

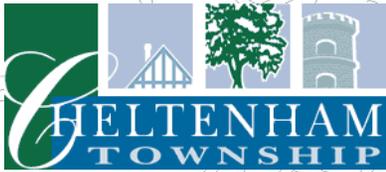
Cheltenham Township Proposed Zoning Ordinance Overlay Districts

April 23, 2014

Joseph Nixon, Community Planner

Montgomery County Planning Commission





Proposed Overlay Districts

April 23, 2014



- Guiding Principles
 - Township Comprehensive Plan
 - Housing Goals
 - Economic Development Goals
 - Commercial Goals
 - Office Goals
 - Institutional Goals
- Overlay District Concept
- Proposed Overlay Districts
 - MU3 Mixed Use
 - CRO Cluster Residential Overlay
 - CDO Campus Development Overlay
- Next Steps
- Comments and Questions





Housing Goals:

- 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



Office Goals:

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



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

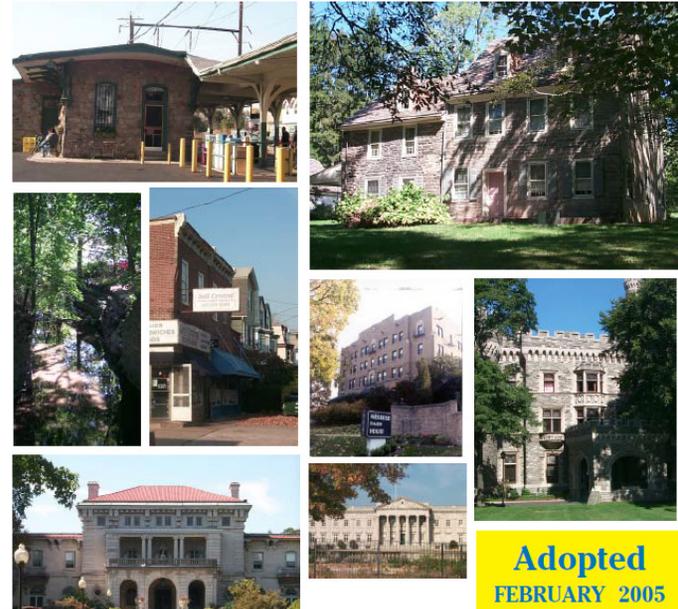


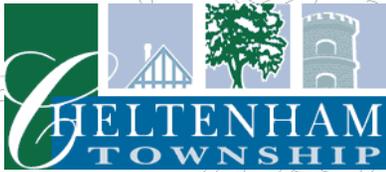


Commercial Goals:

- 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

Cheltenham Township COMPREHENSIVE PLAN



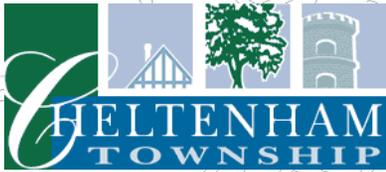


Cheltenham Township Proposed Zoning Ordinance Overlay Districts



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



Cheltenham Township Proposed Zoning Ordinance Overlay Districts



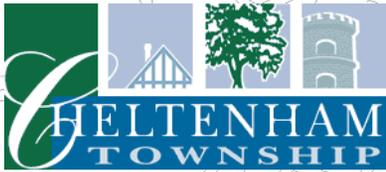
Existing Overlay Districts

- ARO Age-Restricted Residential Overlay District
- HPO Historic Resource Overlay District
- SSO Steep Slope Conservation Overlay District
- PO Preservation Overlay District
- Recently Adopted Overlay Districts
 - RCO Riparian Corridor Conservation Overlay District
 - FCO Floodplain Conservation Overlay District



Proposed Overlay Districts

- MU3 Mixed Use Overlay
- CRO Cluster Residential Overlay
- CDO Campus Development Overlay



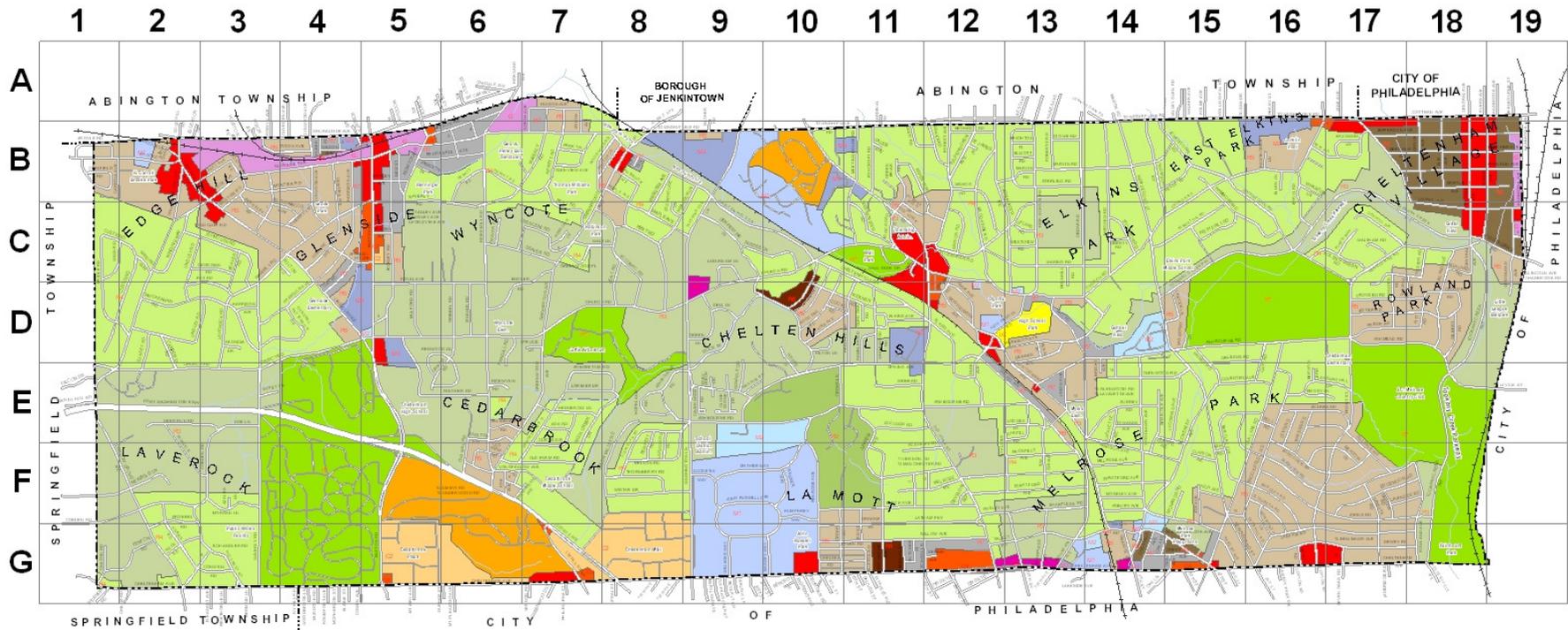
Mapped Zoning Districts

Current Zoning Map



CHELTENHAM TOWNSHIP

Current Zoning Map

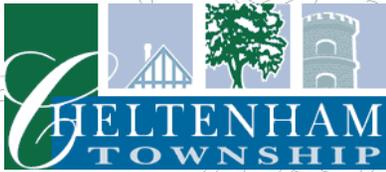


Current Zoning Districts

Residential Districts		Nonresidential Districts	
R1 - Residential District	M1 - Multiple Dwelling District	C1 - Commercial District	O - Manufacturing and Industrial District
R2 - Residential District	M2 - Multiple Dwelling District	C2 - Commercial and Business District	LC - Use Case Facility 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			
R6 - Residential District			
R7 - Residential District			
R8 - Residential District			

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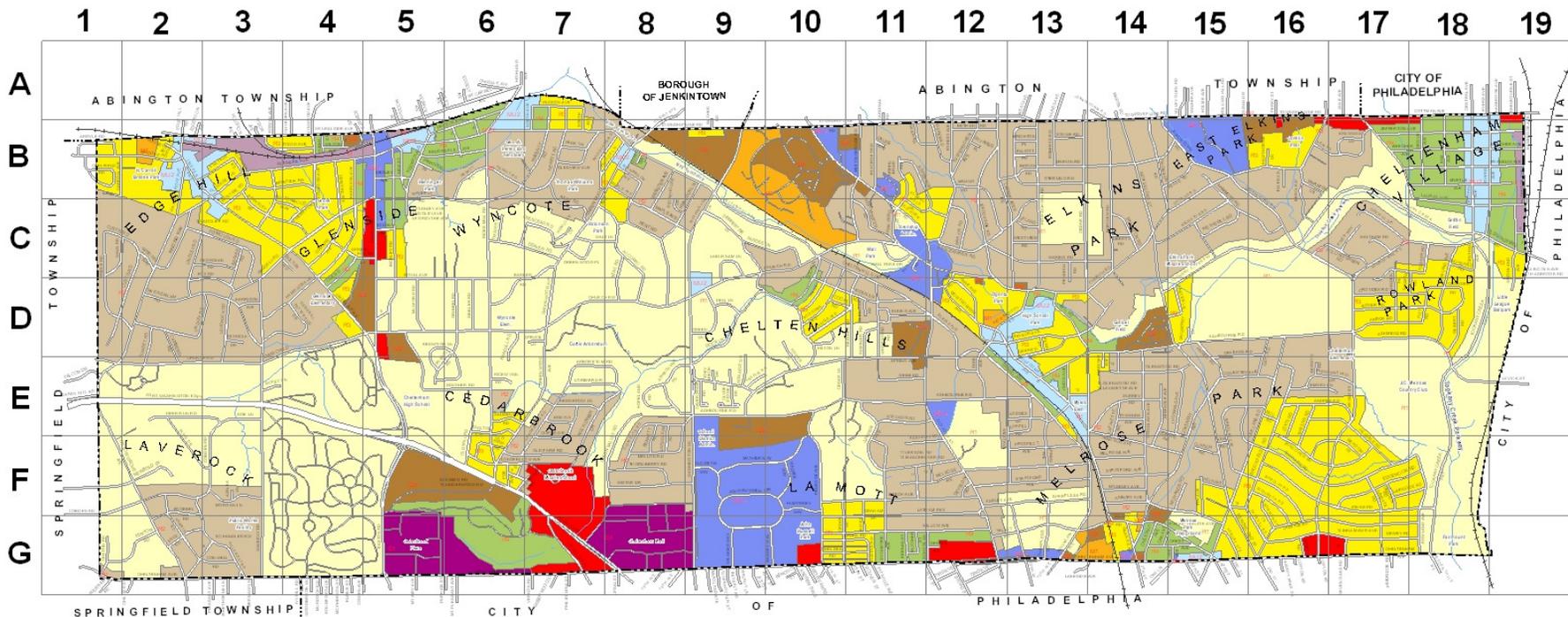
Mapped Zoning Districts

Proposed Zoning Map



CHELTENHAM TOWNSHIP

Proposed Zoning Map

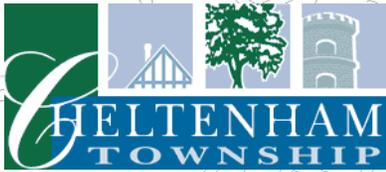


Proposed Zoning Districts

R1 - Residential District	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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Proposed MU 3 Mixed Use Overlay District



Intent

- Provide greater flexibility to provide office, research, and mixed-use areas uses.
- Encourage a more creative, varied, attractive and economical development pattern.
- Provide an effective means of responding to site conditions, including reuse of historic properties.
- Promote good design that encourages development that is consistent with the character of surrounding areas.
- Improve public safety and mitigate the traffic conflicts caused by larger nonresidential development.

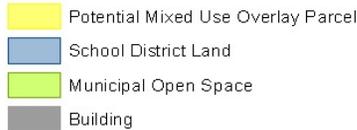
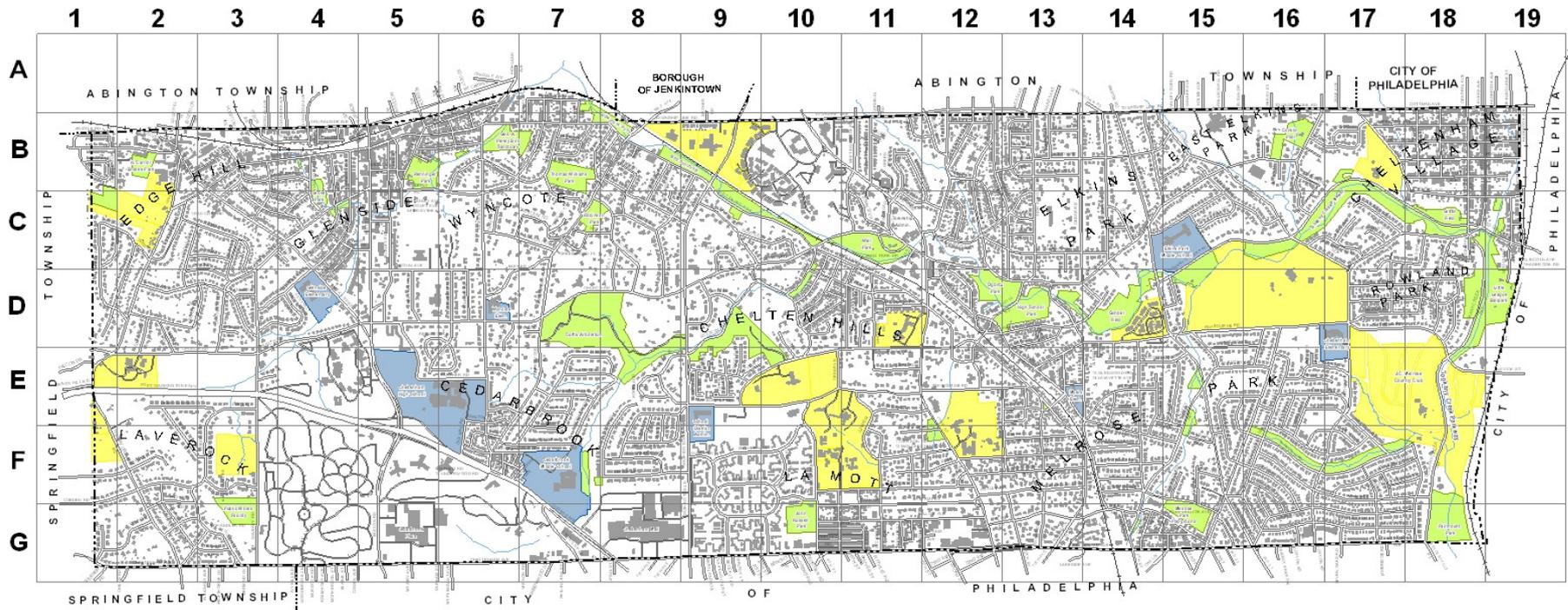


Proposed MU 3 Mixed Use Overlay District



Applicability

- All parcels having **10 or more acres**, or multiple contiguous parcels under single or joint ownership having 10 or more acres within **the R1, R2, R3, R4, M1, M2, or LI** zoning districts



Proposed MU 3 Mixed Use Overlay District



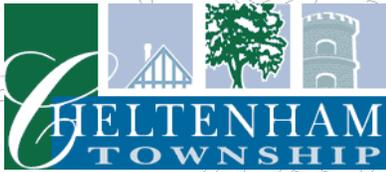
Class One Uses Permitted by right

- Use F-1. Office Building
- Use E-9. Municipal Uses
- Use D-13. Research facility
- Use F- 4. Office Campus
- Use C-18. Mixed Use Building

Class One Conditional Uses

- Conversion of an existing historic structure for office building (F-1), event facility (C-13), or other similar use.





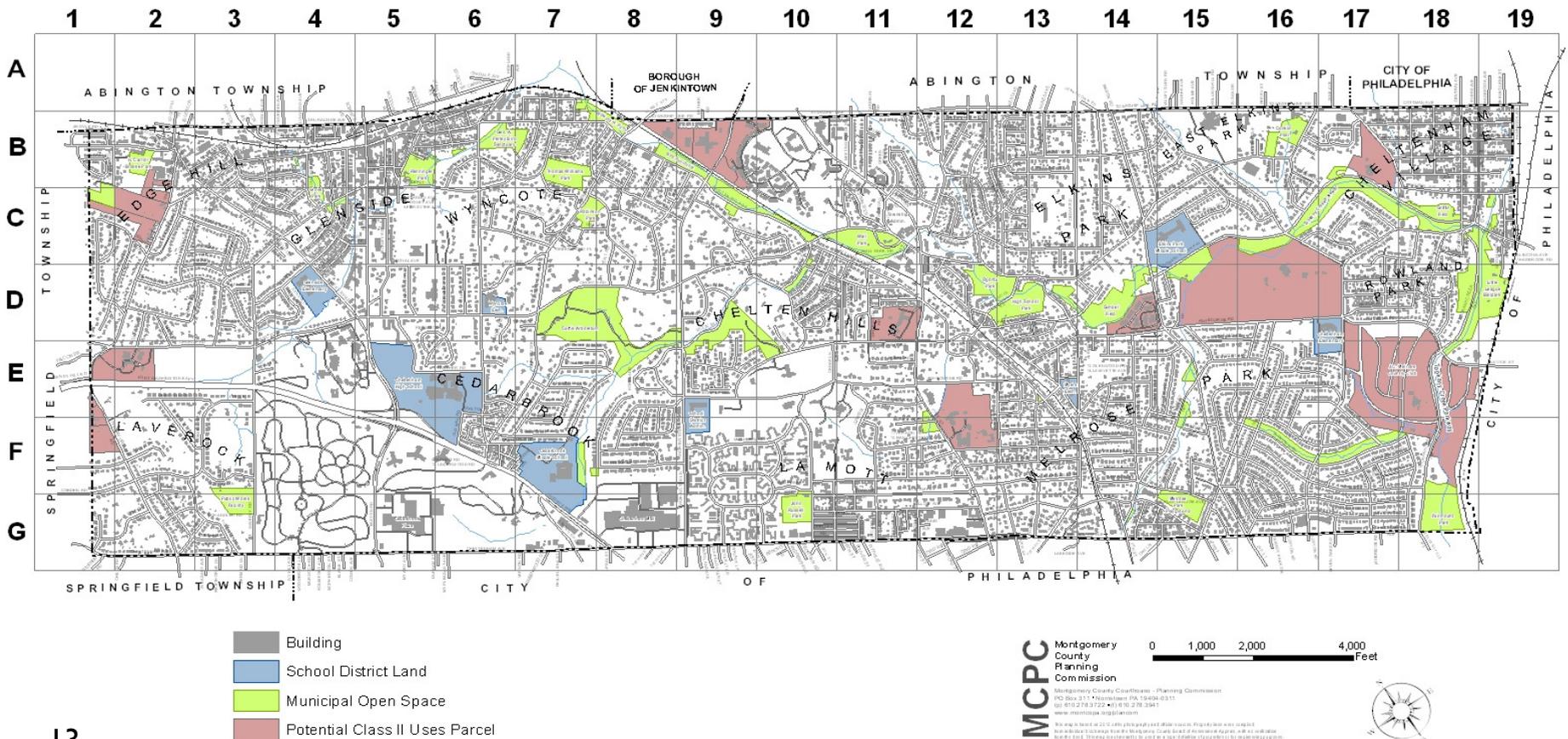
Proposed MU 3 Mixed Use Overlay District Class II Permitted Uses



Class Two Uses Permitted By Right

- At least **two hundred (200') feet of frontage** on a roadway classified as a **major collector or higher**

Potential Class II Uses Mixed-Use Overlay Parcels

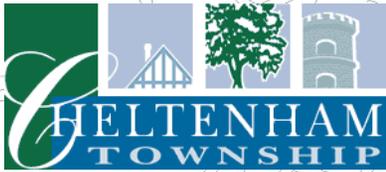


Proposed MU 3 Mixed Use Overlay District



Class II Permitted Uses:

- Use C-9. Convenience store
- Use C-21. Personal care business
- Use C-22. Professional service business
- Use C-3. Bank or financial institution
- Use C-26. Restaurants and bakeries
- Use C-35. Studios for dance, art, music, photography, yoga, or similar arts
- Use C-36. Bars or taverns
- Use E-8. Gallery and museum



Proposed MU 3 Mixed Use Overlay District



Class II Permitted Uses:

- Use C-18. Mixed-Use Buildings
 - 100% of entire ground floor used for approved commercial uses.
 - The following mixes of uses shall be permitted:
 - Use C-16. Hotels with permitted non-residential use(s) on the first floor
 - Use H-1. Multiplex Dwellings on the second floor and above
- Use G-4. Movie theater
- Use G-8. Theater (performing)
- Use C-4. Bed and breakfast establishment
- Use C-10. Drive-through facilities



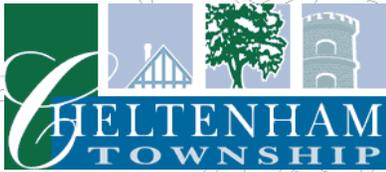
Proposed MU 3 Mixed Use Overlay District



Class II Permitted Uses:



- Use G-6. Indoor recreation facilities
- Use G-1. Amusement arcades
- Use G-2. Athletic/health club
- Use H-1. Multiplex, on the second floor and above
- Use E-9. Government uses
- Use G-5. Outdoor recreation
- Use G-7. Public grounds
- Use C-14. Farmer's market



Proposed MU 3 Mixed Use Overlay District



Site Master Plan.

- Must be approved by the Board of Commissioners when development is initially proposed
- Tentative sketch plan requirements of the Cheltenham SLDO
- Show all proposed buildings, land uses, lots, streets, open space, traffic circulation, landscaping, parking, and a conceptual or narrative plan for stormwater management for the entire tract
- Final plans shall be substantially similar to the master plan
- Updates
- The Board of Commissioners may require changes in the master plan



Proposed MU 3 Mixed Use Overlay District



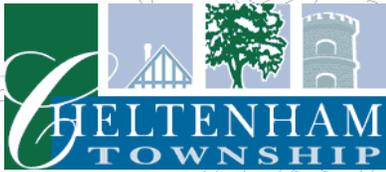
Sustainable Development Bonus:

- Maximum impervious area may be increased to 65% of the total lot area
- Minimum green area may be reduced to 35% of the total lot area
- Maximum building height may be increased to 50 feet



Must include at least three of the following:

- Porous or permeable paving
- Site-wide integrated stormwater management facilities
- Solar panels on at least 50% of all buildings
- Green rooftops on at least 50% of all flat roof surfaces
- Geothermal heating and cooling systems
- Located within a 2,000 foot radius of a regional rail station
- Passive solar techniques
- All buildings proposed to be built are ranked LEED Silver or higher



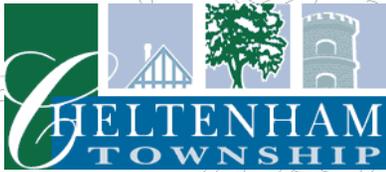
Proposed MU 3 Mixed Use Overlay District



Class I Dimensional Standards:

- *Minimum Lot Area.* 1 acre
- *Minimum Lot Width.* 100 feet at the street line
- *Maximum Impervious Area.* 55% of the total lot area
- *Minimum Green Area.* 45% of the total lot area
- *Minimum Building Setback.* 40 feet from any ultimate street right-of-way or property line
- *Minimum Parking Setback.* 10 feet from the ultimate street right-of-way or property line
- *Maximum Building Height.* 40 feet, except as permitted herein





Proposed MU 3 Mixed Use Overlay District Class I Design Guidelines

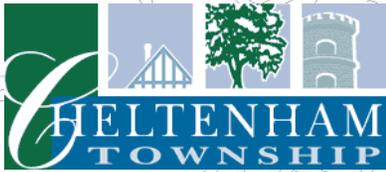


Design Features for Large Buildings.

- Use of multiple building materials
- Awnings
- Porches
- Canopies
- Towers
- Balconies
- Bays
- Gables
- Planted trellises
- Use of masonry (brick, stone or similar)
- Belt courses of a different texture or color (horizontal band, often of brick/stone)
- Projecting cornice/eaves (roof overhang)
- Projecting metal canopy
- Band of decorative tile
- Horizontal off-set of at least three feet
- Window sills and lintels
- Shrubbery flanking front door
- Public facades facing public streets or public parking shall include at least one type of design feature listed above for each 50 feet of frontage facing a public street or public parking

Roofs

- Rooftop HVAC or other rooftop utilities
- Roofs are required to be either:
 - (a) pitched on at least 80% of their surface with a pitch of 6 vertical to 12 horizontal,
 - (b) have a parapet for its entire length, or
 - (c) have a change in roof line of at least two vertical feet at least once every 50 horizontal feet.



Proposed MU 3 Mixed Use Overlay District Class I Design Guidelines



Blank Walls.

- Windows shall be located on each story of each wall facing a public way (street, sidewalk, trail, or parking area)
- For each wall facing a public street, minimum glazing area shall be at least 10%

Facades.

- May not be longer than 160 feet without a minimum 5 foot deep building offset
- No building may be longer than 320 feet



Class I Pedestrian Design Standards

- Required along all road frontages
- Connect the road frontage sidewalks to all front building entrances, parking areas, central open space, and any other destination that generates pedestrian traffic
- Connect to interior open space features
- Provide access to open space features and regional destinations outside the development, local and regional transportation centers, and existing sidewalk networks
- Paved trails as an alternate



Proposed MU 3 Mixed Use Overlay District



Class I Common Area. All office campuses and any development greater than 50,000 square feet:

- A courtyard or plaza visible from entrance driveways and parking lots
- Walkways, seating, and landscaping
- Not less than 3% of the gross floor area of the principle building(s) it serves
- A minimum of 200 square feet of outdoor common area
- Stormwater management features, such as may be included as part of the landscaping in the common area

Proposed MU 3 Mixed Use Overlay District



Buffer requirements. A minimum 15 foot wide screening buffer between the proposed office use and any new or proposed residential uses shall be required and 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.



Proposed MU 3 Mixed Use Overlay District



Class I Traffic Impact Study.

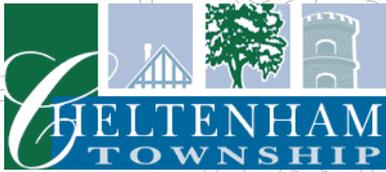
- Required for any office campus, research facility, or conversion of an existing historic structure for office, or event facility or other similar use
- Demonstrate that the proposed use will not adversely affect the surrounding areas or traffic circulation generally in the township
- An analysis of all significant intersections one half mile from the site boundary



Class II Dimensional Standards

- *Minimum Lot Area.* 2,500 square feet
- *Minimum Lot Width.* 25 feet at the street line
- *Maximum Building Area.* 60% of the total lot area
- *Maximum Impervious Area.* 85% of the total lot area
- *Minimum Green Area.* 15% of the total lot area
- *Building Setbacks:*
 - Front Yard. Buildings shall be built to the sidewalk.
 - Side Yard(s). There shall be two side yards, each at least 5 feet wide
 - Rear yard. 25 feet





Proposed MU 3 Mixed Use Overlay District



Class II Dimensional Standards:

- *Minimum Building Height.* 2 stories
- *Maximum Building Height.* 3 stories or 45 feet
- *Maximum Building Length.* 100 feet
- *Minimum Parking Setback.* Shall be located to the rear or side of all principal buildings. 10 feet from the ultimate street right-of-way or property line
- *Minimum Landscaped Buffer to Residential Districts.* 8 feet.
 - Use of native species is encouraged
 - Invasive species identified by the Township shall be prohibited
 - Shall include a mix of evergreen and deciduous trees and shrubs, and may include non-invasive vines, ornamental plantings, and grasses

Proposed MU 3 Mixed Use Overlay District



Class II Development Standards

- Design standards
- Pedestrian design
- Compatibility with surrounding neighborhoods
- Buffering requirements
- Traffic Impact Study



Proposed MU 3 Mixed Use Overlay District



Conditional Use Standards. Adaptive reuse of a historic structure into an office use, event facility, or similar use may be granted by the **Board of Commissioners** as a **conditional use**.

- Preserved historic buildings being used for an event facility shall be separated from any residential uses by a minimum of 100 feet of open space.
 - 15 foot wide screening buffer between event facility use and residential uses.



Proposed MU 3 Mixed Use Overlay District



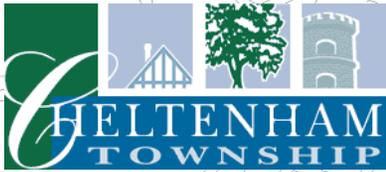
Conditional Use Standards. Adaptive reuse of a historic structure into an office use, event facility, or similar use may be granted by the **Board of Commissioners** as a **conditional use**.

- Preserved historic buildings being used for an office use shall be separated from any residential uses by a minimum of 50 feet of open space.
- Minimum 10 foot wide screening buffer between the proposed office use and any new or proposed residential uses.



Traffic Study.

- Required for any proposed event facility or office use
- Same standards as other required Parking Studies

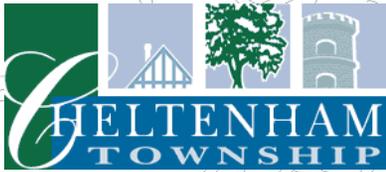


Proposed CRO Cluster Residential Overlay District



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.

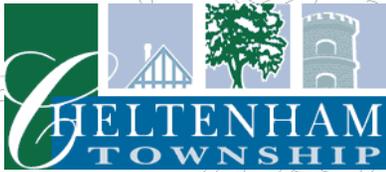


Proposed CRO Cluster Residential Overlay District



Intent.

- 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.

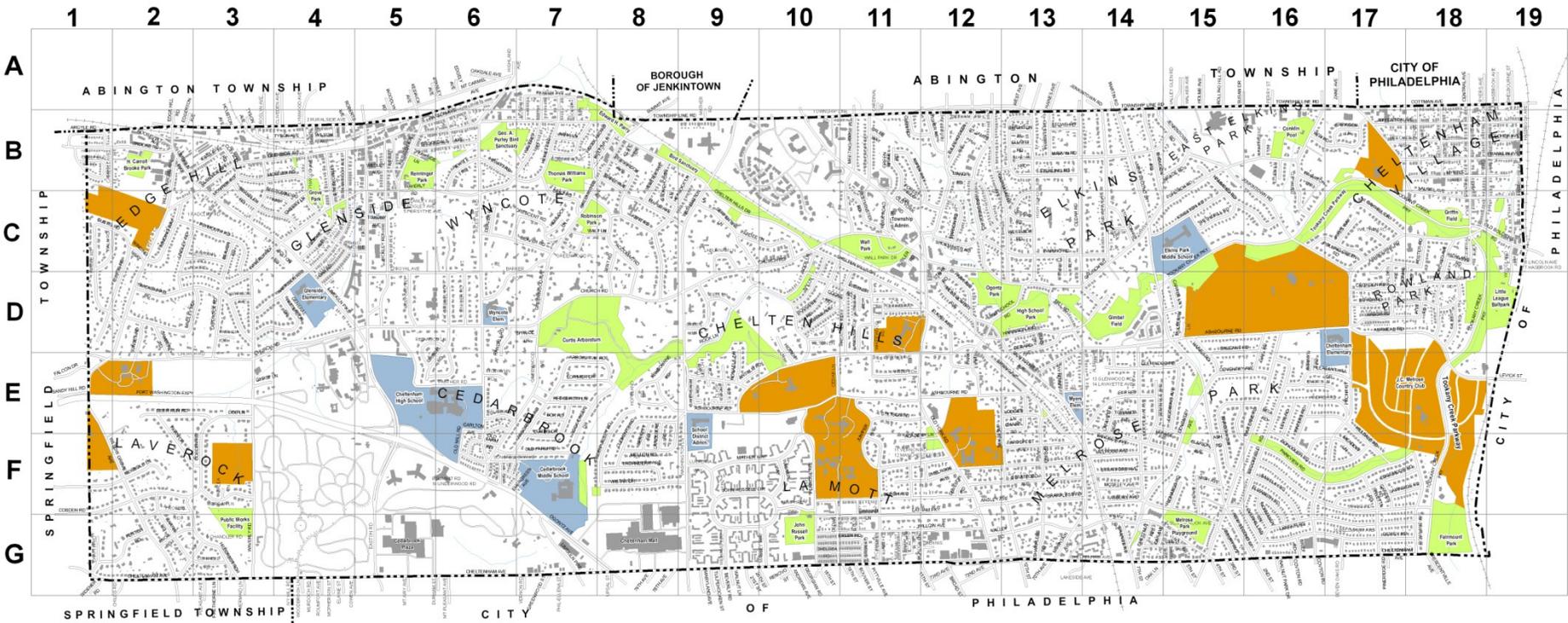


Proposed CRO Cluster Residential Overlay District



Applicability. All contiguous parcels consisting of **ten (10) acres or more** within the **R1** or **R2** residential zoning districts.

CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNA.



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

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This map is based on 2010 aerial 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 field. This map is not meant to be used as a legal definition of property or for engineering purposes.

Proposed CRO Cluster Residential Overlay District



Permitted Uses

- Use H-7. Single-family detached dwelling
- Use H-10. Two-family semi-detached dwelling (twin)
- Use H-3. Two-family semi-attached dwelling (duplex)
- Use H-9. Single-family attached dwelling (rowhouse or townhouse)
- Mixed Residential (two or more of the above residential dwelling types)
- Use H-6. Planned Residential Development.



Proposed CRO Cluster Residential Overlay District



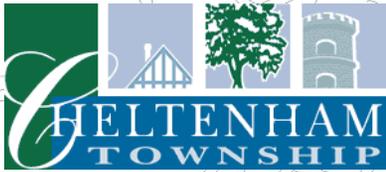
Permitted Uses

- Use H-8. Single-Family Cluster Development
- Use H-4. Estate Dwelling
- Conversion of existing historic structure for multiplex dwelling use (Use H-1)
- Use G-5. Outdoor recreation
- Use G-7. Public grounds



Conditional Uses

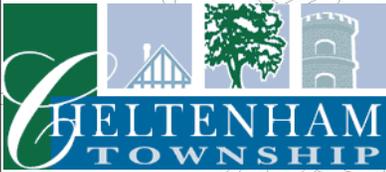
- Conversion of an existing historic structure for office building (Use F-1), bed and breakfast (Use C-4), event facility (Use C-13), or other similar use.



Proposed CRO Cluster Residential Overlay District Dimensional Requirements



	Dimensional Requirements (not including Estate Dwelling)
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 semi-attached dwellings: 3,000 square feet per dwelling unit</p> <p>Single-family attached dwelling: 3,000 square feet per dwelling unit</p>
Minimum Lot Width	24 feet
Setbacks	Minimum setbacks required for primary structures. See general regulations for allowed projections into setbacks.
Front	20 feet or the average of the two closest adjacent structures
Sides	<p>Single-family detached, single-family semi-detached, and two-family dwellings: Aggregate 15 feet, neither of which shall be less than 7 feet;</p> <p>Single-family attached dwelling: 8 feet per end unit</p>
Rear	25 feet
Garage	If front facing, 10 feet from the front façade of the primary structure (see additional regulations, Sections 803 & 804)
Maximum Building Coverage	35%
Maximum Impervious Coverage	45%
Minimum Green Space Required in Front Yard	Single family attached dwelling: 45%
Maximum Building Height	3 stories or 40 feet

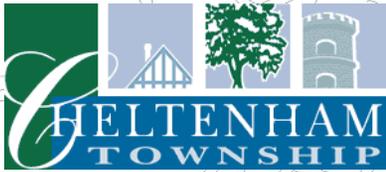


Proposed CRO Cluster Residential Overlay District



Estate Dwelling Dimensional Requirements

	Dimensional Requirements
Minimum Lot Area	2 acres
Maximum Developed Area	0.5 acre
Minimum Lot Width	200 feet
Setbacks	Minimum setbacks required for primary structures. See general regulations for allowed projections into setbacks.
Front	100 feet
Sides	25 feet and 60 feet aggregate
Rear	40 feet
Garage	20 feet from the from the front façade of the primary structure (see additional regulations below)
Maximum Building Coverage	15% of buildable area
Maximum Impervious Coverage	25%
Maximum Building Height	4 stories or 45 feet



Proposed CRO Cluster Residential Overlay District Development Standards



Open Space Preservation:

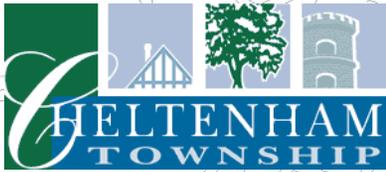
- 50% of total net site area
- At least 50% of that must be environmentally constrained land

Yield Plan. Applicant must submit a yield plan showing no more than the permitted number of units, as calculated below, that could be developed on the site.

Calculating Developable Acreage:

- Developable Acreage Calculations. Calculate the Total Developable Acreage of a tract by **subtracting** portions of **environmentally constrained land** from the **Net Site Area**, using the Table of Environmental Adjustment Factors (EAF)
 - **Step 1:** Determine the Total Net Site Area. The net site area is the gross tract area minus areas within ultimate rights-of-way lines, utility easements, and access strips and all lands previously set aside for conservation and/or preservation

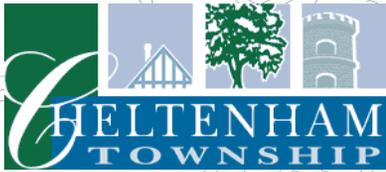
30 acres – 10 acres = 20 acres Total Net Site Area
 - **Step 2:** Determine Environmentally Constrained Acreage to Subtract from Net Site Area.



Proposed CRO Cluster Residential Overlay District



Environmental Constraint	Total Acreage of the Constraint on the Tract*	EAF Ratio (Environmental Adjustment Factor)	Environmentally Constrained Acreage to Subtract from Net Tract Area
Woodlands (Applies to woodlands that existed on a tract within five years prior to an application for land development or subdivision.)	<u>2</u> acres	X .50	= <u>1</u> acres
Riparian Corridor (area within 25 feet of the edge of a perennial or intermittent stream.)	<u>-</u> acres	X .67	= <u>0</u> acres
Riparian Corridor (area from 25 feet to 75 feet of the edge of a perennial or intermittent stream.)	<u>-</u> acres	X .33	= <u>0</u> acres
Floodplain	<u>-</u> acres	X 1.0	= <u>0</u> acres
Wetlands	<u>2</u> acres	X 1.0	= <u>2</u> acres
Waterbodies	<u>1</u> acres	X 1.0	= <u>1</u> acres
Watercourses	<u>-</u> acres	X 1.0	= <u>0</u> acres
Slopes of 15% to 24%	<u>2</u> acres	X .67	= <u>1.34</u> acres
Slopes greater than 24%	<u>1</u> acres	X 1.0	= <u>1</u> acres
Seasonal High Water Table (less than 18" depth. Only applies when sewage system utilizes land for disposal)	<u>-</u> acres	X .67	= <u>0</u> acres
Seasonal High Water Table (18"- 36" depth. Only applies when sewage system utilizes land for disposal)	<u>-</u> acres	X .33	= <u>0</u> acres
Depth to Bedrock (less than 42" depth. Only applies when sewage system utilizes land for disposal)	<u>-</u> acres	X .33	= <u>0</u> acres
Diabase Bedrock (Applies to sites with water supply wells)	<u>-</u> acres	X .67	= <u>0</u> acres



Proposed CRO Cluster Residential Overlay District

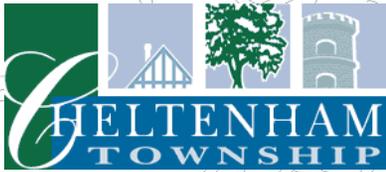


Step 3: Determine Total Developable Acreage. Add the Environmentally Constrained Acreages for all Environmental Constraints and subtract the total from the Total Net Site Area.

Total Net Site Area	20.00 acres
<u>Total Environmentally Constrained Acres to be Subtracted</u>	<u>- 6.34 acres</u>
Total Developable Acreage	= 13.66 acres

Density

- Determination of density based upon the density permitted in the underlying zoning district.
- The following formula is utilized in determining the maximum number of permitted dwellings units: **Density = Total Developable Acreage x Underlying Permitted Density.**
 - Example: R1 Zoning allows 2 dwellings per acre
14 x 2 = 28 total dwelling units
 - Example: R2 Zoning allows 4 dwellings per acre
14 x 4 = 56 total dwelling units



Proposed CRO Cluster Residential Overlay District



Development Standards

- Pedestrian Design Standards
 - Sidewalks shall be required along all road frontages
 - Sidewalks are required to connect to all front building entrances and parking areas
 - Sidewalks shall connect to interior open space features
 - Sidewalks shall provide access to regional destinations
 - A system of paved trails may be substituted

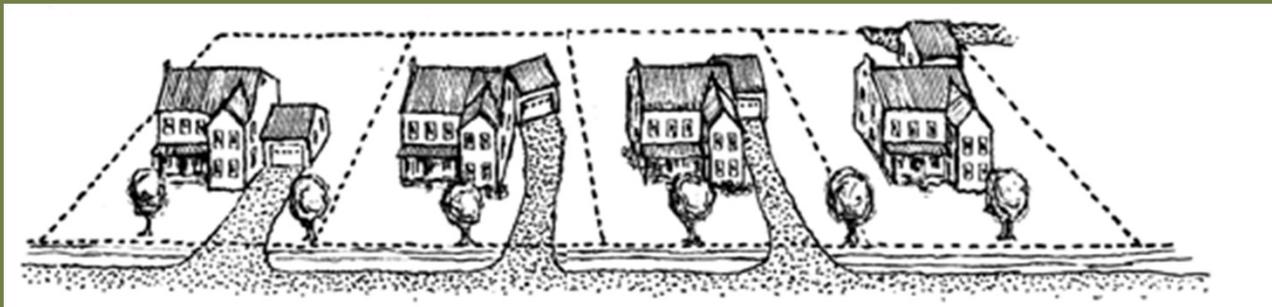


Proposed CRO Cluster Residential Overlay District



Development Standards

- Site master plan
- Buffering
 - 25 foot buffer with 10 foot screening buffer element
- Viewsheds
- Compatibility
- Garage location



Proposed CRO Cluster Residential Overlay District



Sustainability Bonus

- Overall density may be increased by 20%
- The proportion of permissible attached and semi-attached dwellings may be increased to 80% single-family attached and semi-detached dwellings with 20% single-family detached dwellings.
- Must include at least three of the following options:
 - Porous or permeable paving
 - Integrated stormwater management facilities
 - Solar panels on at least 50% of units
 - Green rooftops on at least 50% of all flat roof surfaces.
 - Geothermal heating and cooling systems
 - Preservation of at least 70 % of all mature trees
 - Site-wide passive solar building design techniques
 - Preservation of at least 70% of the total site area for open space, passive or active recreation, or preservation of natural or historic features.



Proposed CRO Cluster Residential Overlay District



Open Space Standards

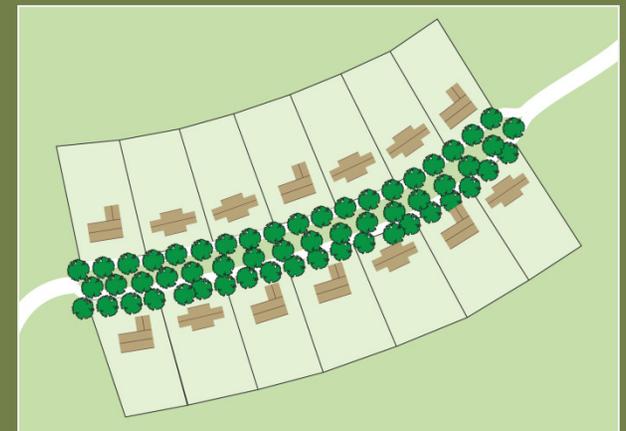
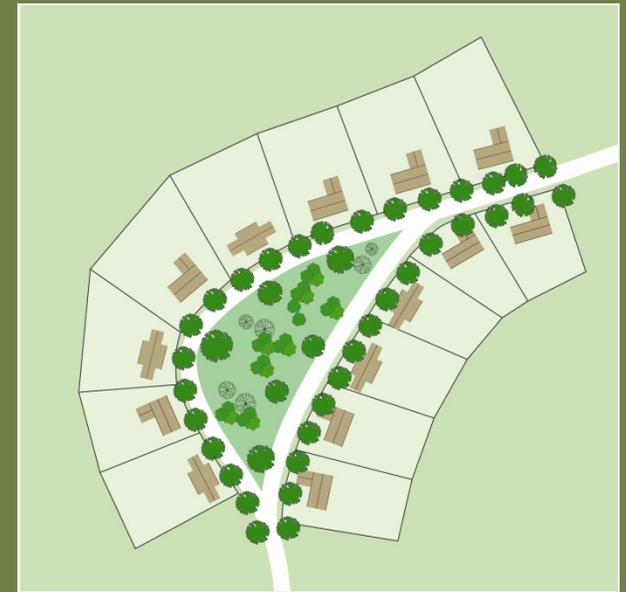
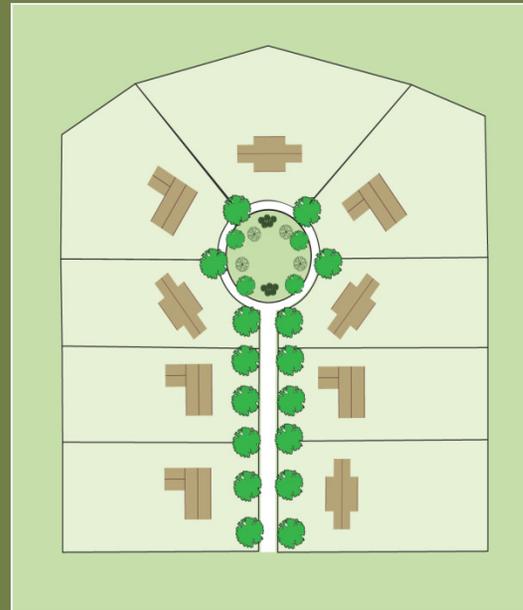
- Central open space
- Passive open space
- Active recreation uses
- Stormwater management facilities
- Open Space Design Requirements.
 - Maximize common boundaries with open space on neighboring tracts
 - Must be easily and conveniently accessible by sidewalk or paved trail
 - Shall have at least 100 feet of continuous frontage on an internal public street
 - No more than 15 residential lots may be located in a row on the same side of the street without an open space break that is at least 100 feet wide

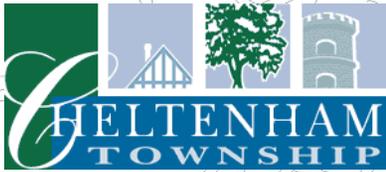
Proposed CRO Cluster Residential Overlay District



Central Open Space Requirements

- A minimum of 50% of proposed dwellings shall face a central open space
- Central open space design options:
 - Village Green
 - Boulevard
 - Eyebrow
 - Cul-de-sac Island



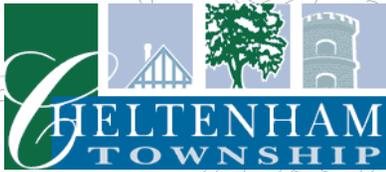


Proposed CRO Cluster Residential Overlay District



Conditional Use Requirements

- Adaptive reuse of a historic structure into an office use, bed and breakfast, event facility, or some other similar use
- Same required standards as the MU3 Mixed Use Overlay District
 - Traffic Impact Study
 - Event Facility
 - 100 feet open space buffer with 15 foot screening buffer
 - Office Use
 - 50 foot open space buffer with 10 foot screening buffer

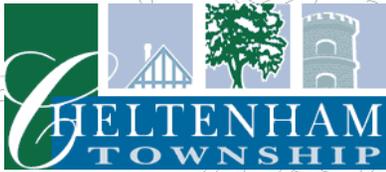


Proposed CDO Campus Development Overlay district



Intent

- Provide flexible standards for major educational, medical and office campus development.
- Ensure that campuses are appropriately located, suitably designed, and adequately served by public utilities, in order to protect and enhance the natural environment and the character of surrounding neighborhoods.
- Minimize potentially detrimental impacts on neighboring properties and roadways, including those caused by traffic, noise, and lighting.
- Ensure that institutional development and expansion will take place only when served by adequate public utilities and with appropriate protection of the natural environment and the community.
- Provide for ancillary uses to support campus expansions, creating autonomous development that is efficient in design.

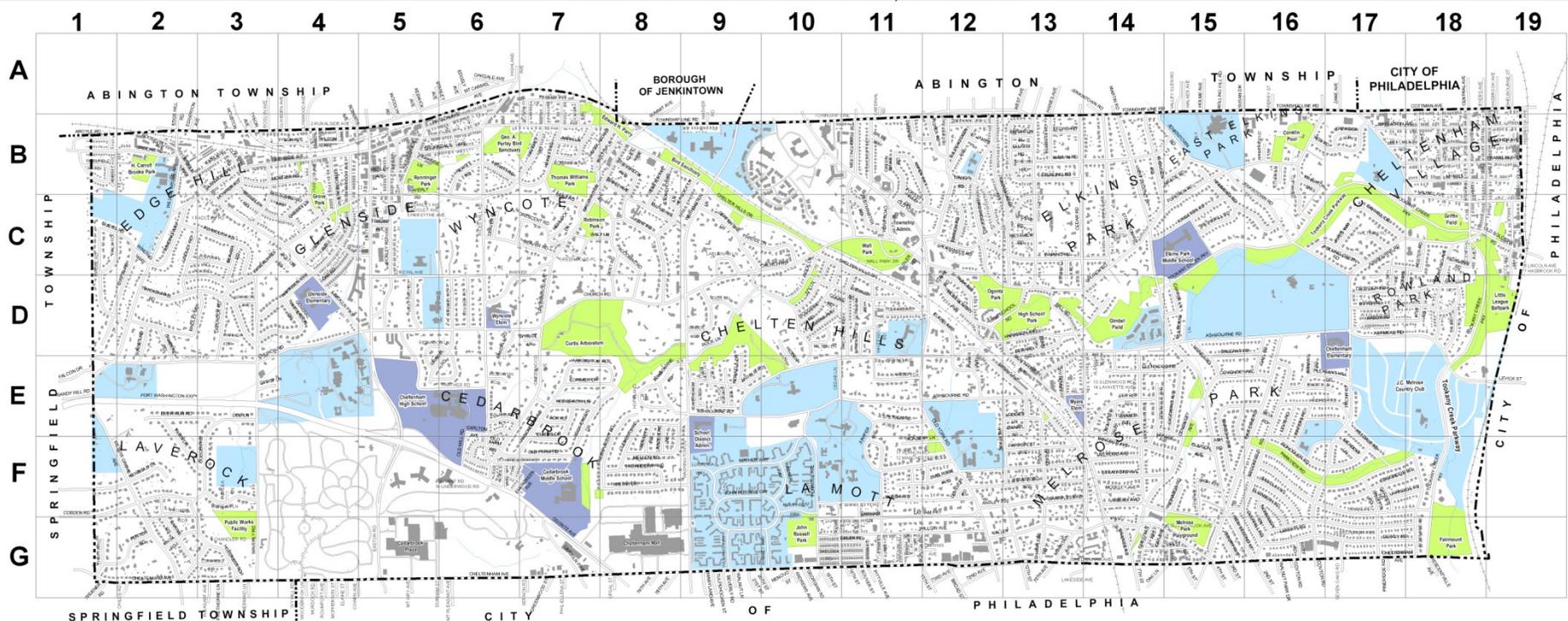


Proposed CDO Campus Development Overlay District



Intent.

- Shall apply to major educational, medical, and office campuses on contiguous properties of **10 acres or more** held in single ownership as well as **all existing schools – public/private** regardless of size.



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

Proposed CDO Campus Development Overlay district



Permitted Uses.

- Use E-2. College and University campus uses and ancillary uses including:
 - Use E-6. Educational facilities
 - Use E-5. Residential dormitories
 - Parking lots (Use C-20) and structured parking facilities (Use C-19)
 - Indoor (Use G-6) and outdoor recreation (Use G-5) facilities
 - Auditoriums/theaters (Use G-8), and museums (Use E-8)
 - Medical research facilities (Use D-13) and office uses
 - Retail uses and support services
 - Child and adult day cares (Use E-4), nursery schools, and summer camps
 - Open space and recreation amenities



Proposed CDO Campus Development Overlay district



Permitted Uses.

- Use E-12. Schools - Public/Private and any incidental use customarily associated with these institutions including:



- Use E-6. Educational facilities
- Use E-5. Residential dormitories
- Parking lots (Use C-20) and structured parking facilities (Use C-19)
- Indoor (Use G-6) and outdoor (Use G-5) recreation facilities
- Auditoriums/theaters (Use G-8), and museums (Use E-8)
- Open space and recreation amenities

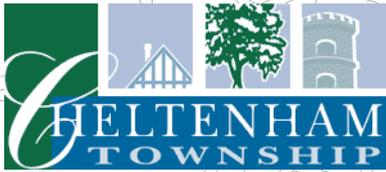
Proposed CDO Campus Development Overlay district



Permitted Uses.

- Use E-7. Hospital and medical campus:
 - Use E-7. Hospitals, including teaching and research facilities
 - Use F-2. Medical Clinic
 - Use F-3. Medical and dental offices for general practice, specialists, and outpatient medical uses
 - Parking lots (Use C- 20) and structured parking facilities (Use C- 19)
 - Retail uses
 - Open space and recreation amenities



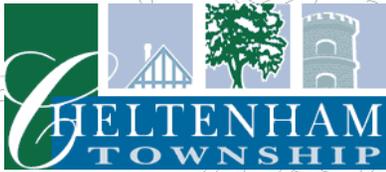


Proposed CDO Campus Development Overlay district



Permitted Uses.

- Use F-4. Office campus and corporate or institutional headquarters uses and ancillary uses including:
 - Use F-1. Office building
 - Use F-3. Medical office
 - Use D-13. Research facility
 - Parking lots (Use C-20) and structured parking facilities (Use C-19)
 - Retail uses
 - Open space and recreation amenities
- Communications antennas
- Any other use customarily incidental to a university, college, medical campus, office park, or corporate or institutional headquarters.



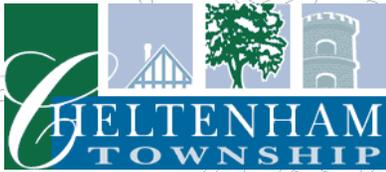
Proposed CDO Campus Development Overlay district



Site Master Plan.

- Shall be prepared when any property is proposed for subdivision or land development.
- Same required standards as the Mixed Use and the Cluster Residential Overlays.
- The Board of Commissioners may require changes to the master plan.





Proposed CDO Campus Development Overlay district



Dimensional Standards

- *Minimum Lot Area.* 10 acres
- *Minimum Lot Width.* 1,000 feet
- *Maximum Impervious Area.* 55% of the total lot area
- *Minimum Green Area.* 35% of the total lot area
- *Minimum Building Setback.* 100 feet from any ultimate street right-of-way or any other property line
- *Minimum Parking Setback.* 50 feet from the ultimate street right-of-way or property line
- *Maximum Building Height.* 60 feet, except as permitted herein.



Proposed CDO Campus Development Overlay District



Design Features for Large Buildings.

- Use of multiple building materials
- Awnings
- Porches
- Canopies
- Towers
- Balconies
- Bays
- Gables
- Planted trellises
- Use of masonry (brick, stone or similar)
- Belt courses of a different texture or color (horizontal band, often of brick/stone)
- Projecting cornice/eaves (roof overhang)
- Projecting metal canopy
- Band of decorative tile
- Horizontal off-set of at least three feet
- Window sills and lintels
- Shrubbery flanking front door
- Public facades facing public streets or public parking shall include at least one type of design feature listed above for each 50 feet of frontage facing a public street or public parking





Design and Development Standards.

- Architectural Features. May exceed max. building height by 20 feet.
- Building facades. 5 foot building offset for every 160 feet of façade.
- Buffer requirements. Min. 15 foot wide screening buffer
- Compatibility. Significant historic and landscape features.
- Traffic Impact Study. Same requirements as MU3 and CRO Districts

Next steps



Future Meetings:

- April 23, 2014: Overlay Districts
- April 30, 2014: Overflow Meeting





Cheltenham Township Proposed Zoning Ordinance



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

