

Cheltenham Township

Proposed Zoning Ordinance

Residential, Multifamily & Mixed Use Districts



February 26, 2014
Joseph Nixon, Community Planner
Montgomery County Planning Commission

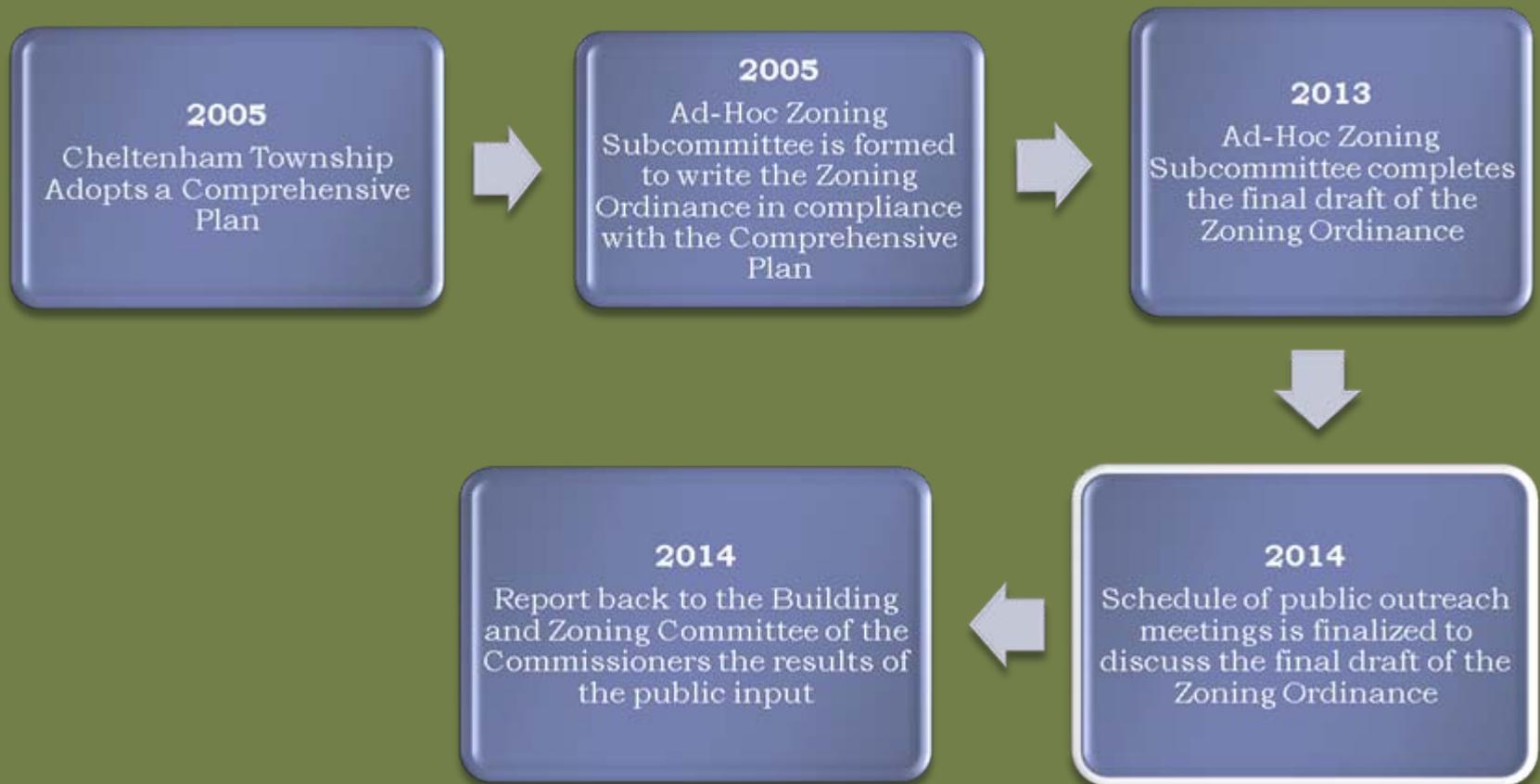
Proposed Residential, Multifamily & Mixed Use Districts

February 26, 2014



- Adoption Process and Procedure
- Guiding Principles
 - Township Comprehensive Plan Housing Goals
- Zoning Map Changes
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- Residential Districts
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- Next Steps
- Comments and Questions







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.



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

Proposed Residential Zoning Districts:

- Residential:
 - R1
 - R2
 - R3
 - R4
- Multifamily Residential
 - M1
 - M2
- Mixed Use
 - MU1
 - MU2

Current Residential Zoning Districts:

- Residential:
 - R1
 - R2
 - R3
 - R4
 - R5
 - R6
 - R7
 - R8
 - RO
 - LC
- Multifamily Residential
 - M1
 - M2
 - M3

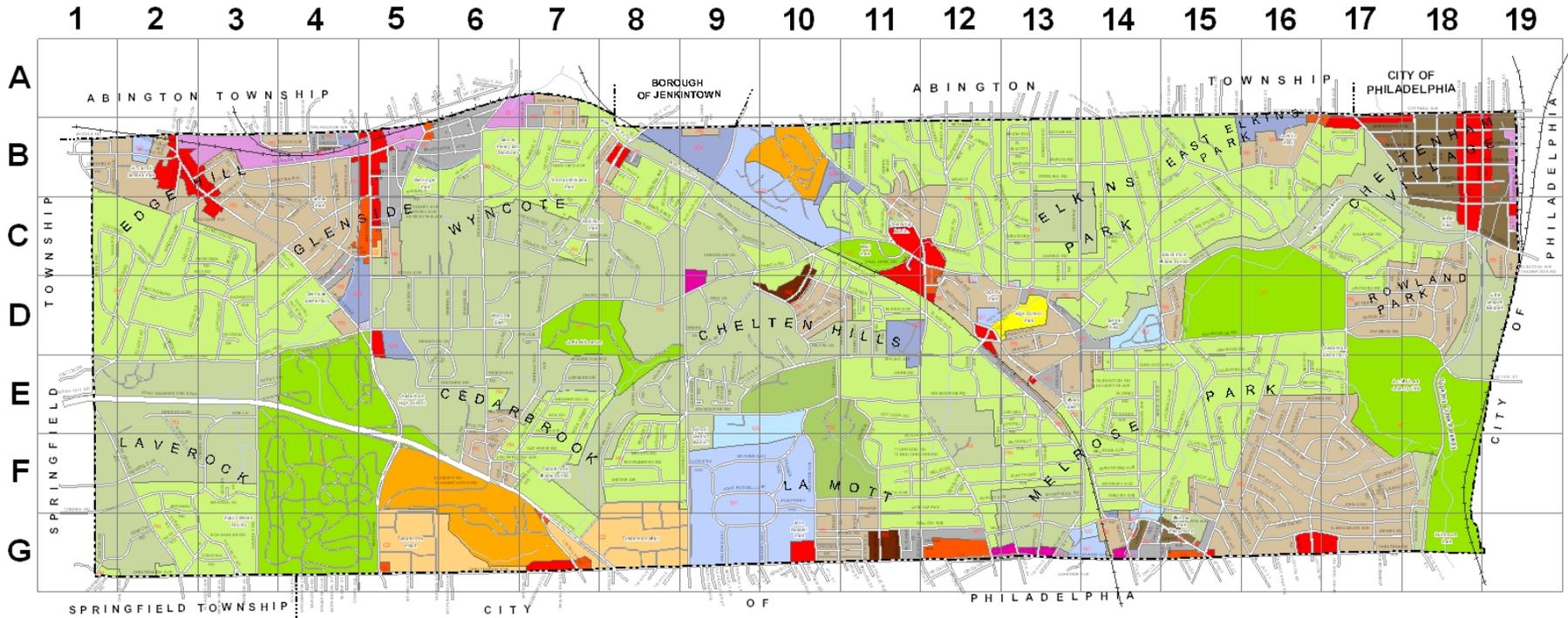
Mapped Zoning Districts

Current Zoning Map



CHELtenham TOWNSHIP

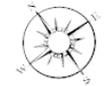
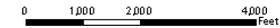
Current Zoning Map



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 - Single 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		G - Manufacturing and Industrial District	
R6 - Residential District			
R7 - Residential District			
R8 - Residential District			

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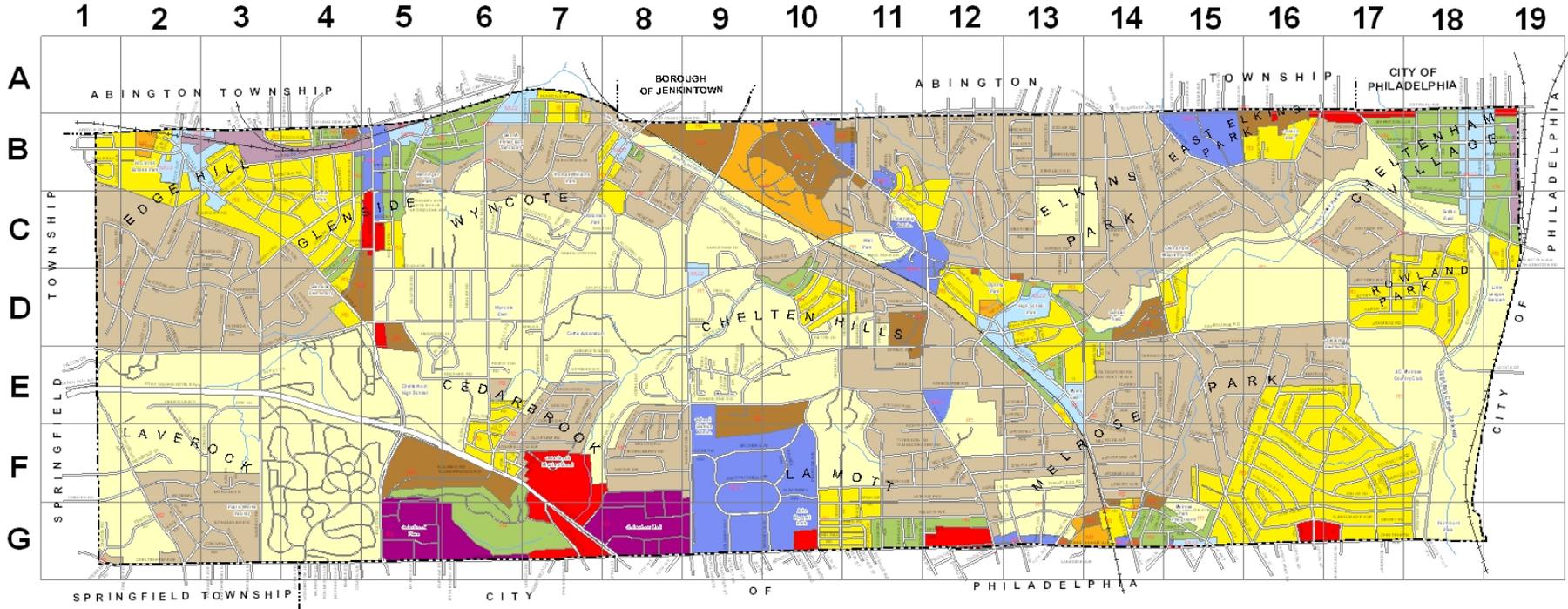
Mapped Zoning Districts

Proposed Zoning Map



CHELtenham TOWNSHIP

Proposed Zoning Map



Proposed Zoning Districts

- | | |
|---|--|
|  R1 - Residential District |  Nonresidential Districts |
|  R2 - Residential District |  C1 - Commercial District |
|  R3 - Residential District |  C2 - Commercial District |
|  R4 - Residential District |  EU1 - Mixed Use District |
|  R1 - Multifamily Residential District |  EU2 - Mixed Use District |
|  R2 - Multifamily Residential District |  LI - Light Industrial District |

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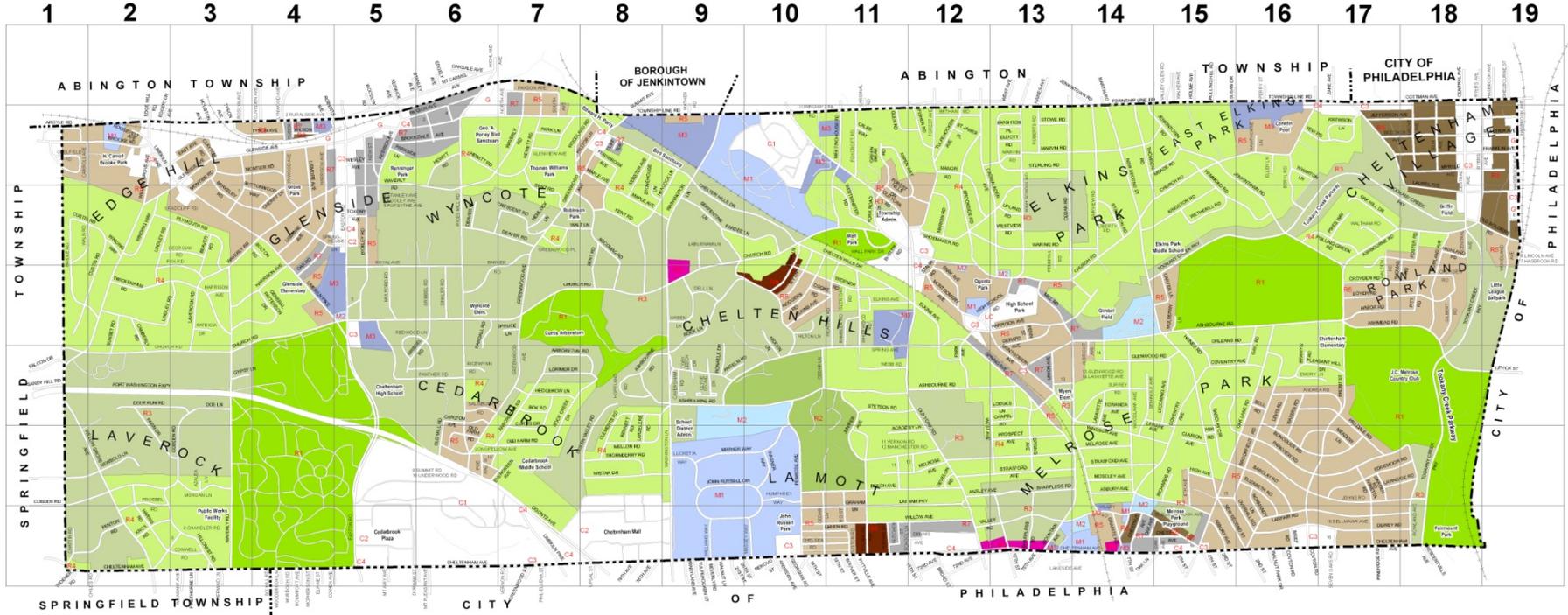
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Current Residential Districts



CHEL TENHAM TOWNSHIP MONTGOMERY COUNTY, PENNA.



Current Zoning Districts

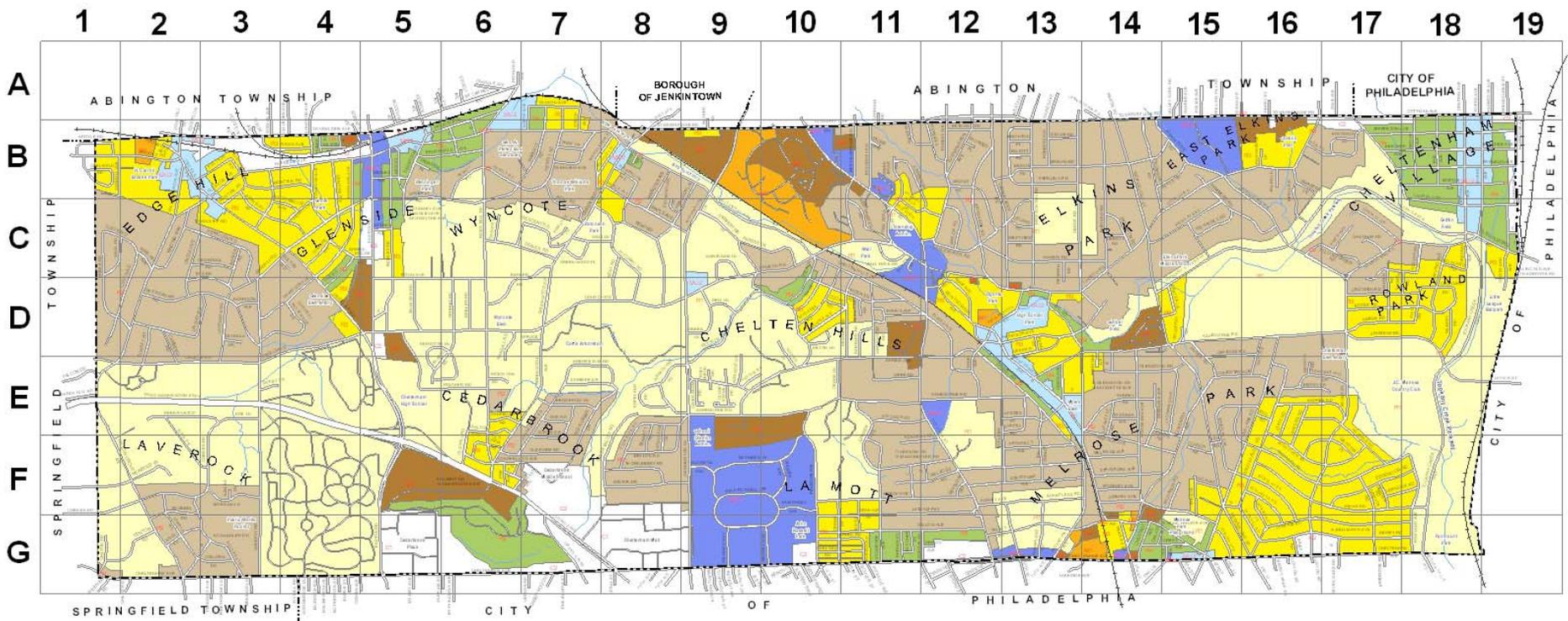
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|---|--|
|  R1 - Residential District |  M1 - Multiple Dwelling District |
|  R2 - Residential District |  M2 - Multiple Dwelling District |
|  R3 - Residential District |  M3 - Multiple Dwelling and Office District |
|  R4 - Residential District |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

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CHELtenham TOWNSHIP Proposed Zoning Map



- Proposed Zoning Districts**
- | | | |
|---|---|--|
| Residential Districts | Mixed Use Districts | Mixed Use Districts |
|  R1 - Residential District |  M1 - Multifamily Residential District |  MU1 - Mixed Use District |
|  R2 - Residential District |  M2 - Multifamily Residential District |  MU2 - Mixed Use District |
|  R3 - Residential District | | |
|  R4 - Residential District | | |

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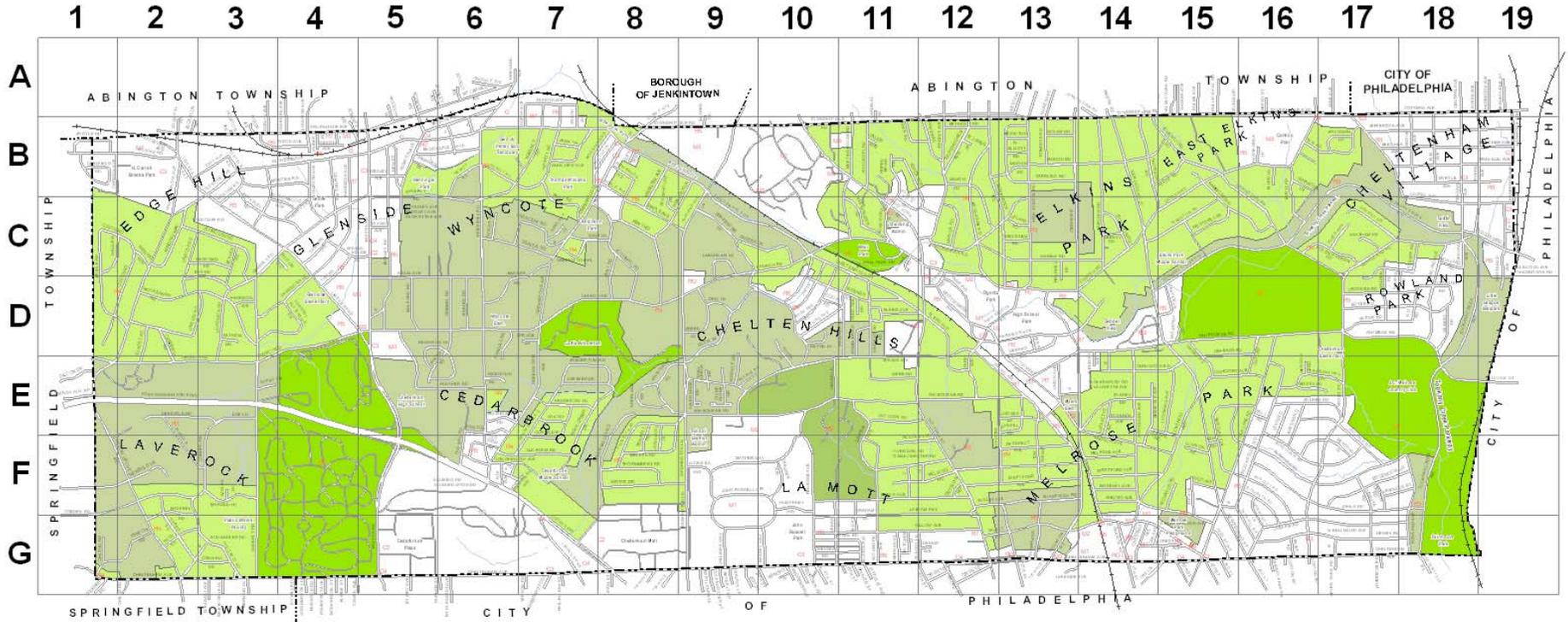
Current Residential Districts

R1, R2, R3 & R4



CHELLENHAM TOWNSHIP

Current Zoning Map



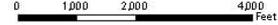
Current Zoning Districts

Residential Districts

-  R1 - Residential District
-  R2 - Residential District
-  R3 - Residential District
-  R4 - Residential District



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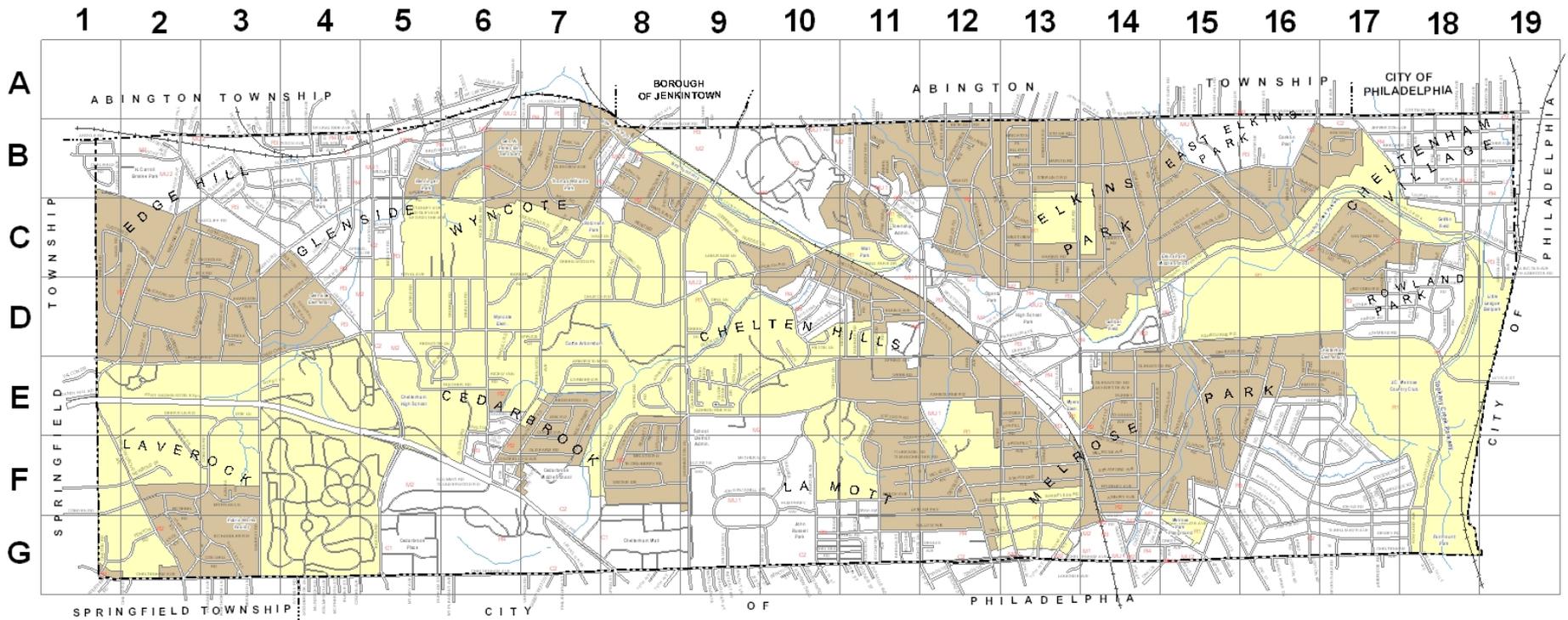


This map is a summary of the zoning districts and is not intended to be used for legal purposes. It is not a guarantee of zoning. For more information, please contact the Montgomery County Board of Development Approval, 400 Locust Street, Philadelphia, PA 19106.

Proposed Residential Districts R1 and R2



CHELtenham TOWNSHIP Proposed Zoning Map



Proposed Zoning Districts

- Residential Districts
- R1 - Residential District
 - R2 - Residential District

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Proposed R1 Permitted Uses Comparison



Proposed Intent

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

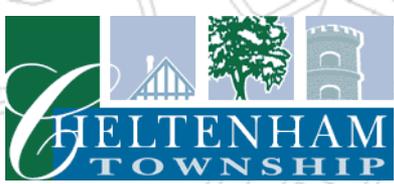


Proposed Permitted Uses

- 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

Current R1 and R2 Permitted Uses

- Single-family detached dwelling
- Row house or townhouse as provided in Article [XXIX](#), § [295-226](#)
- Municipal uses
- Accessory uses
- Signs
- Cemetery
- Golf Course (R2)



Proposed R1 Dimensional Standards Comparison



	Proposed R1 Dimensional Standards	Current R1 Dimensional Standards	Current R2 Dimensional Standards
Minimum Lot Area	20,000 square feet	60,000 square feet	45,000 square feet
Minimum Lot Width	100 feet	200 feet	150 feet
Setbacks	Minimum setbacks required for primary structures. See general regulations for allowed projections into setbacks.		
Front	50 feet or the average of the two closest adjacent structures	75 feet	60 feet
Sides	Aggregate 40 feet; neither side shall be set back less than 15 feet	Aggregate of 70 feet; neither side shall be set back less than 25 feet	Aggregate of 55 feet; neither side shall be set back less than 25 feet
Rear	25 feet	50 feet	35 feet
Garage	10 feet from the front façade of the primary structure (see additional regulations, Section 503)	NA	NA
Maximum Building Coverage	15%	10%	12%
Maximum Impervious Coverage	35%	NA	NA
Maximum Building Height	3 stories or 40 feet	3 stories or 40 feet	3 stories or 40 feet

Proposed R2 Permitted Uses Comparison



Proposed Intent

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

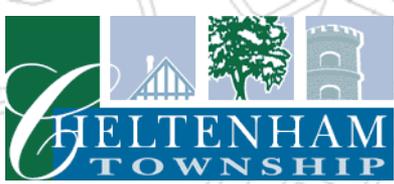


Proposed Permitted Uses

- 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

Current R3 and R4 Permitted Uses

- Single-family detached dwelling
- Row house or townhouse as provided in Article [XXIX](#), § [295-226](#)
- Municipal uses
- Accessory uses
- Signs
- Cemetery
- Multiple-dwelling housing for the elderly (R3 special exception)
- Education or religious use (R4)
- Golf course (R4)
- Hospital for short-term illness (R4 Special exception)



Proposed R2 Dimensional Standards Comparison



	Proposed R2 Dimensional Standards	Current R3 Dimensional Standards	Current R4 Dimensional Standards
Minimum Lot Area	10,000 square feet	20,000 square feet	10,000 square feet
Minimum Lot Width	70 feet	100 feet	70 feet
Setbacks	Minimum setbacks required for primary structures. See general regulations for allowed projections into setbacks.		
Front	40 feet or the average of the two closest adjacent structures	50 feet	40 feet
Sides	Aggregate 30 feet; neither side shall be set back less than 10 feet	Aggregate of 400 feet; neither side shall be set back less than 15 feet	Aggregate 30 feet; neither side shall be set back less than 10 feet
Rear	25 feet	25 feet	25 feet
Garage	10 feet from the front façade of the primary structure (see additional regulations, Section 603)	NA	NA
Maximum Building Coverage	20%	15%	20%
Maximum Impervious Coverage	40%	NA	NA
Maximum Building Height	3 stories or 40 feet	3 stories or 40 feet	3 stories or 40 feet

Proposed R1 and R2 Use Regulations

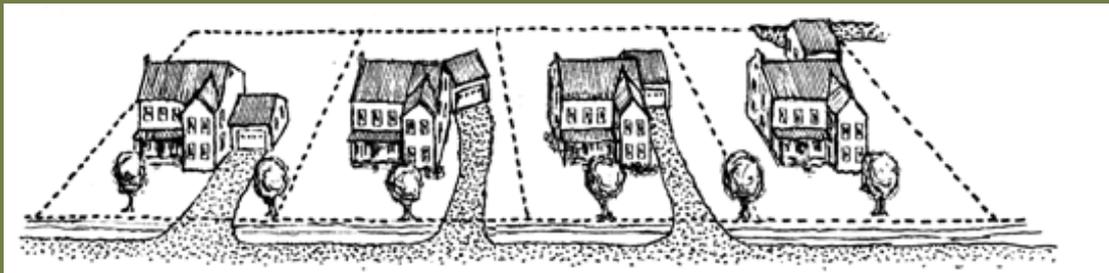


Use H-4: Estate Dwelling Unit (single family): A large, privately-owned lot, comprising all or part of an area of deed-restricted open space, containing a single-family dwelling unit of at least five thousand (5000) square feet.

- The purpose of the estate lot is to provide surrounding residents with visual access to open land while keeping the land under private ownership and maintenance.
- The dwelling is to remain as part of the deed-restriction.
- See the Residential Cluster Overlay District for dimensional regulations.

Use H-7: Single-Family Detached Dwelling: A dwelling unit designed and used exclusively as the residence for only one (1) family unit, is the only dwelling unit located on the parcel it is situated on, and is not attached to any other structures or dwelling units, except accessory structures permitted in this Ordinance:

- For approved building lots less than one (1) acre in size, public water and public sewer must be provided.
- The minimum lot size for single-family detached dwellings shall be five thousand (5000) square feet, unless specified differently in the zoning district containing the use.
- Parking spaces may be 9' X 18' for single-family use.
- Single-car garages may not be utilized as required parking spaces.
- A single-family dwelling unit may only contain one kitchen facility.



Proposed R1 and R2 Use Regulations



Use E-1: Cemetery: Land used or intended to be used for the burial of the dead, dedicated for such purposes and licensed by the state authority having jurisdiction. It includes columbariums, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of the cemetery:

- The minimum lot size shall be twenty-five (25) acres for any newly proposed cemetery land use.
- No more than ten percent (10) of the entire area, to a maximum of five (5) acres, may be devoted to above-ground buildings not serving as burial markers or memorials, such as business and administration offices, chapels, maintenance facilities, bath-houses, greenhouses, work houses, repair shops, and the like. This restriction includes parking facilities.
- A forty (40) foot buffer strip, unoccupied except for landscaping and walkways, shall be provided between any building or burial site and the cemetery property line.
- For all entrance features including gates, fountains, statuary, identification signs, and the like:
 - There shall be not more than two (2) signs at such entrance, which shall comply with the sign regulations.
 - The main portion of entrance features shall be located at least ten (10) feet from the nearest right-of-way line of any public street.
 - No such entrance features shall exceed twelve (12) feet in height.

Proposed R1 and R2 Use Regulations



Permitted in R2 as a Special Exception:

Use C-15: Funeral Home: A building or portions thereof used for human funeral services. Such facilities may contain provisions for chapel, embalming, viewing, and other services used in preparation of the dead, including the storage of caskets, supplies, and funeral vehicles.

Special Exception Criteria:

- Funeral homes must have a street frontage of one hundred (100') feet.
- Funeral homes must be located in a building of at least three thousand (3000') square feet.
- Crematoriums shall not be permitted.
- Funeral Homes must have frontage on a state highway and must take access from that highway.
- If a funeral home is converted from a residential building, the residential character of the building and the surrounding neighborhood must be maintained.



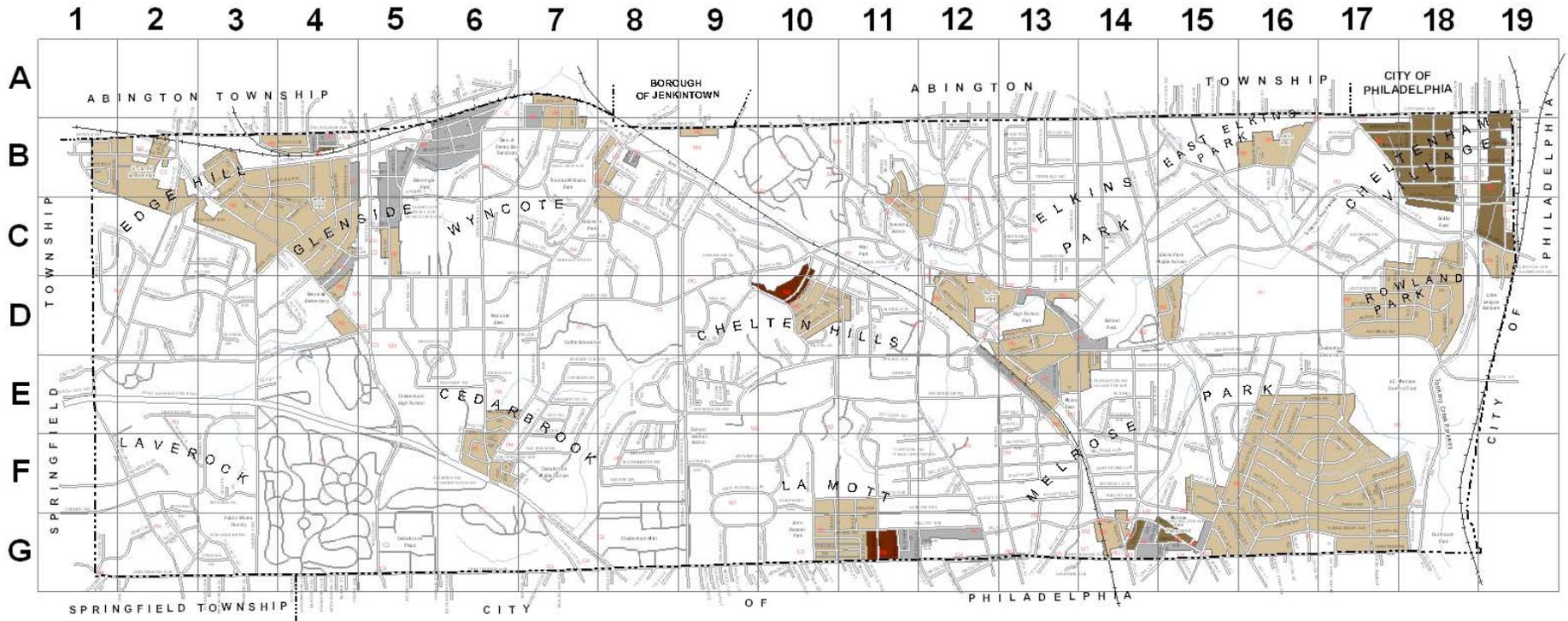
Current Residential Districts

R5, R6, R7, R8



CHELLENHAM TOWNSHIP

Current Zoning Map



Current Zoning Districts

- Residential Districts**
- R5 - Residential District
 - R6 - Residential District
 - R7 - Residential District
 - R8 - Residential District



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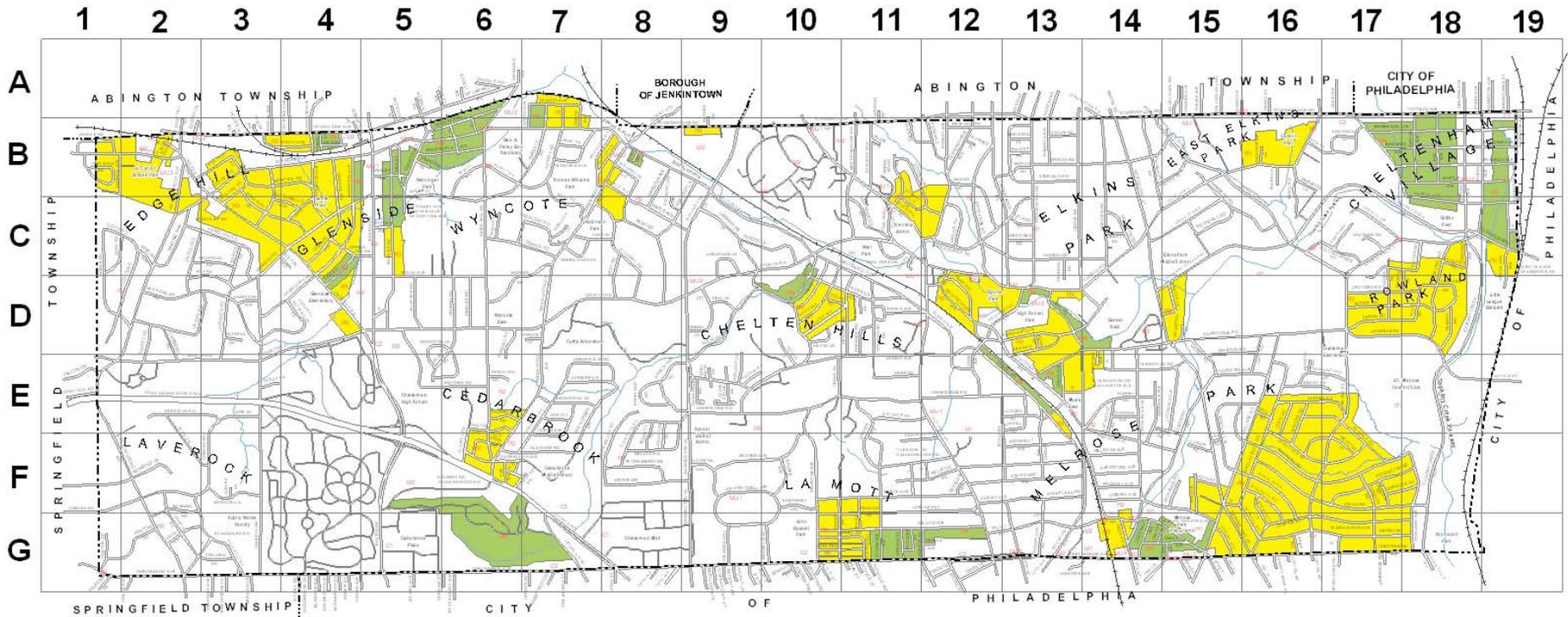


This map is based on 2010 aerial photography and GIS data. Property lines were compiled from individual data inputs from the Montgomery County Borough, Township, and City of Philadelphia. This map is for general use and does not constitute a legal instrument or for engineering purposes.

Proposed Residential Districts R3 and R4



CHELtenham TOWNSHIP Proposed Zoning Map



Proposed Zoning Districts

Residential Districts

- R3 - Residential
- R4 - Residential

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Proposed R3 and R4 Permitted Uses Comparison



Intent

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

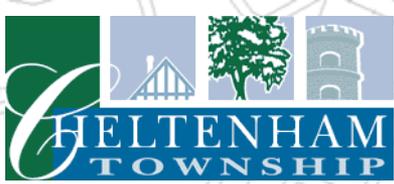


Permitted Uses

- 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 R5 and R6 Permitted Uses

- Single-family detached dwelling
- Rowhouse or townhouse
- Educational or religious use
- Golf course
- Accessory Use
- Cemetery
- Hospital for short-term illness
- Sanatorium or rest home
- Old age home



Proposed R3 Dimensional Standards Comparison



	Proposed R3 Dimensional Standards	Current R5 Dimensional Standards	Current R6 Dimensional Standards
Minimum Lot Area	Single-family detached dwelling: 7,500 square feet Single-family semi-detached dwelling: 5,000 square feet per dwelling unit Two-family dwellings: 3,000 square feet per dwelling unit Single-family attached dwelling: 3,000 square feet per dwelling unit	7,500 square feet	5,000 square feet
Minimum Lot Width	Single-family detached and Single-family semi-detached dwelling: 50 feet Two-family dwellings and Single-family attached dwelling: 24 feet	50 feet	35 feet
Setbacks	Minimum setbacks required for primary structures. See general regulations for allowed projections into setbacks.		
Front	40 feet or the average of the two closest adjacent structures	40 feet	30 feet
Sides	Single-family detached, single-family semi-detached, and two-family dwellings: Aggregate 20 feet, neither of which shall be less than 8 feet; Single-family attached dwelling: 15 feet per end unit	Aggregate 20 feet; neither shall be less than 8 feet	Aggregate 15 feet; neither shall be less than 7 feet
Rear	25 feet	25 feet	25 feet
Garage	10 feet from the front façade of the primary structure (see additional regulations, Sections 703 & 704)	NA	NA
Maximum Building Coverage	30%	30%	30%
Maximum Impervious Coverage	50%	NA	NA
Minimum Green Space Required in Front Yard	Single family attached dwelling: 50%	NA	NA
Maximum Building Height	3 stories or 40 feet	3 stories or 40 feet	3 stories or 40 feet

Proposed R3 and R4 Permitted Uses Comparison



Intent

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

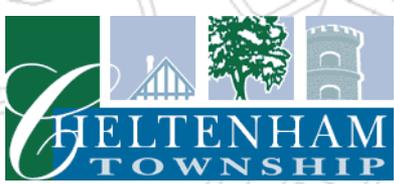


Permitted Uses

- 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 R7 and R8 Permitted Uses

- Single-family detached dwelling
- Single-family semidetached dwelling
- Rowhouse or townhouse (R7)
- Educational or religious use
- Golf course
- Accessory Use
- Cemetery
- Hospital for short-term illness
- Sanatorium or rest home
- Old age home



Proposed R4 Dimensional Standards Comparison



	Proposed R4 Dimensional Standards	Current R7 Dimensional Standards	Current R8 Dimensional Standards
Minimum Lot Area	<p>Single-family detached dwelling: 7,500 square feet</p> <p>Single-family semi-detached dwelling: 5,000 square feet per dwelling unit</p> <p>Two-family dwellings: 3,000 square feet per dwelling unit</p> <p>Single-family attached dwelling: 3,000 square feet per dwelling unit</p>	<p>Single-family detached dwelling: 3,500 square feet</p> <p>Rowhouse or townhouse: 2,500 square feet</p>	2,500 square feet
Minimum Lot Width	<p>Single-family detached and Single-family semi-detached dwelling: 50 feet</p> <p>Two-family dwellings and Single-family attached dwelling: 24 feet</p>	<p>Single-family detached dwelling: 35 feet</p> <p>Rowhouse or townhouse: 20 feet</p>	25 feet
Setbacks	Minimum setbacks required for primary structures. See general regulations for allowed projections into setbacks.		
Front	40 feet or the average of the two closest adjacent structures	25 feet	25 feet
Sides	<p>Single-family detached, single-family semi-detached, and two-family dwellings: Aggregate 20 feet, neither of which shall be less than 8 feet;</p> <p>Single-family attached dwelling: 15 feet per end unit</p>	<p>Single-family detached and single-family semidetached: Aggregate 15 feet; neither shall be less than 7 feet</p> <p>Rowhouse or townhouse: 16 feet per end unit</p>	Aggregate 15 feet; neither shall be less than 7 feet
Rear	25 feet	25 feet	25 feet
Garage	10 feet from the front façade of the primary structure (see additional regulations, Sections 703 & 704)	NA	NA
Maximum Building Coverage	30%	35%	35%
Maximum Impervious Coverage	50%	NA	NA
Minimum Green Space Required in Front Yard	Single family attached dwelling: 50%	NA	NA
Maximum Building Height	3 stories or 40 feet	3 stories or 40 feet	3 stories or 40 feet

Proposed R3 and R4 Use Regulations



Use H-9: Townhouse Dwelling Unit (Single-Family Attached): A townhouse or rowhouse is a single-family attached or semi-attached dwelling within a multi-dwelling building, consisting of at least three (3) such dwelling units, with each unit occupying the total space from ground to roof, and joined to each other by not more than two (2) vertical, common party walls, which also serve as the lot line dividing the properties. Townhouses may be one- (1), two- (2), or three- (3) level dwelling units, provided they do not exceed the district height limitation:

- Townhouses shall be arranged in groups or clusters, and not in long rows parallel to street lines. Townhouse buildings shall have no more than eight (8) units in a row. A row of townhouses shall not exceed one hundred eighty (180) feet. A minimum eighteen (18) inch variation in setback shall occur at least every second dwelling unit.
- For approved building lots, public water and public sewer must be provided.
- The minimum lot size for town or row house dwellings shall be two thousand five hundred (2500) square feet, unless specified differently in the zoning district permitting the use.
- Parking spaces may be 9' X 18' and must be single width for interior units, with double-width spaces permitted on end units.
- A minimum of a twelve- (12) inch planting strip must be provided between adjoining driveways.
- Single-car garages may not be utilized as required parking spaces, unless a basement is provided.
- All newly proposed townhouse units, and alterations or additions to existing townhouses approved under previous cluster regulations, shall comply with the dimensional regulations for townhouses as specified in use H-7.

Use H-10: Twin Houses (Single-Family semi-detached): A two-family building with dwelling units placed side-by-side, with each unit occupying the total space from ground to roof, and joined to each other by a vertical, common party wall which also serves as the lot line dividing the properties, but is otherwise surrounded by required yard areas:

- For approved building lots, public water and public sewer must be provided.
- The minimum lot size for single-family semi-detached dwellings shall be three thousand seven hundred and fifty (3750) square feet, unless specified differently in the zoning district permitting the use.
- Parking spaces may be 9' X 18'.
- Single-car garages may not be utilized as required parking spaces.

Proposed R3 and R4 Use Regulations



Permitted in R4 only:

Use E-11: Place of Worship: A tax-exempt institution that people regularly attend to participate in or hold religious services, meetings, and other activities related to religious ceremonies. The term church shall include those buildings and structures in which the religious services are held:

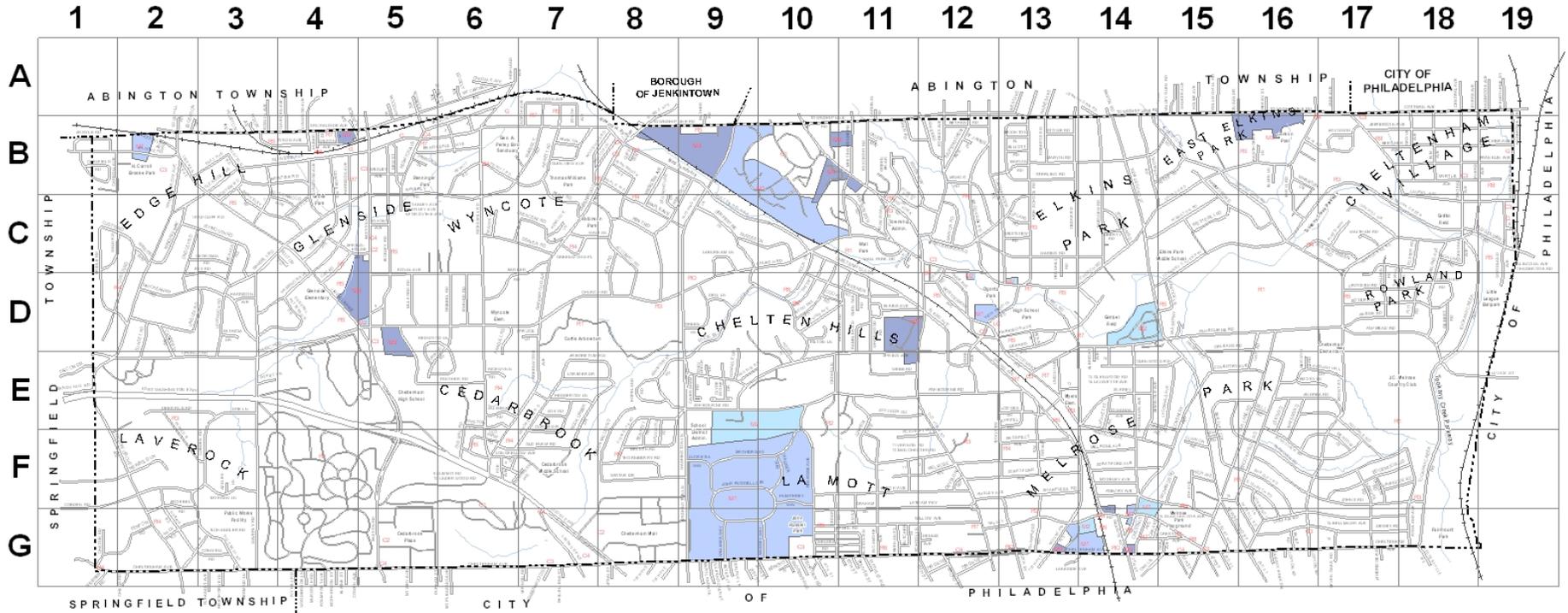
- The minimum lot size for a newly proposed place of worship shall be five (5) acres.
- If the place of worship is located on a parcel or property in conjunction with a school as defined in this article, the minimum lot size shall be ten (10) acres.
- For places of worship located in residential zoning districts, accessory uses which occur with a frequency greater than once a month, may only be permitted by special exception approval. Uses included in this requirement are amusements, classes, counseling services, dances, day care programs, fund raising events, meetings and events open to the public at large, plays, tailgate sales, outreach programs and the like.
- In granting a special exception for accessory uses, the Zoning Hearing Board shall consider the impact of the proposed activities on the ability of the site to sustain it and the impact on the surrounding neighborhood.



Current Residential Districts M1, M2 & M3



CHELLENHAM TOWNSHIP Current Zoning Map



- Current Zoning Districts**
Residential Districts
- M1 - Multiple Dwelling District
 - M2 - Multiple Dwelling District
 - M3 - Multiple Dwelling and Office District

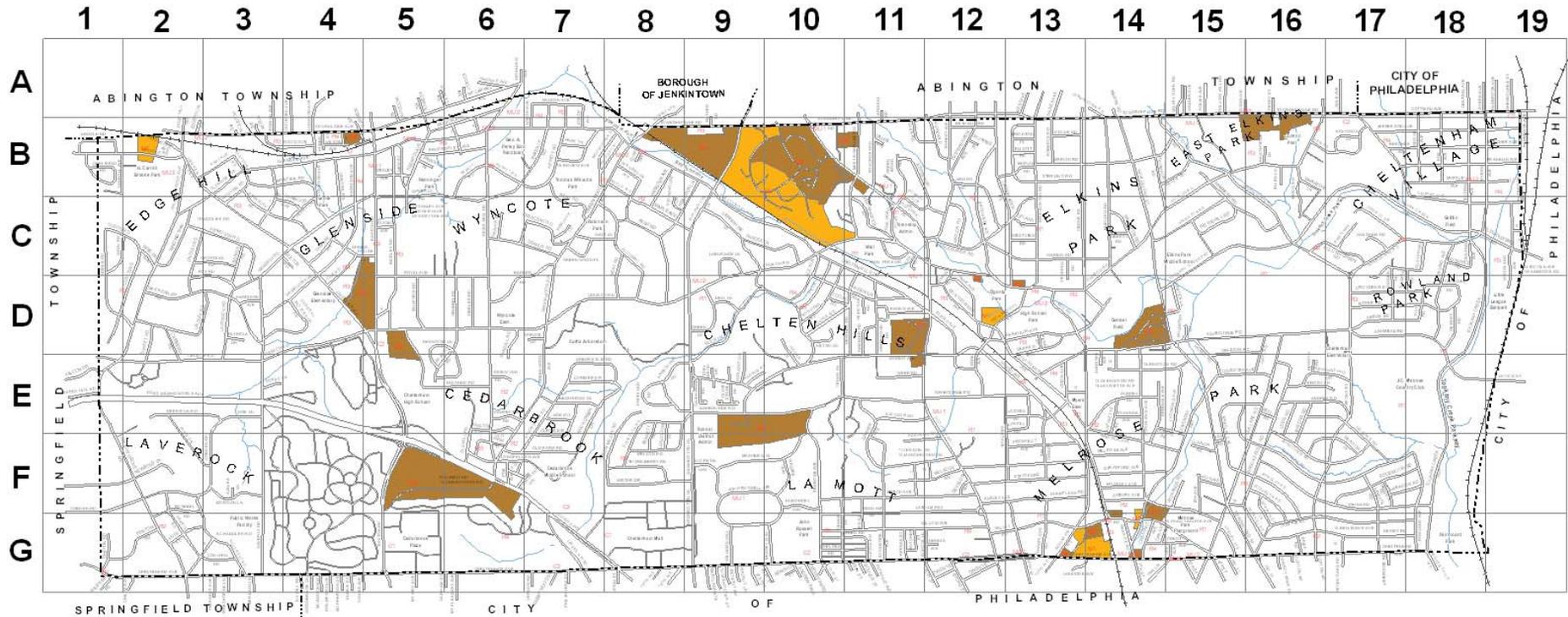
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Proposed Residential Districts M1 and M2



CHELtenham TOWNSHIP Proposed Zoning Map



Proposed Zoning Districts

- M1 - Multifamily
- M2 - Multifamily

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Planning is based on 2010 Census projections and other available data. It is not intended to represent a forecast of future population. It is not intended to represent a forecast of future population. It is not intended to represent a forecast of future population.



Proposed M1 Multifamily Uses Comparison



Intent

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

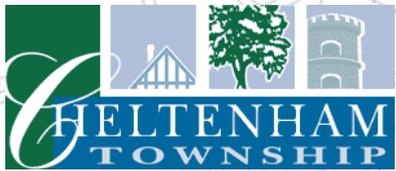
Permitted Uses

- 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 M1 and M2 Permitted Uses

- Multiple dwellings
- Accessory Uses



Proposed M1 Dimensional Standards Comparison



	Proposed M1 Dimensional Standards	Current M1 Dimensional Standards	Current M2 Dimensional Standards
Minimum Lot Area	1 acre; 2,500 square feet per dwelling unit	45,000 square feet	25,000 square feet
Minimum Lot Width	200 Feet	200 feet	150 feet
Setbacks	Minimum setbacks required for primary structures. See general regulations for allowed projections into setbacks.		
Front	100 feet or the average of the two closest adjacent existing structures	60 feet	40 feet
Sides	50 feet	Aggregate 50 feet; neither side shall be less than 20 feet	Aggregate 50 feet; neither side shall be less than 20 feet
Rear	50 feet	50 feet	50 feet
Garage	10 feet from the from the front façade of the primary structure (see additional regulations, Sections 803 & 804)	NA	NA
Maximum Building Coverage	25%	One to Two story buildings: 25% Three story buildings: 20%	One to two story building: 25% Three story building: 20% Four story building: 18% Five to six story building: 15% Seven or more story building: 12%
Maximum Impervious Coverage	55%	NA	NA
Maximum Building Height	4 stories or 55 feet	3 stories or 40 feet	65 feet
Minimum Parking Setback	50 feet from front property line; 20 feet from rear and side property lines; 50 feet from adjacent single-family residential zoning districts	NA	NA

Proposed M2 Multifamily Uses Comparison



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
- Cemetery
- 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 M3 Permitted Uses

- Office building, professional office (special exception)
- Multiple dwellings
- Bank and savings and loan institution
- Telephone central, public utility building
- Accessory Uses



Proposed M2 Dimensional Standards Comparison



	Proposed M2 Dimensional Standards	Current M3 Dimensional Standards
Minimum Lot Area	2 acres; 2,000 square feet per dwelling unit	15,000 square feet
Minimum Lot Width	200 Feet	100 feet
Setbacks	Minimum setbacks required for primary structures. See general regulations for allowed projections into setbacks.	
Front	100 feet or the average of the two closest adjacent existing structures	35 feet
Sides	50 feet	15 feet
Rear	75 feet	25 feet
Maximum Building Coverage	25% for buildings up to 3 stories; 18% for 4-story buildings; 15% for 5-6 story buildings; 12% for buildings 7 or more stories	25% for buildings up to 3 stories; 18% for 4-story buildings; 15% for 5-6 story buildings; 12% for buildings 7 or more stories
Maximum Impervious Coverage	55%	NA
Maximum Building Height	8 stories or 90 feet	85 feet
Minimum Parking Setback	50 feet from front property line; 20 feet from rear and side property lines; 50 feet from adjacent single-family residential zoning districts	NA



ADDITIONAL REGULATIONS FOR MULTIFAMILY DWELLINGS.

- Exterior Lighting.
- Refuse Areas.
- Screening:
 - Wall-mounted equipment and mechanicals.
 - Rooftop equipment and mechanicals
- Service and loading areas must be visually screened from street and pedestrian ways.
- Preservation of natural features.
- Building Length.
 - The maximum building length shall be 200 feet.
- Building Design Standards.
- Building Orientation and Entrances:
 - The front façade of buildings.
 - Buildings located on corners.
 - All primary building entrances shall be accentuated.
 - Buildings shall generally employ building types that are compatible to the historic architecture of the area.
- Open Space Requirement.
 - Developments of 2 buildings or more shall provide open space equal to 30% of the gross tract area.
- Common Recreation Areas.

Proposed Residential Districts

M1 and M2 Multifamily



Use H-1: Apartment Building/ Multiplex Unit: A multiplex or apartment dwelling is a single, detached, residential building containing at least three (3), separate dwelling units, with units arranged in a variety of combinations including side-by-side, over and under, or back to back with another dwelling unit:

- The dwelling units may share outside access and internal hallways, lobbies and similar facilities.
- The dwelling units are usually contained on one (1) floor of the building and do not abut single-family dwelling units.
- The dwelling units cannot be individually lotted.
- The building and grounds are usually under one (1) operating unit, such as a rental or condominium management service.
- Parking spaces shall be located as conveniently as possible to the dwelling units and may be common or shared areas. All parking must be designed so that cars may enter and leave without the need to move other parked vehicles.
- Use of an apartment and of accessory uses that relate to business activity are not permitted.
- Adequate provision shall be made for useable outdoor recreation and accessory storage areas.



Proposed Residential Districts

M1 and M2 Multifamily



Use H-2: Apartment Campus: An apartment campus is a group of more than one apartment or multiplex buildings contained and developed on a single lot or premises:

- The maximum length of any such building shall be one hundred and sixty (160) feet.
- Apartment campuses containing more than three (3) buildings shall be arranged in groups or clusters, and not in long rows or parallel to street lines.
- Each building shall contain its own screened dumpster area in accordance with township code.
- Apartment campuses containing more than one (1) building shall have each building separated by a minimum distance of thirty (30) feet, in addition to required yard setbacks.
- Dimensional requirements common to all zoning districts:
 - The minimum lot area per apartment campus use shall be one (1) acre.
 - The maximum permitted density shall be sixteen (16) dwelling units per acre.
 - The minimum lot area per dwelling unit and minimum floor area per dwelling unit shall be calculated according to the following ratios:

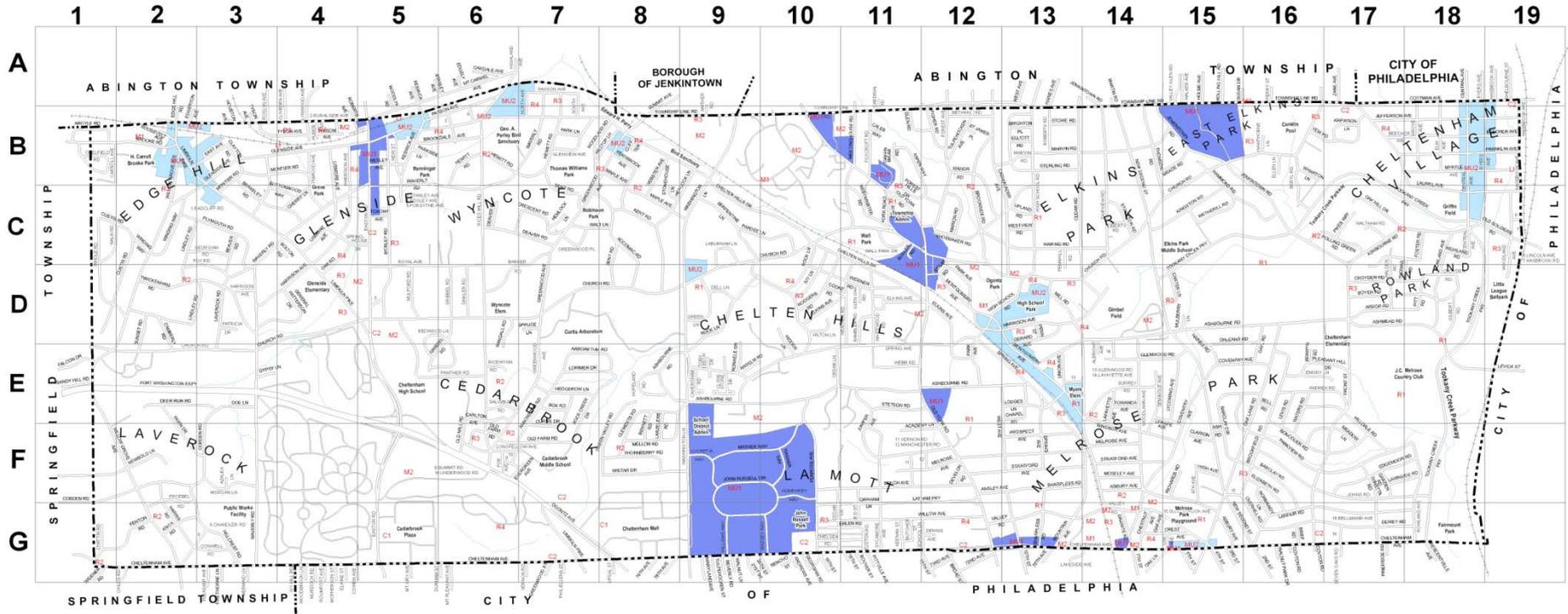
Unit Size	Lot Area/DU	Minimum Floor Area/DU
Efficiency	1,000 sq. ft.	400 sq. ft.
1 Bedroom	1,500 sq. ft.	500 sq. ft.
2 Bedroom	2,000 sq. ft.	650 sq. ft.
3 Bedroom	2,500 sq. ft.	800 sq. ft.
4 Bedroom	3,000 sq. ft.	950 sq. ft.

Proposed Mixed Use Districts

MU1 and MU2



CHELLENHAM TOWNSHIP MONTGOMERY COUNTY, PENNA.



Proposed Zoning Districts

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



Montgomery County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown, PA 19304-0311
(610) 278-3722 • (610) 278-3641
www.montcopa.org/plancom

This map is based on 2010 aerial photography and official records. Property lines were compiled from individual lots maps from the Montgomery County level of assessment. Errors, with no intention from the user, this map is not meant to be used as a legal definition of property or for engineering purposes.



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



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



Proposed MU1 Dimensional Standards

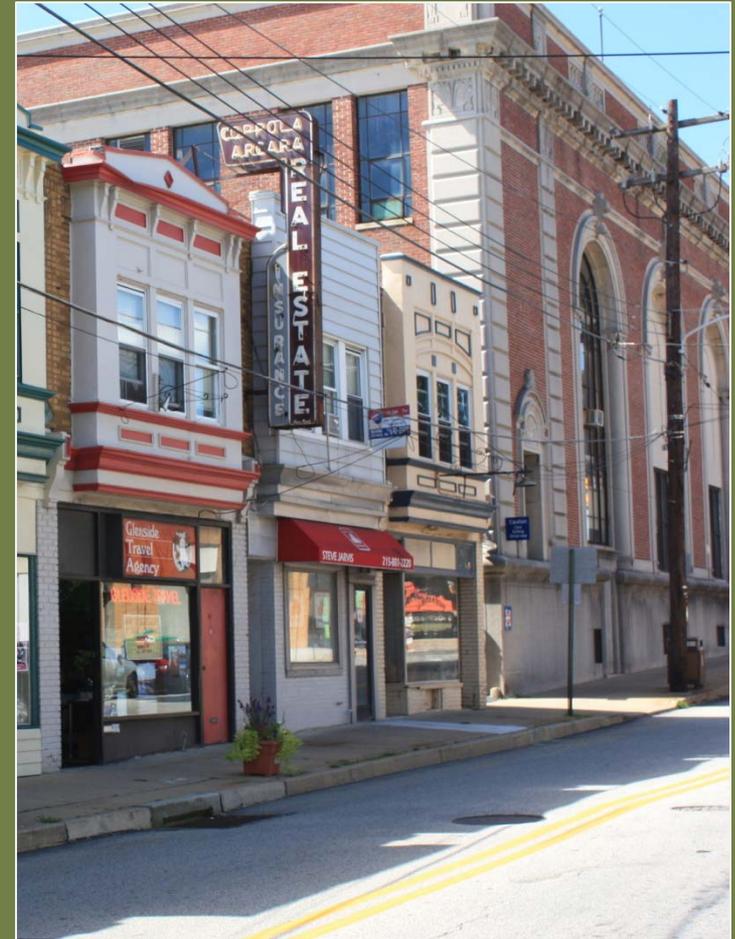


- **Minimum Lot Area and Width.** A lot area of not less than 2500 square feet and a lot width of not less than 25 feet.
- **Maximum Building Area.** No more than 60% of the total lot area.
- **Maximum Impervious Area.** No more than 85% of the total lot area.
- **Minimum Green Area.** Not less than 15% of the total lot area must be grass or landscaped.
- **Building Setbacks:**
 - **Front Yard.** Buildings shall be built to the sidewalk.
 - **Side Yard(s).** There shall be two side yards, one on each side of the principal building, each at least 5 feet wide.
 - **Rear yard.** There shall be a rear yard, the depth of which shall be at least 25 feet.
- **Minimum Building Height.** All proposed buildings shall have a minimum height of 2 stories.
- **Maximum Building Height.** The maximum height of buildings shall be 3 stories or 45 feet. *Building height may be increased to a maximum of 4 stories and 60 feet within one thousand foot (1000') radius of a regional rail station.*
- **Maximum Building Length.** Front facades of buildings which face a street shall have a maximum length of one hundred feet (100').

Proposed MU1 Dimensional Standards



- **Minimum Parking Setback.** *Parking areas shall be located to the rear or side of all principal buildings.*
- **Minimum Landscaped Buffer to Residential Districts.**
 - At least eight (8) feet measured from the district boundary line on a lot area of not more than 5,000 square feet.
 - For each additional 1,000 square feet of lot area, there shall be an additional foot of depth of buffer area up to 15,000 square feet; thereafter, for each additional 1,000 square feet of lot area, there shall be one-half (1/2) foot of depth of buffer area required. Buffers adjacent to a residential use shall be continuously screened by a combination of a 6-foot high solid wall/fence and screen plantings.
 - Use of native species
 - Screen plantings shall include a mix of evergreen and deciduous trees and shrubs, and may include non-invasive vines, ornamental plantings, and grasses.



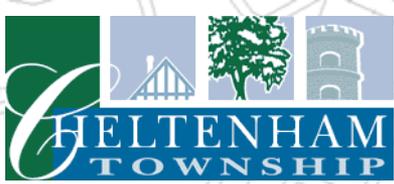
Proposed MU1 Mixed Use District



Use C-28: Retail Shop: A small shop or store where the single principle use of the premises is the retail sale of goods and merchandise, and whose market place draw is considered as largely local in scope or services:

- There shall be no outdoor display or storage unless permitted by district regulations.
- The making or selling of cooked food shall not be permitted as a accessory use.
- Only one business enterprise is permitted on the premises or lot.
- The gross leasable floor area devoted to retail use and storage is less than ten thousand (10,000) square feet.
- The retail use employs no more than two (2) employees per one thousand (1000) square feet of gross leasable floor area devoted to retail use.





Proposed MU1 Mixed Use District



Use C-21: Personal Care Business: A personal care business requires direct, physical contact with the customer in the performance of a personal service, and shall include such uses as barber, beautician, nail manicure, and tattooing. Such uses generally require a license from the State Department of Professional Occupations.

Use C-22: Professional Service Business: Such use shall include businesses which typically offer service in conjunction with the sale of goods. Such uses differ from retail or office business in that the customer area is usually separated from the service area, and some form of laboratory, fabrication area or processing area is necessary. Such use includes but is not limited to shoe repair, tailor, photography studio, copying service, eyeglass labs, and other similar uses, unless otherwise provide for in this Ordinance.

Use C-36: Tavern/Bar: Any premises wherein alcoholic beverages are served or sold at retail for consumption on the premises, of which the principal business is the sale of such beverages. It shall not include establishments where alcoholic beverages are sold in conjunction with the sale of food consumed on the premises, and the sale of the alcohol comprises less than twenty-five (25) percent of the gross receipts:

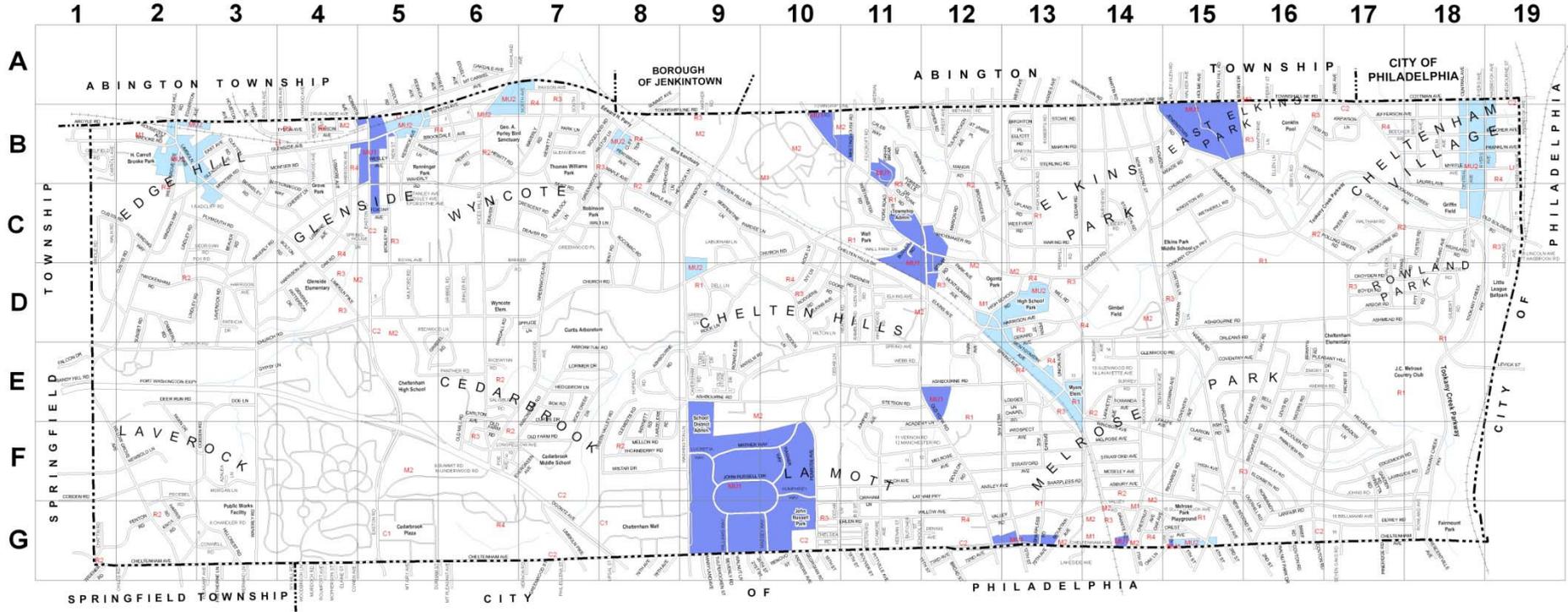
- The facility must be licensed by the Pennsylvania Liquor Control Board.
- No such use shall be located within two thousand (2000') feet of a similar use nor within one thousand (1,000) feet of a church or school.

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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Proposed MU2 Mixed Use District



Intent

- Encourage economic development through the establishment of flexible standards that maintain the traditional residential nature of the districts.
- Encourage limited commercial and business uses in existing residential structures.
- Ensure that new buildings, additions, and renovations are in keeping with and enhance the surrounding streetscape.
- Establish a walkable community by promoting a pedestrian orientation of streets and buildings and providing a safe and convenient interconnected sidewalk network.
- Accommodate parking in a convenient matter that does not take away from the rhythm of the street.
- Regulate non-residential uses to protect and preserve existing neighborhoods.



Permitted Uses

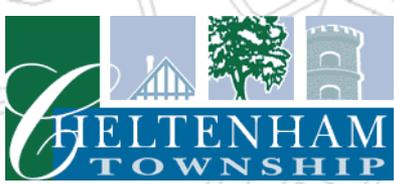
- Residential Uses
- Small-scale retail
- Personal service shops
- Business service establishment
- Restaurants and bakeries, not including take-out or outdoor dining
- Studios for art, dance, music, photography, etc.
- Bed and breakfast inn
- Home Occupations
- Accessory uses



Proposed MU2 Dimensional Standards



- **Minimum Lot Area and Width.** A lot area of not less than 7,500 square feet and a lot width of not less than 50 feet at the street line and extending from the street line to the depth of the rear yard shall be provided for every building or group of buildings hereafter erected, altered, or used in this district.
- **Maximum Building Area.** No more than 45% of the total lot area may be covered with buildings.
- **Maximum Impervious Area.** No more than 65% of the total lot area may be covered with impervious surfaces.
- **Minimum Green Area.** Not less than 35% of the total lot area must be grass or landscaped.
- **Building Setbacks:**
 - **Front Yard.** There shall be a front yard, the depth of which shall be at least 40 feet.
 - **Side Yard(s).** There shall be two side yards, one on each side of the principal building, each at least 8 feet wide, and the combined total of both side yards shall be not less than 20 feet.
 - **Rear yard.** There shall be a rear yard, the depth of which shall be at least 25 feet.
- **Minimum Building Height.** All proposed buildings shall have a minimum height of 2 stories.
- **Maximum Building Height.** The maximum height of buildings shall be 3 stories or 35 feet.
- **Minimum Parking Setback.** *Parking areas shall be located to the rear or side of all principal buildings.* In all cases, parking areas shall be set back a minimum of ten (10) feet from the ultimate street right-of-way or property line.
- **Minimum Landscaped Buffer to Residential Districts.**
 - At least eight (8) feet measured from the district boundary line.
 - Buffers adjacent to a residential use shall be continuously screened by a combination of a 6-foot high solid wall/fence and screen plantings.
 - Use of native species is encouraged.
 - Screen plantings shall include a mix of evergreen and deciduous trees and shrubs, and may include non-invasive vines, ornamental plantings, and grasses.



Proposed MU2 Mixed Use District



- **Use C-3: Bank:** A financial establishment where the primary use is the processing of credit or monetary transactions, including a savings and loan association, credit union, and other financial establishment:
 - A drive-in facility may not be located within the front yard area.
 - Where a drive-in window is proposed, whether for contact with bank personnel, or with an automated teller machine, a stacking lane shall be provided for each window, sufficient to serve a minimum of eight (8) cars.
- **Use C-26: Restaurant:** An establishment, or other retail use, or portion thereof, where food or beverages are sold for direct consumption on the premises to persons seated within the building.
 - Restaurants specializing in take-out service, or with less than twenty (20) percent of the gross leaseable floor area devoted to seating shall be classified as Take Out Foods.
 - Conditions for outdoor restaurant areas, where permitted:
 - The outdoor restaurant area must be directly in front of or adjoining a street-level eating or drinking establishment.
 - The outdoor area must not infringe on any public sidewalk or right-of-way.
 - The outdoor area cannot infringe or encroach on the minimum number of required parking spaces or further reduce available parking, in the event of shared parking facilities.
 - The outdoor area must be physically separated from the public or parking areas by a railing, fence, deck, planting boxes, or a combination thereof.
 - If located adjoining a residential zoning district, odor control devices shall be installed to minimize food odor impacts.



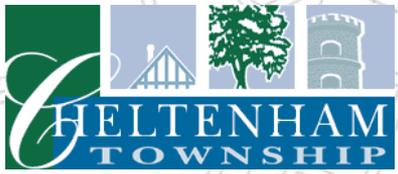
Use-C-35: Studio for dance, art, music, photography, yoga, martial arts, or similar arts: A commercial or non-profit educational use for individual and group instruction and training in the arts, production rehearsal, photography, and the processing of photographs produced only by users of the studio facilities.

- Each individual studio establishment shall have no more than one student instruction area, with an open floor plan arrangement.
- This instruction area shall not exceed 1500 square feet.
- If more than one studio is located within the same building, then the establishments shall be operated by separate entities and shall not share ownership or facilities.

Future Meetings:

- February 26, 2014: Residential, Multifamily, and Mixed Use Districts
- March 26, 2014: Commercial 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

Please email all future comments and concerns to Cheltenham Township at:
cheltenham@cheltenham-township.org

