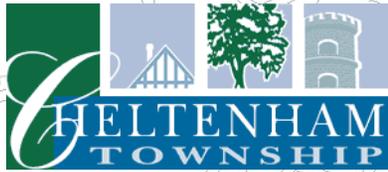
- Regulatory tool that creates a special zoning district, placed over an existing base zoning district(s)
- Identifies special provisions in addition to those in the underlying base zoning district.
- Can share common boundaries with the base zoning district or cut across base zoning district boundaries.
- Regulations or incentives are attached to the overlay district to protect a specific resource
- Can be used to promote or guide specific types of development, such as mixed-use development or cluster residential

### Existing:

- Age Restricted
- Historic Resource
- Preservation
- Riparian Corridor Conservation
- Steep Slope Conservation

### Proposed:

- Cluster Residential
- Mixed Use
- Campus Development
- Floodplain Conservation



## Proposed MU-3 Mixed Use Overlay District

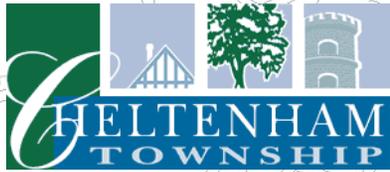


### Applicability:

- All parcels having ten (10) or more acres, or multiple contiguous parcels under single or joint ownership having ten (10) or more acres within the R1, R2, R3, R4, M1, M2, or LI zoning districts.
- All properties within the district used or intended to be developed under this overlay district shall comply with the provisions of this article.
- If a property is proposed for development under the Mixed Use Overlay District, neither the Cluster Residential Overlay District nor the Campus Development Overlay District may be applied to the property.

### Intent:

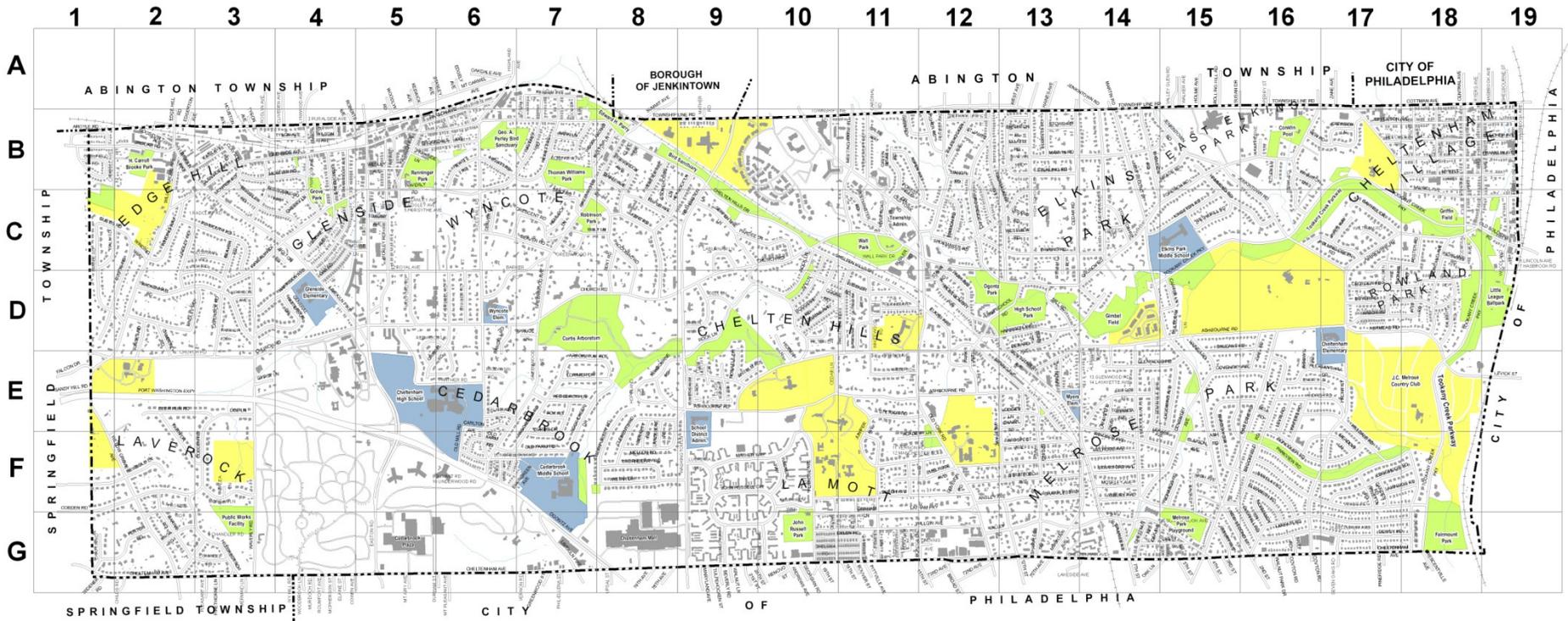
- To provide for greater flexibility throughout the township to provide office, research, and mixed-use areas uses.
- To encourage a more creative, varied, efficient, attractive and economical development pattern.
- To provide an effective means of responding to site conditions, including reuse of historic properties, in a manner consistent with the Township development.
- To promote good design that encourages development that is consistent with the architectural and social character of surrounding areas.
- To improve public safety and mitigate the traffic conflicts caused by larger nonresidential development.



# Proposed MU-3 Mixed Use Overlay District



## CHELtenham TOWNSHIP MONTGOMERY COUNTY, PENNA.



- Potential Mixed Use Overlay Parcel
- School District Land
- Municipal Open Space
- Building

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# Proposed MU-3 Mixed Use Overlay District



## Permitted Uses

### Class One Uses Permitted by right

- Office Building
- Government Uses
- Research facility
- Office Campus
- Mixed Use Building

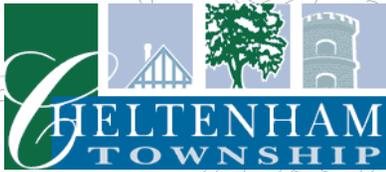
### Class One Conditional Uses:

- Conversion of an existing historic structure for office building, event facility, or other similar use

## Class Two Uses Permitted By Right

- Convenience Store
- Personal Care Business
- Professional Service Business
- Bank or Financial Institution
- Restaurants and Bakeries
- Studios for dance, art, music, photography, yoga, or similar arts
- Bars or Taverns
- Gallery and Museum
- Mixed-Use Buildings
- Movie Theater
- Theater (performing)
- Bed and Breakfast Establishment.
- Drive-Through Facilities
- Indoor Recreation Facilities
- Amusement Arcades
- Athletic/Health Club
- Multiplex, on the second floor and above
- Government Use
- Outdoor Recreation
- Public Grounds
- Farmer's Market





# Proposed Cluster Residential Overlay District

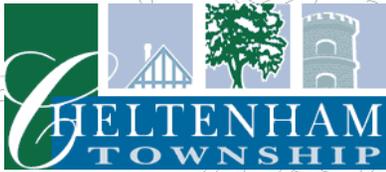


## Applicability:

- All contiguous parcels consisting of ten (10) acres or more within the R1 or R2 residential zoning districts.
- All property within the district used or intended to be developed for residential purposes shall comply with the provisions of this article.
- If a property is proposed for development under the Cluster Residential Overlay District, neither the MU Mixed Use Overlay District nor the Campus Development Overlay District may be applied to the property.

## Intent:

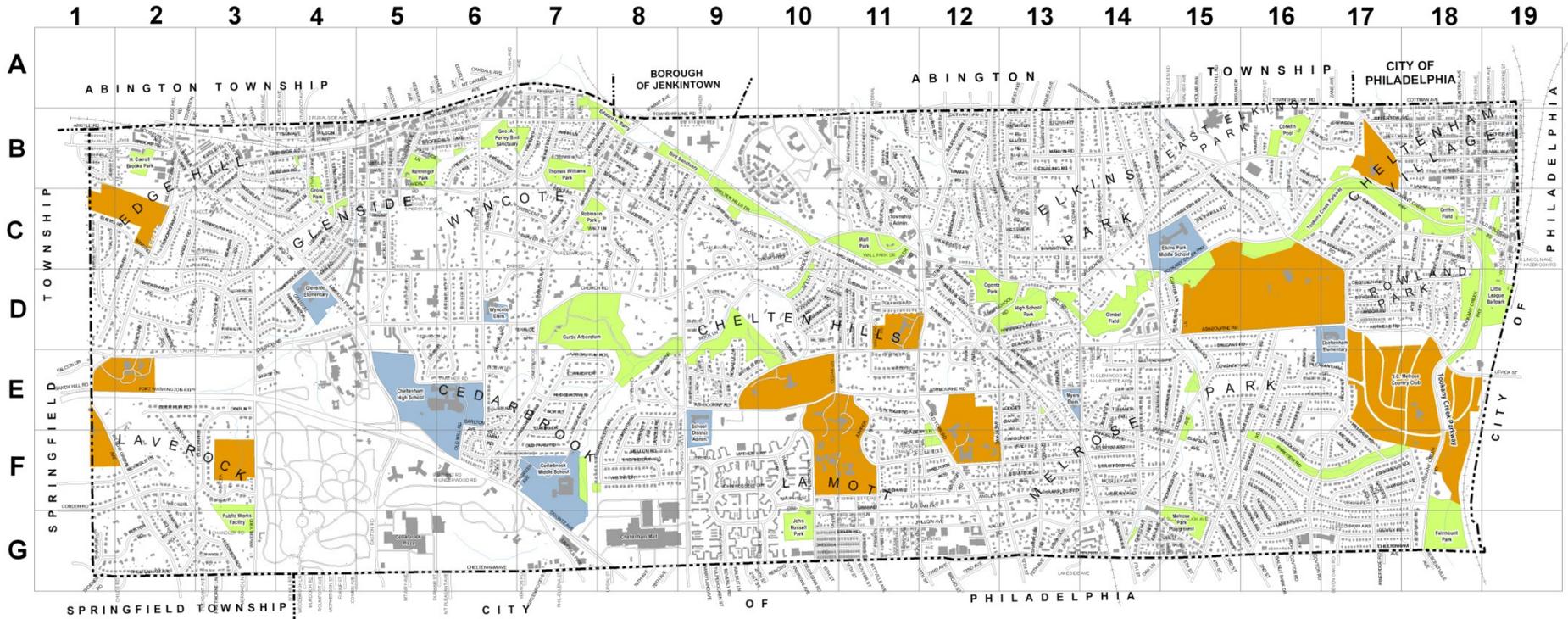
- To provide for the preservation and protection of open spaces in the Township and for the protection of existing residential districts.
- To encourage a more creative, varied, efficient, attractive and economical development pattern.
- To provide an effective means of responding to site conditions, including preserving floodplains, historic areas, recreation sites and other areas in a manner consistent with the Township development.
- To encourage the development of single-family areas supported with open space community facilities and utilities.
- To encourage the development of housing meeting the needs of the population at all income levels.
- Promote the preservation and reuse of historic structures and provide surrounding residents with visual access to open land while keeping the land under private ownership and maintenance.



# Proposed Cluster Residential Overlay District



## CHELTENHAM TOWNSHIP MONTGOMERY COUNTY, PENNA.

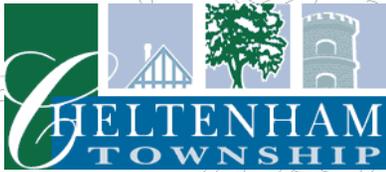


- Potential Cluster Overlay Parcel
- School District Land
- Municipal Open Space
- Building

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# Proposed Cluster Residential Overlay District



- Permitted Uses:
  - Single-Family Detached Dwelling
  - Two-Family Semi-Detached Dwelling (twin)
  - Two-Family Semi-Attached Dwelling (duplex)
  - Single-Family Attached Dwelling (rowhouse or townhouse)
  - Mixed Residential (two or more of the above residential dwelling types)
  - Planned Residential Development
  - Single-Family Cluster Development
  - Estate Dwelling
  - Conversion of existing historic structure for multiplex dwelling use
  - Outdoor recreation
  - Public grounds
  - Accessory Use, as provided for in the Use Regulations section of this ordinance
- Conditional Uses:
  - Conversion of an existing historic structure for office building, bed and breakfast as part of an Estate Dwelling only, event facility, or other similar use shall be permitted as a conditional use.
  - This conversion may be done in conjunction with residential development on the rest of the site provided the applicant complies with the provisions for residential development contained in this chapter

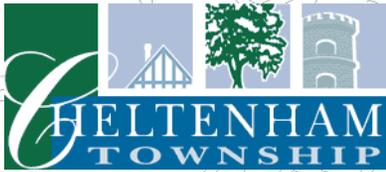


## Applicability:

- All educational, medical, and office campuses on contiguous properties of 10 acres or more as well as all existing schools
- Campus Master Plan
- Conditional Use

## Intent

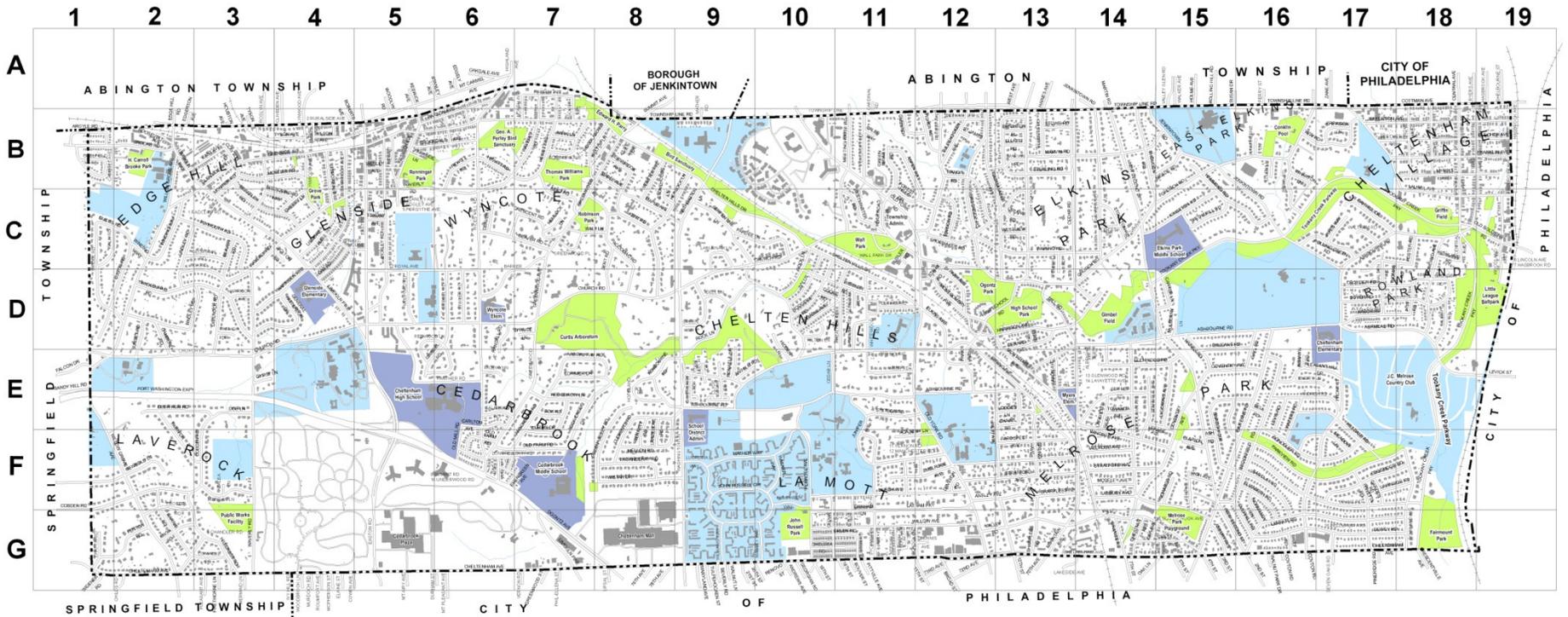
- Provide Flexible standards for educational, medical, and office campus development
- Protect and enhance natural environment and character of surrounding neighborhoods with appropriate siting and design of campuses
- Minimize traffic, noise, and lighting impacts on neighboring communities
- Provide for ancillary campus uses



# Proposed Campus Development Overlay District

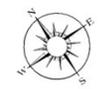


## CHELTENHAM TOWNSHIP MONTGOMERY COUNTY, PENNA.

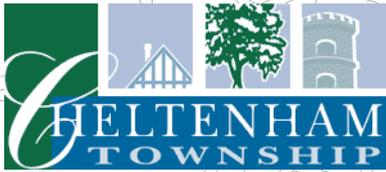


- Potential Campus Overlay Parcel
- School District Land
- Municipal Open Space
- Building

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# Proposed Campus Development Overlay District



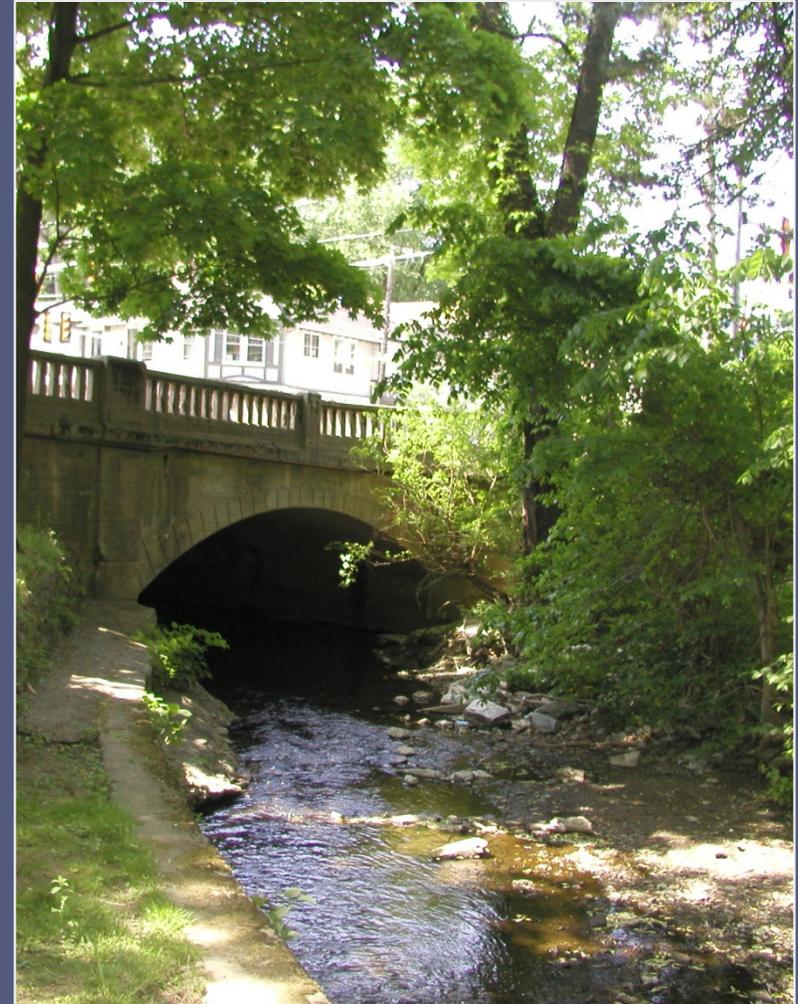
## Permitted Uses

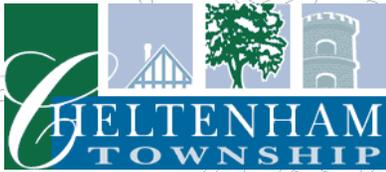
- University and college campus uses and ancillary uses
- Schools - Public/Private and any incidental use customarily associated with these types of educational institutions that are customary and subordinate to the primary educational function of the institution.
- Medical campus uses and ancillary uses typically associated with a hospital
- Office Parks and corporate or institutional headquarters and incidental uses



## Proposed Floodplain Overlay District

- Required by the Federal Emergency management Agency (FEMA)
- Affected residents eligible for flood insurance through the National Flood Insurance Program
- New Flood Plain Maps based on new technology
- Based on Montgomery County's Model Floodplain Ordinance
  - Meets all of FEMA's requirements
  - Restricts development in the floodplain
  - Allows flexibility for preserving historic structures and economic development
  - Helps to protect Cheltenham's water quality
  - Prevents damage from frequently flooded areas
- Separate approval process

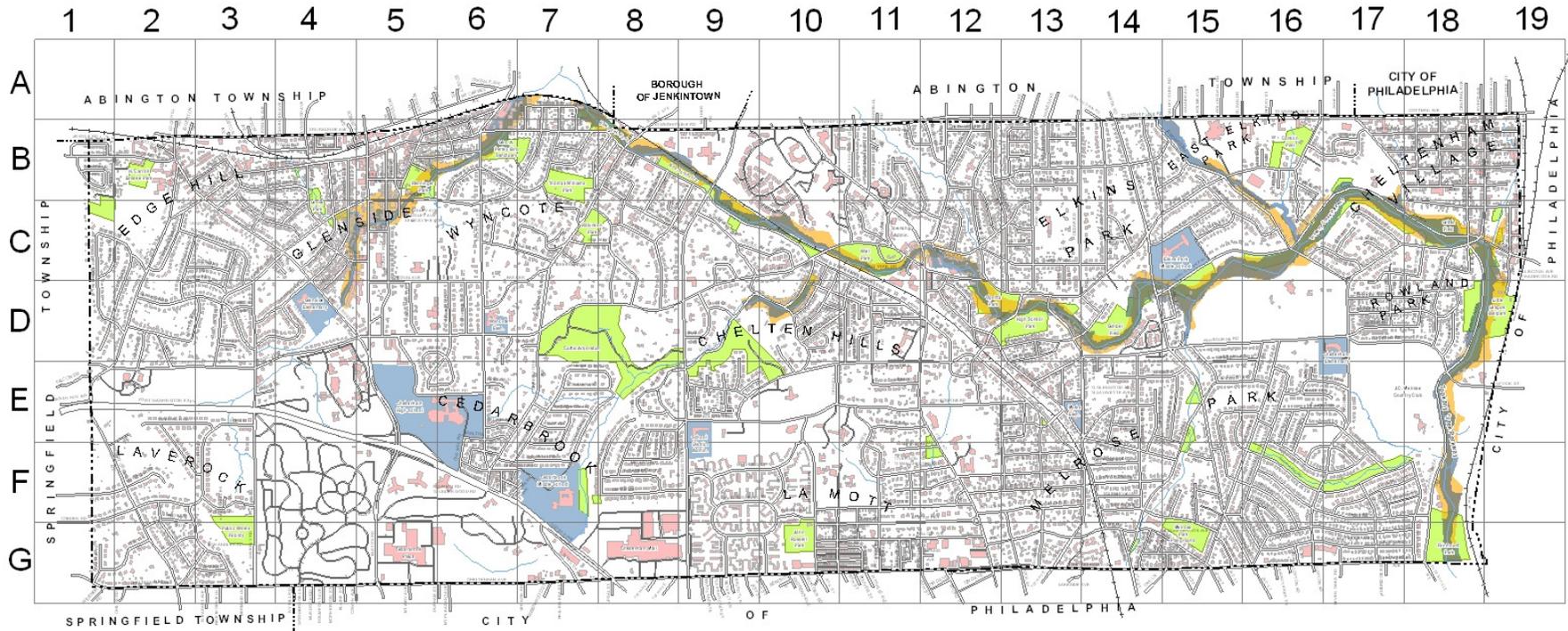




# Proposed Floodplain Overlay District



## CHELTENHAM TOWNSHIP Proposed Floodplain Map



- |                                  |          |
|----------------------------------|----------|
| FEMA 100-Year Floodplain (DRAFT) | Building |
| Current Floodplain               | Stream   |
| School District Land             | Railroad |
| Municipal Open Space             |          |

**MCPC** Montgomery County Planning Commission



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 tel 610.276.3722 fax 610.276.6341  
 www.montcopa.org/planning

We warrant that this information is true and correct to the best of our knowledge and belief. We do not warrant that this information is complete or that it is suitable for any purpose other than that for which it was prepared. We do not warrant that this information is suitable for any purpose other than that for which it was prepared.

Purpose: to provide clear and specific definitions of uses permitted within the various Cheltenham Township Zoning Districts, including development standards for uses permitted in more than one district.

## Categories of Permitted Uses

- Accessory Uses
- Agricultural Uses
- Commercial Uses
- Industrial Uses
- Community Service Uses
- Office Uses
- Entertainment/Recreational Uses
- Residential Uses
- Utility Uses





- Parking and Loading
- Signs
- Non-Conforming Uses
- General Regulations
- Administration
- Zoning Hearing Board
- Violations
- Amendments

# Next steps



## Future Meetings:

- February 26, 2014: Residential and Multifamily Districts
- March 26, 2014: Commercial, Mixed Use, and Industrial Districts
- April 23, 2014: Overlay Districts





# Comments and Questions



The full Draft Zoning Ordinance and Zoning Map are available on Cheltenham Township's website:

[www.cheltenhamtownship.org](http://www.cheltenhamtownship.org)

Please email all future comments and concerns to Cheltenham Township at:  
[cheltenham@cheltenham-township.org](mailto:cheltenham@cheltenham-township.org)

