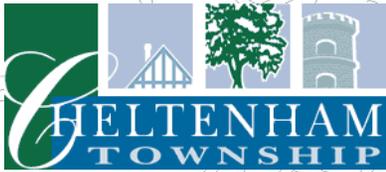


Cheltenham Township Proposed Zoning Ordinance Commercial and Industrial Districts

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



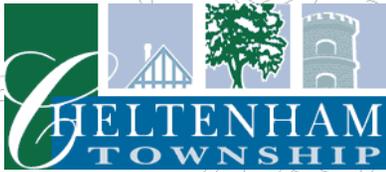


Proposed Commercial & Industrial Districts March 26, 2014



- Adoption Process and Procedure
- Guiding Principles
 - Township Comprehensive Plan
 - Economic Development Goals
 - Commercial Goals
 - Office Goals
 - Industrial Goals
- Zoning Map Changes
 - Commercial Districts
 - Industrial
- Major Changes
- Commercial Districts
 - C1
 - C2
- Industrial Districts
 - LI
- Next Steps
- Comments and Questions





Adoption Process and Procedure



2005
Cheltenham Township
Adopts a Comprehensive
Plan



2005
Ad-Hoc Zoning
Subcommittee is formed
to write the Zoning
Ordinance in compliance
with the Comprehensive
Plan



2013
Ad-Hoc Zoning
Subcommittee completes
the final draft of the
Zoning Ordinance



2014
Report back to the Building
and Zoning Committee of the
Commissioners the results of
the public input



2014
Schedule of public outreach
meetings is finalized to
discuss the final draft of the
Zoning Ordinance

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.



Economic Development Goals:

- 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



Commercial Goals:

- 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



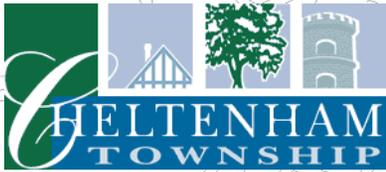


Office Goals:

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

Industrial Goals:

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



Mapped Commercial and Industrial Zoning Districts



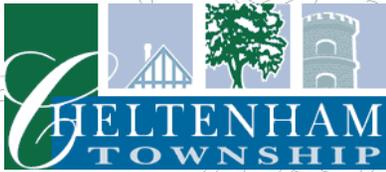
Proposed Nonresidential Zoning Districts:

- Commercial:
 - C1
 - C2
- Industrial
 - LI – Light Industrial

Current Nonresidential Zoning Districts:

- Commercial:
 - C1
 - C2
 - C3
 - C4
- Industrial
 - G – Manufacturing and Industrial





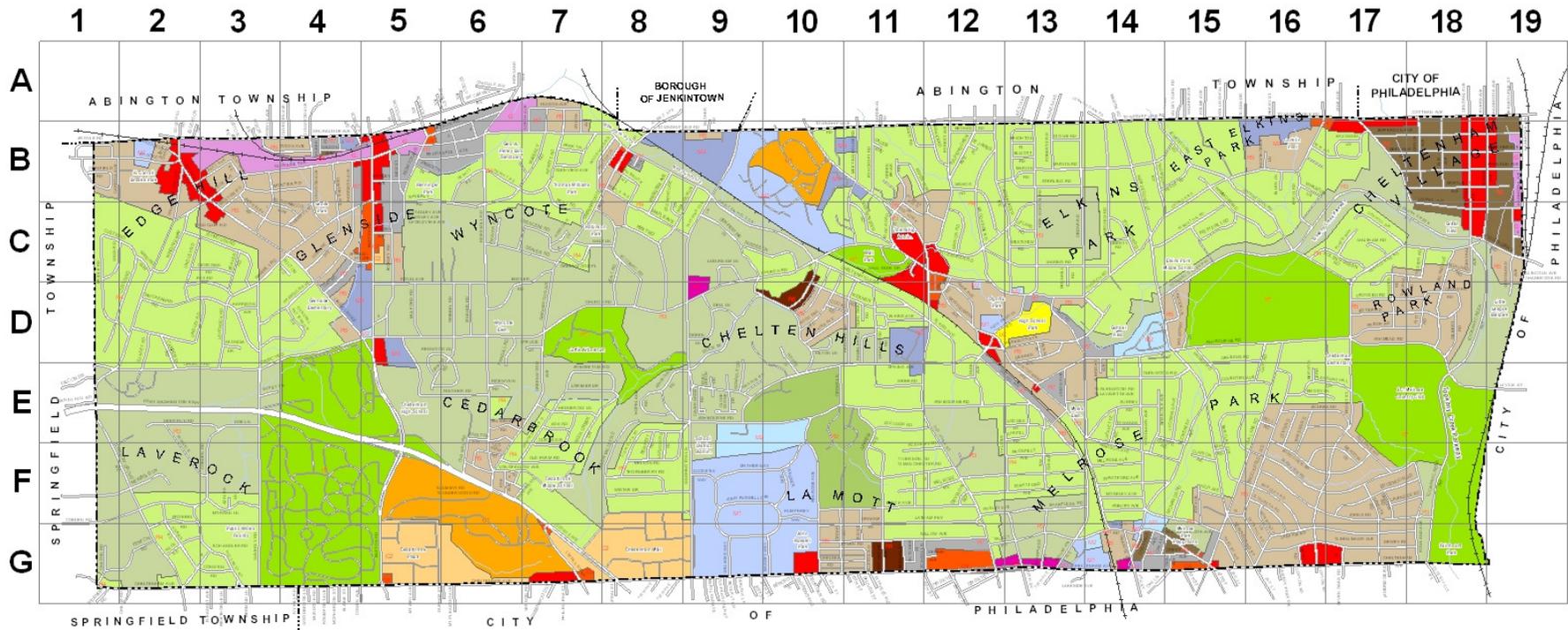
Mapped Zoning Districts

Current Zoning Map



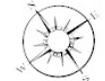
CHELTENHAM TOWNSHIP

Current Zoning Map

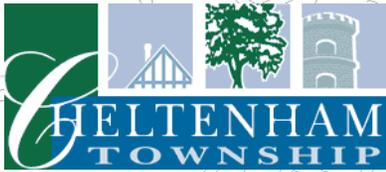


Current Zoning Districts

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



Montgomery County Planning Commission
 Montgomery County Courthouse - Planning Commission
 P.O. Box 311 • Warrington PA 19380-0311
 610.672.2725 • 610.672.2944
www.montcopa.org/planning



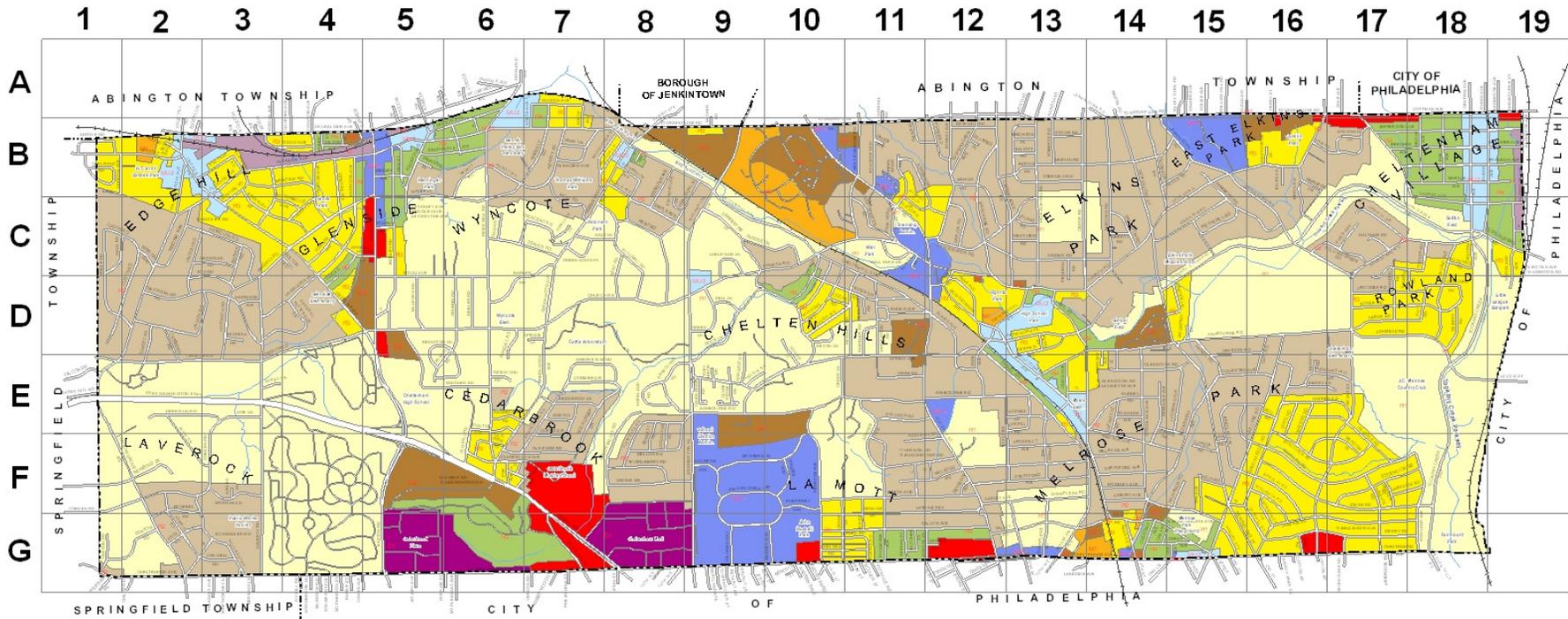
Mapped Zoning Districts

Proposed Zoning Map



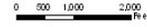
CHELTENHAM TOWNSHIP

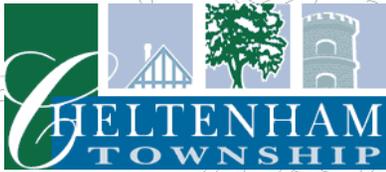
Proposed Zoning Map



- Proposed Zoning Districts**
- | | |
|--|--------------------------------|
| R1 - Residential District | M1 - Mixed-Use District |
| R2 - Residential District | C1 - Commercial District |
| R3 - Residential District | MU1 - Mixed-Use District |
| R4 - Residential District | MU2 - Mixed-Use District |
| M1 - Medium-Density Residential District | LI - Light Industrial District |
| M2 - Medium-Density Residential District | |

MCPC Montgomery County Planning Commission
 Montgomery County Clarifies - Planning Commission
 PO Box 311 • Philadelphia, PA 19104-0311
 610-278-3725 • 610-278-3841
www.montcopa.org/planning
Planning is based on 2011 data. All geographic information is provided for informational purposes only and should not be used for legal or financial purposes. Consult your local government agency for more information. Some data may be subject to change without notice.





Proposed Commercial and Industrial Districts: Major Changes



Commercial Districts:

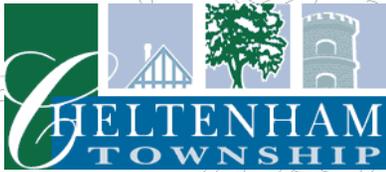
- Extension of Commercial District (C2) along Route 309 corridor
- Current C1 no longer exists
- Proposed C1 corresponds with Current C2
- Proposed Mixed Use Districts correspond with Current C3 (Discussed at February Meeting)
- Current C4 roughly corresponds with proposed C2
- Proposed C2 split between two sets of uses for different areas
- Proposed uses more appropriate for primarily high-intensity commercial areas
- Enhanced buffering requirements for properties abutting residential districts and uses



Industrial Districts:

- No major map changes
- Light Industrial uses more appropriate for a built-out community
- Uses reflecting more modern light industrial uses
- Enhanced buffering for properties abutting residential areas

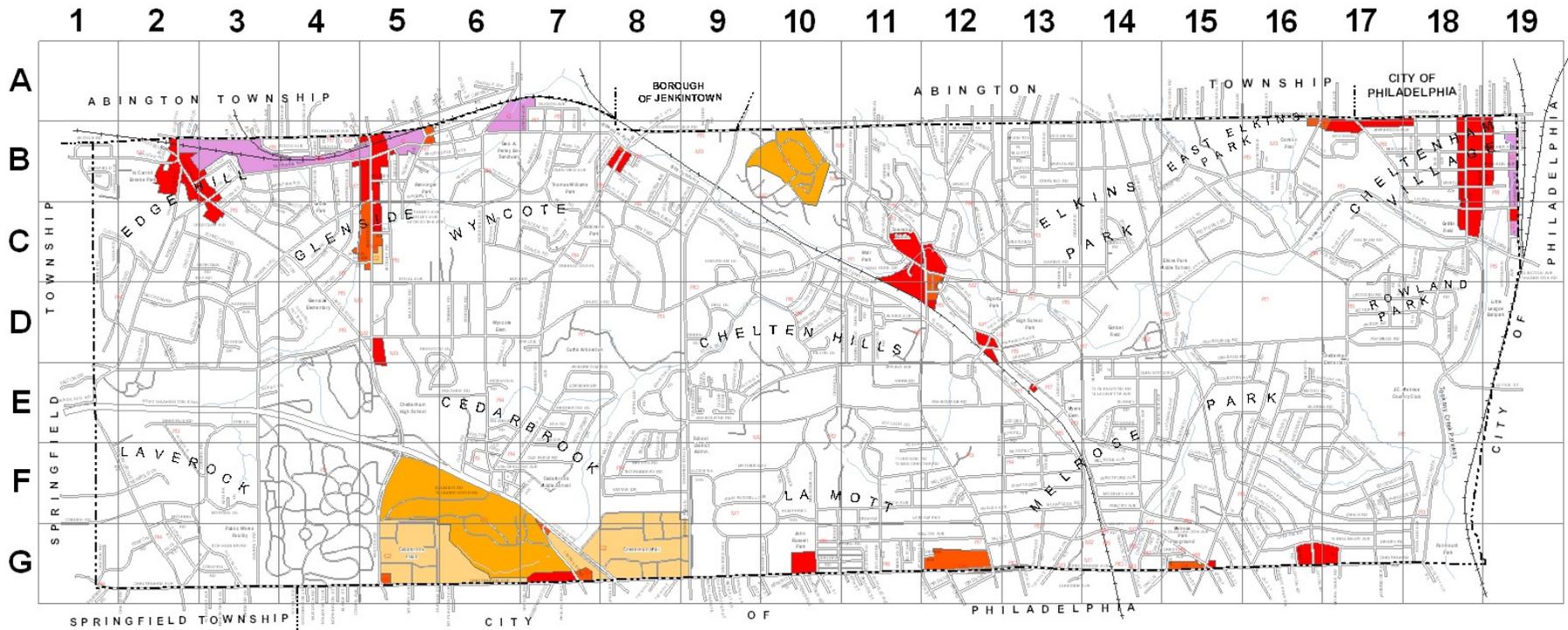




Current Commercial and Industrial Districts



CHELtenham TOWNSHIP Current Zoning Map: Nonresidential Districts



Current Zoning Districts

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

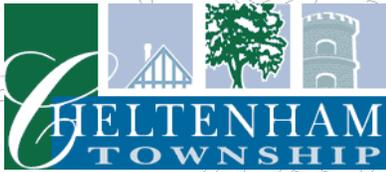


Montgomery County
Planning Commission



Montgomery County Code House - Planning Commission
PO Box 311 - Rocktown PA 19384-0311
p: 610.278.3722 • f: 610.278.3941
www.montcopa.org/plancom

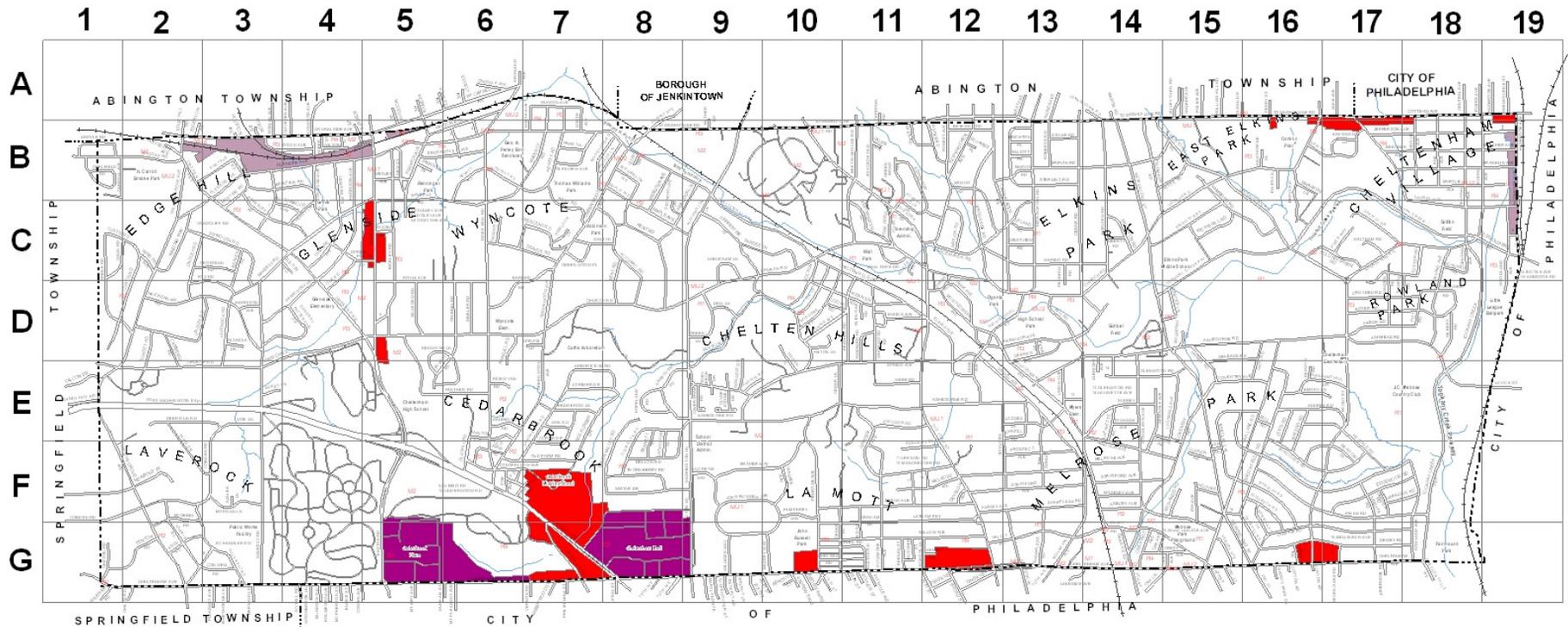
This map is based on 2017 aerial photography and GIS data. Property lines compiled from individual block maps from the Montgomery County Board of Assessment. Approval, with no verification, with the client. This map is not to be used as a legal document of property or for engineering purposes.



Proposed Commercial and Industrial Districts



CHELTENHAM TOWNSHIP Proposed Zoning Map Commercial and Industrial Districts

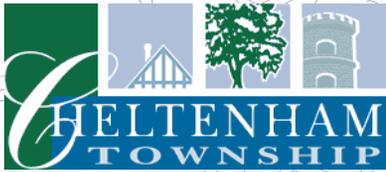


- Proposed Zoning Districts**
Nonresidential Districts
- C1 - Commercial
 - C2 - Commercial
 - LI - Light Industrial

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Montgomery County Courthouse - Planning Commission
PO Box 311 • Pottersdam, PA 19364-0311
tel: 610.278.3122 • fax: 610.278.3647
www.montcopa.org/plancom

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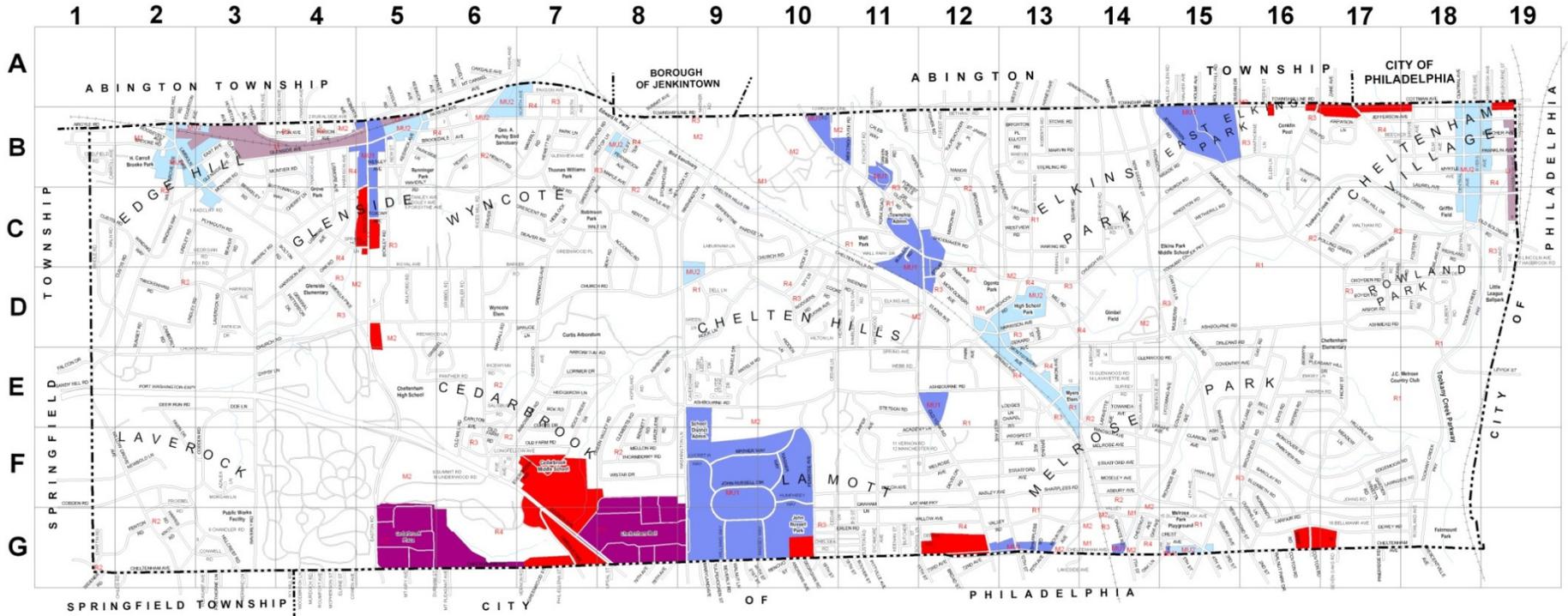




Proposed Commercial and Industrial Districts



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

MCPC Montgomery County Planning Commission

0 750 1,500 3,000 Feet



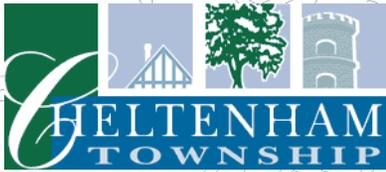
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19384-0311
(610) 278-3722 • (610) 278-3041
www.montcopa.org/planning

This map is based on 2010 aerial photography and official sources. Property lines were created from individualized maps from the Montgomery County Board of Assessment Appeals, with no verification from the user. This map is not meant to be used as a legal definition of properties or for engineering purposes.

Proposed C1 Legislative Intent



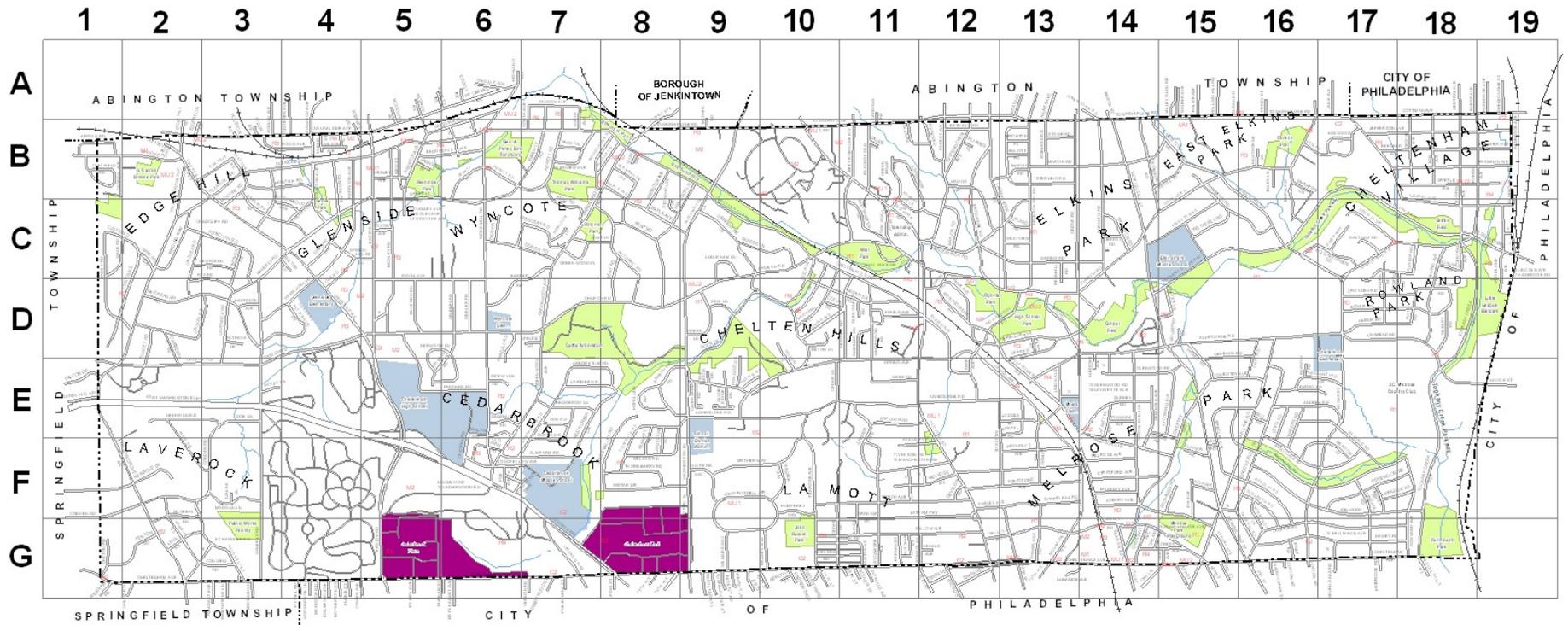
- Broad range of commercial uses
- Provide appropriate locations for large-scale commercial uses
- Minimize congestion and ensure safe traffic conditions
- Appropriate redevelopment of existing commercial properties
- Encourage design that will reflect community identity and the character of nearby neighborhoods
- 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



Proposed C1 Commercial Districts



CHELtenham TOWNSHIP Proposed Zoning Map C1 Commercial District



Proposed Zoning Districts

Nonresidential Districts

- C1 - Commercial
- School District Land
- Municipal Open Space

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Proposed C1 Permitted Uses Comparison



Current C2 Permitted Uses

- Store, office, studio, personal service shop, bank, financial institution, **telegraph office**, place of amusement
- Restaurant or Bakery
- Hand laundry and machine laundry, **dry cleaning and dyeing plant**, dressmaking, tailoring, shoemaking and repair, for the production of goods and services to be sold at retail on the premises
- Manufacture of jewelry, watches, clocks, optical goods, musical, professional and scientific instruments, for the production of articles to be sold at retail on the premises
- Electrical shop, paint store, **paperhanger**, furniture store and upholstery shop
- Job printing or **bookbinding**
- Public utility building and office
- Telephone central office, electric-gas utility building
- Motor vehicle sales agency, storage garage and motor vehicle parking lot
- Accessory uses
- Mobile home park



Proposed C1 Permitted Uses Comparison



- 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



Proposed C1 Dimensional Standards



- Minimum Lot Area: 2 acres
- Minimum Lot Width: 200 feet
- Maximum Impervious Area: 65% of total lot area
- Minimum Green Area: 35% of total lot area
- Minimum Building Setback: 40 feet
- Minimum Parking Setback: 10 feet
- Maximum Building Height:
 - 50 feet
 - Hotels and mixed use buildings: 120 feet or 10 stories





- **Minimum Landscaped Buffer to Residential Districts:**
 - 40 feet from any adjacent residential property line
 - Buffers adjacent to a residential use shall be continuously screened by a combination of a 6-foot high wall/fence and screen plantings
 - Use of native species is encouraged; invasive species identified by the Township shall be prohibited

Proposed C1 Dimensional Standards



- Screen plantings shall include:
 - A mix of evergreen and deciduous trees with a mature height of at least 25 feet, planted in a staggered row along the property line
 - A mix of evergreen and deciduous shrubs with a mature height of at least 4 feet, planted in a staggered row along the property line
 - Ornamental plantings, grass, or other landscaping between property line buffer plantings and the closest building or curb



Building Massing. Architectural features to deemphasize the scale of large buildings

Outdoor Spaces around Buildings. Outdoor space that integrates with pedestrian facilities

Façade Articulation and Composition. Design elements to break up the appearance of blank walls



Building Entrances. Clearly defined, highly visible customer entrances

Windows. The ground floor of all building facades fronting on a public street or public parking area



Architectural Consistency.

- A common and coherent architectural theme throughout the development.
- New development should be compatible with surrounding existing development

Shopping centers and malls exceeding 100,000 square feet shall also meet the following standards:

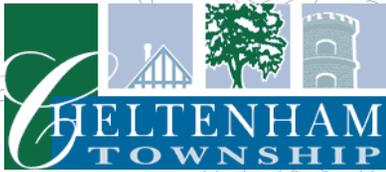
- Ground floor display windows, awnings, arcades, or other such features
- All sides of a shopping center or mall shall have at least one customer entrance that is clearly defined by architecture and landscaping

Proposed C2 Legislative Intent



- Encourage a broad range of commercial uses
- Provide appropriate locations for neighborhood-scale commercial developments
- Provide regulations to minimize congestion and ensure safe traffic conditions
- Allow existing commercial properties to be appropriately redeveloped
- Encourage design that will reflect community identity and protect the character and property values of adjacent and nearby neighborhoods
- Provide safe and attractive access to shopping areas for pedestrians, public transit users and bicyclists.
- Minimize the impacts of commercial parking, loading areas, and buildings between commercial uses and neighboring residences.
- Promote the principals of sustainable development

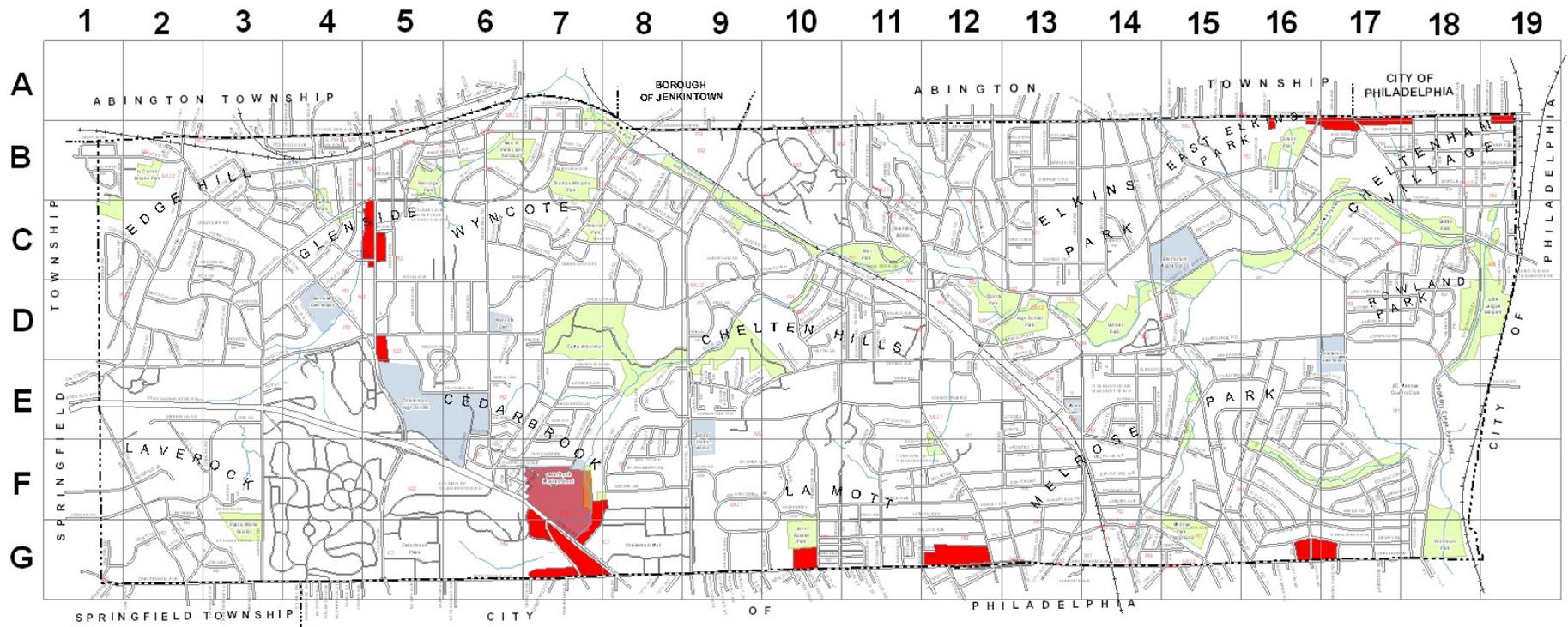




Proposed Commercial and Industrial Districts



CHELtenham TOWNSHIP Proposed Zoning Map C2 Commercial District



Proposed Zoning Districts
 Nonresidential Districts
 C2 - Commercial
 Municipal Open Space
 School District Land

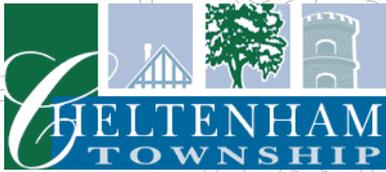
MCPC Montgomery County Planning Commission
 Montgomery County Courthouse - Planning Commission
 600 South 3rd Street, Philadelphia, PA 19106-3311
 (610) 278-3722 • (610) 278-3641
 www.montgomerycountypa.gov
 Planning Commission
 2010-2011
 0 500 1000 2000 Feet

Proposed C2 Permitted Uses



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 C2 Dimensional Standards



C2 Class One Dimensional Standards

- Minimum Lot Area: 2,500 square feet
- Minimum Lot Width: 25 feet
- Maximum Impervious Area: 60% of total lot area
- Minimum Green Area: 15% of total lot area
- Minimum Building Setback:
 - Front Yard: 15 feet
 - Side Yard: Two side yards, each 8 feet
 - Rear Yard: 25 feet
- Minimum Parking Setback: 10 feet
- Maximum Building Height: 50 feet
- Minimum Landscaped Buffer to Residential Districts: 25 feet

Class Two Permitted Uses

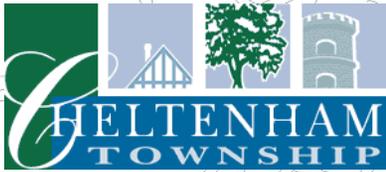
Only permitted on lots with at least 30,000 square feet and 100 feet of lot width

- 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



C2 Class Two Dimensional Standards

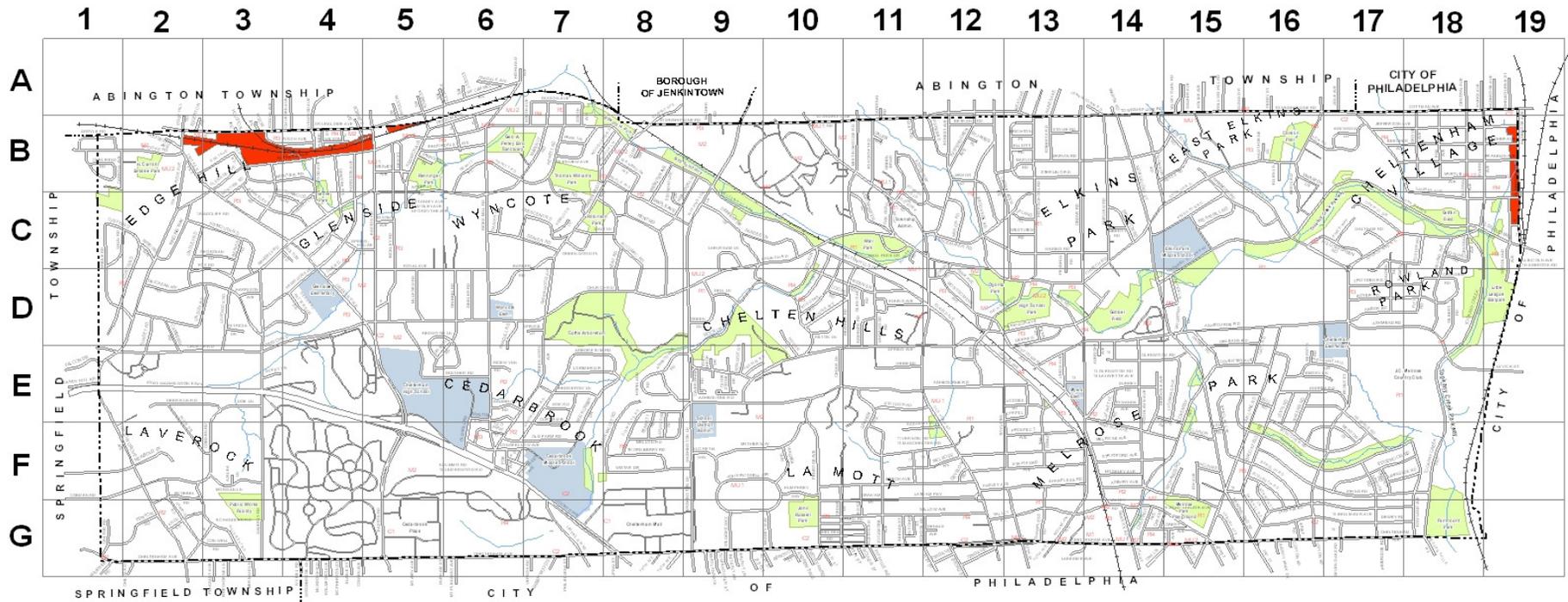
- Minimum Lot Area: 30,000 square feet
- Minimum Lot Width: 100 feet
- Maximum Building Area: 50% of total lot area
- Maximum Impervious Area: 65% of total lot area
- Minimum Green Area: 35% of total lot area
- Minimum Building Setback:
 - Front Yard: 25 feet
 - Side Yard: Two side yards, each 15 feet
 - Rear Yard: 25 feet
- Minimum Parking Setback: 10 feet
- Maximum Building Height: 50 feet
- **Minimum Landscaped Buffer to Residential Districts: 8 feet**



Proposed LI Light Industrial District



CHELTENHAM TOWNSHIP Proposed Zoning Map Light Industrial Districts



Proposed Zoning Districts

Nonresidential Districts

LI - Light Industrial

School District Land

Municipal Open Space



Montgomery County
Planning Commission
1500 Locust Street, 15th Floor
Philadelphia, PA 19104-6201
Tel: 215-251-2221 Fax: 215-251-2841
www.montcopa.org/planning

0 500 1,000 2,000 Feet

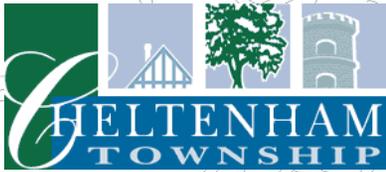


Proposed LI Legislative Intent



- Encourage economic development and job creation with non-retail commercial uses
- Minimize potential negative impacts of industrial uses





Current G – Manufacturing and Industrial Permitted Uses



Abattoirs

Acetylene gas manufacture
Acid manufacture

Ammonia, bleaching powder or chlorine manufacture

Arsenal

Asphalt manufacture or refining
Auto dismantling or junk establishments, unless such work is done and materials are kept in an enclosed building
Candle manufacture
Celluloid manufacture
Coke ovens
Creosote treatment or manufacture
Disinfectants manufacture
Distillation of bones, coal or wood
Dyestuff manufacture
Educational and religious use
Emery cloth and sandpaper manufacture
Extermination and insect poison manufacture

Fat rendering

Fertilizer manufacture

Fireworks or explosive manufacture or storage

Fish smoking and curing
Flour and grain storage

Glue, size or gelatin manufacture

Lampblack manufacture

Match manufacture
Multiple dwelling
Oil cloth or linoleum manufacture
Oiled or rubber goods manufacture

Ore reduction

Paint, oil, shellac, turpentine or varnish manufacture
Petroleum refining or storage

Plating works

Potash works

Printing ink manufacture
Pyroxylin manufacture
Residential use

Rubber, caoutchouc or gutta-percha manufacture or treatment

Salt works

Sauerkraut manufacture

Shoeblacking manufacture
Smelters
Soap manufacture
Soda and compound manufacture

Stockyard

Stove polish manufacture
Sulfuric, nitric or hydrochloric acid manufacture

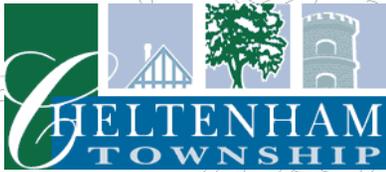
Tallow, grease or lard manufacture or refining

Tanning, curing or storage of leather, rawhides or skins

Tar distillation or manufacture

Tar roofing or waterproofing manufacture
Vinegar manufacture
Wool pulling or scouring
Yeast plant

Any use which may be noxious or offensive by reason of the emission of odor, dust, fumes, smoke, gas, vibration or noise as to constitute a nuisance.

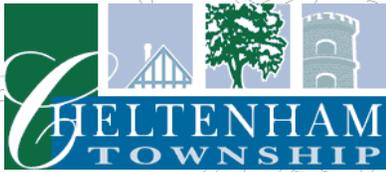


Proposed LI Light Industrial District



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



Proposed LI Dimensional Standards



Minimum Lot Area: 5000 square feet

Width: 16 feet

Maximum Building Area: 70%

Maximum Impervious Area: 85%

Minimum Green Area: 10%

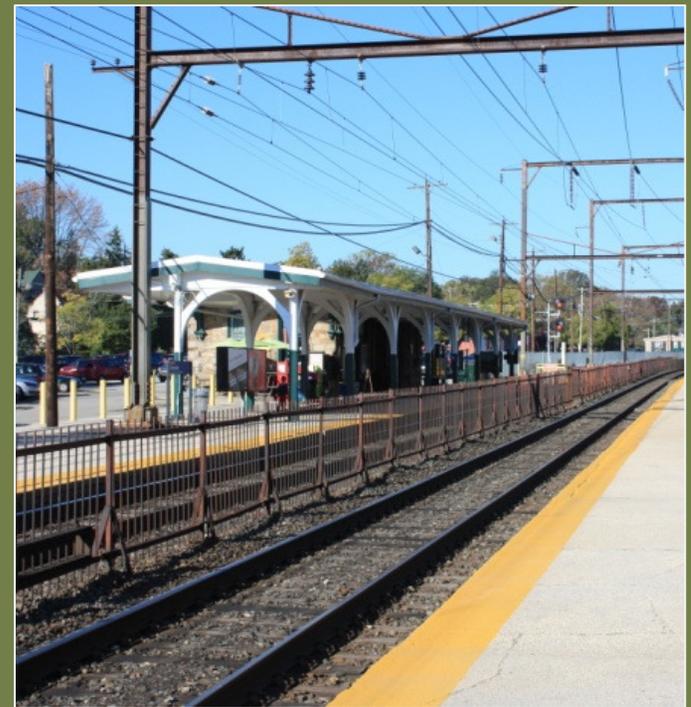
Building Setbacks:

- *Front Yard.* Minimum 15 feet
- *Side Yard(s).*
 - There shall be two side yards
 - Minimum 8 feet wide
 - Combined total of both side yards shall be not less than 20 feet.
- *Rear yard.* Minimum 25 feet

Maximum Building Height: 3 stories or 35 feet

Minimum Parking Setback:

- Minimum 10 feet
- Parking areas shall be located to the rear or side of all principal buildings.



Proposed LI Buffer Requirements



Minimum Landscaped Buffer to Residential Districts.

- 25 foot buffer
- 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; invasive species identified by the Township shall be prohibited
- Screen plantings shall include a mix of evergreen and deciduous trees and shrubs, and may include non-invasive vines, ornamental plantings, and grasses

Noise and other Nuisances. In order to prevent a decline in quality of life associated with proximity to industrial uses, permitted industrial uses must comply with all Township Ordinances regarding noise and other nuisances, such as light, heat, smoke, and/or odor

Current Buffer Requirement: 9 feet

Next steps



Future Meetings:

- March 26, 2014: Commercial and Industrial Districts
- April 23, 2014: Overlay Districts
- April 30, 2014: Overflow Meeting





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

