



Cheltenham Township Proposed Zoning Ordinance

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Montgomery County Planning Commission

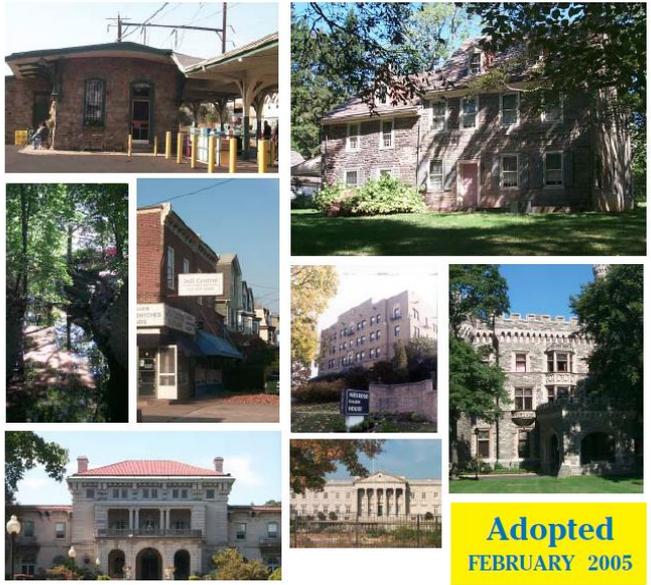


- ▶ Recap of Process
- ▶ Review of Public Meeting Feedback
- ▶ Overview of Changes from Nov. 2013 Draft
- ▶ Zoning Map Changes
- ▶ Overlay Districts Changes
- ▶ Use Regulations Changes
- ▶ General Regulations Changes



1929	1964	2005
<p>Zoning Ordinance Written</p> <p>1930 Census: 15,731 Residents</p>	<p>Last major update and rewrite of the Zoning Ordinance</p>	<p>Cheltenham Township Comprehensive Plan Adopted</p>

Cheltenham Township
COMPREHENSIVE PLAN

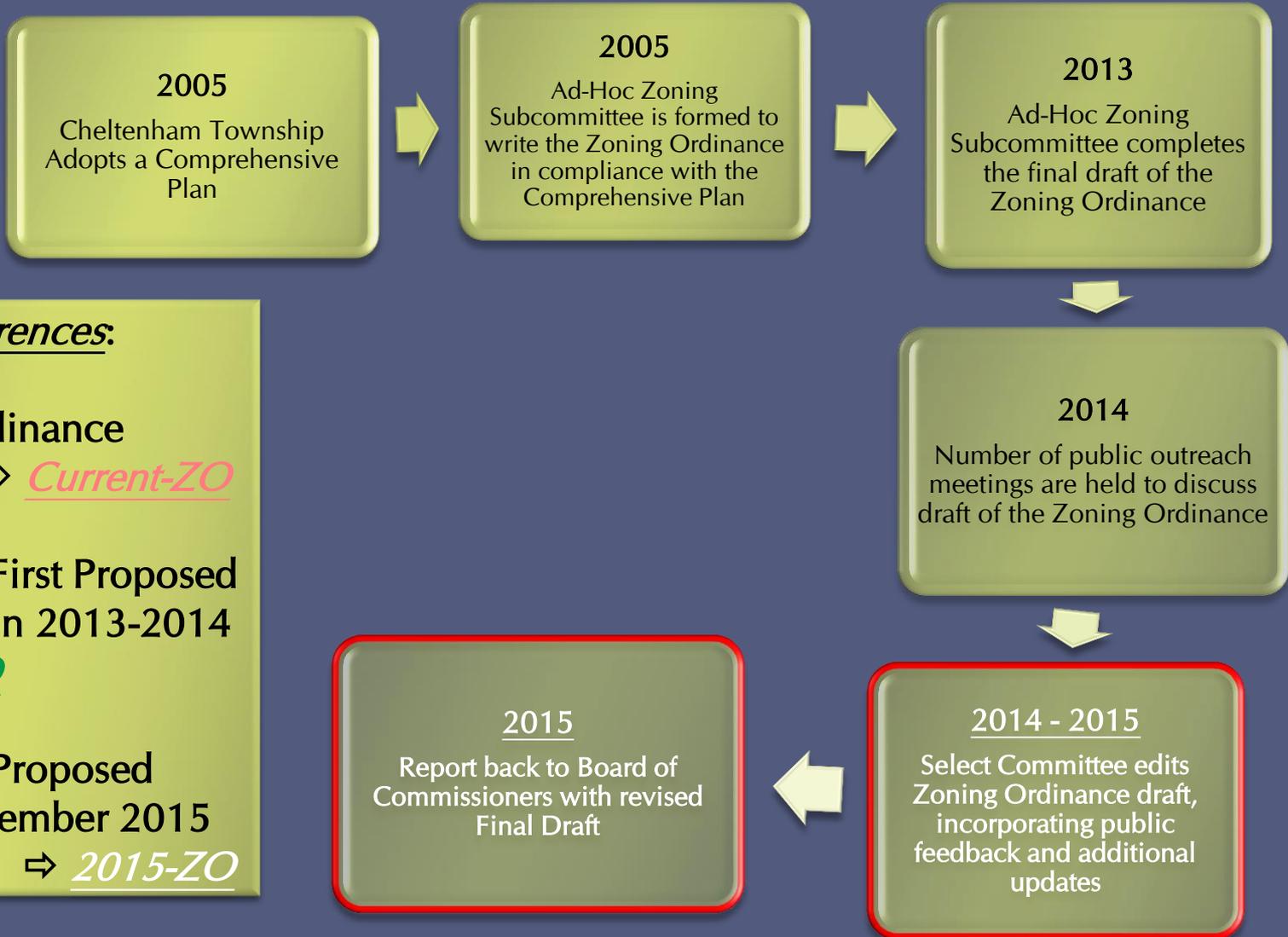


Adopted
FEBRUARY 2005

The Zoning Ordinance Revision Will:

- Modernize and overhaul Use Regulations
- Consolidate and streamline zoning districts
- Add and improve Sustainability and Open Space standards
- Ensure clarity, relevance, and ease of use
- Conform with recent state/federal laws and current best practices
- *Expand the tax base*





Key of References:

Existing Ordinance

⇒ Current-ZO

Ordinance First Proposed
for Review in 2013-2014

⇒ 2013-ZO

Ordinance Proposed
Today, September 2015

⇒ 2015-ZO

- ▶ Provide more predictability to Township on how Overlays apply:
 - ▶ Mixed Use
 - ▶ Campus Development
 - ▶ Age Restricted
 - ▶ Cluster Overlay
- ▶ More areas might benefit from being mixed use



Overview of Changes from 2013-ZO to 2015-ZO



- ▶ Added the following Mapped Districts:
 - ▶ MU3 – Mixed Use District (formerly an overlay district)
- ▶ Deleted the following Overlay Districts:
 - ▶ ARO – Age-Restricted Residential Overlay District
 - ▶ CRO – Cluster Residential Overlay District
 - ▶ MU3 – Mixed Use Overlay District (now mapped district)
- ▶ Amended Campus Development Overlay for clarity and more oversight of applicability
- ▶ Added several more definitions
- ▶ Added 11 more uses
- ▶ Deleted 2 uses
- ▶ Added all accessory uses applicable to mapped districts

Overview of Changes from 2013-ZO to 2015-ZO



- ▶ Made substantive changes to a number of use regulations
- ▶ Changed all conditional uses to special exceptions
- ▶ Added “Wireless Telecommunications Facilities” Regulations
- ▶ Numerous smaller edits to various sections for:
 - ▶ clarity, consistency and typographical errors, including section cross-references.



Mapped Zoning Districts



2015-ZO Zoning Districts*

- Residential
 - R1
 - R2
 - R3
 - R4
- Multifamily Residential
 - M1
 - M2
- Commercial
 - C1
 - C2
- Mixed Use
 - MU1
 - MU2
 - **MU3**
- Light Industrial
 - LI

Current-ZO Zoning Districts

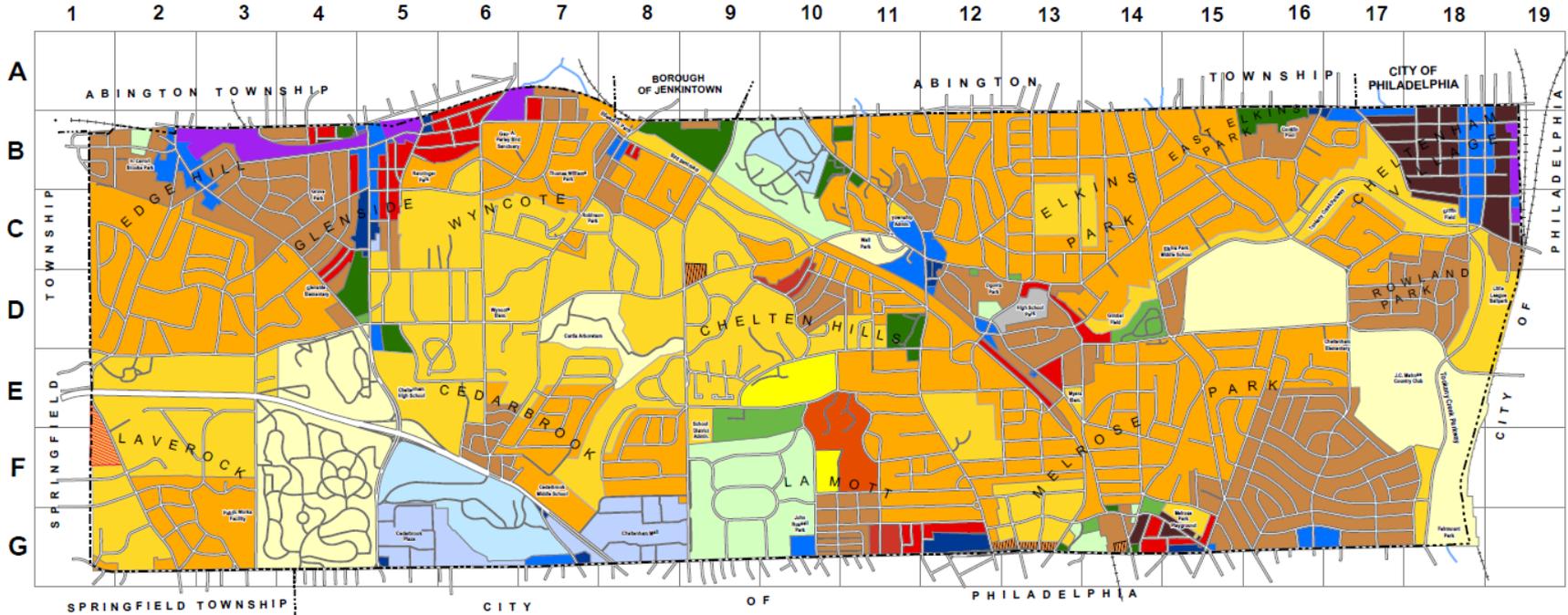
- Residential:
 - R1
 - R2
 - R3
 - R3A
 - R4
 - R5
 - R6
 - R7
 - R8
 - RO
 - LC
- Multifamily Residential
 - M1
 - M2
 - M3
 - M4
- Commercial
 - C1
 - C2
 - C3
 - C4
- Manufacturing and Industrial
 - G

Mapped Zoning Districts

Current-ZO



CHELtenham TOWNSHIP Existing Zoning, as of August 2015



Current Zoning Districts

Residential Districts

- R1 - Residential
- R2 - Residential
- R3 - Residential
- R3A - Residential
- R4 - Residential
- R5 - Residential
- R6 - Residential
- R7 - Residential
- R8 - Residential
- LC - Life Care Facility
- RO - Residential & Office
- M1 - Multiple Dwelling
- M2 - Multiple Dwelling
- M3 - Multiple Dwelling & Office
- M4 - Multiple Dwelling and Other Use District

Nonresidential Districts

- C1 - Commercial
- C2 - Commercial & Business
- C3 - Commercial & Business
- C4 - Commercial & Business
- G - Manufacturing & Industrial

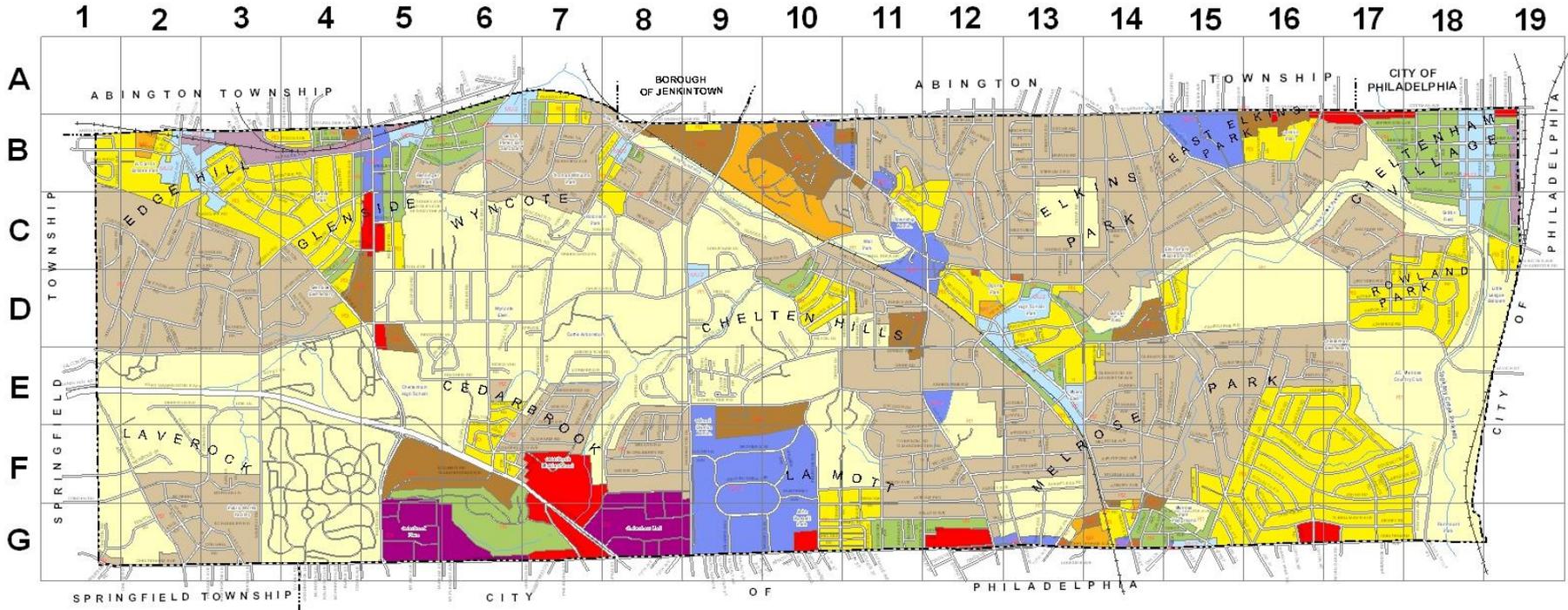
MCPC Montgomery County Planning Commission
 Montgomery County Courthouse - Planning Commission
 PO Box 311 Norristown, PA 19304-0311
 (p) 610.278.3722 • (f) 610.278.3941
 www.montcopc.org/planning

0 750 1,500 3,000 Feet

This map is based on 2010 ortho photography and official sources. Property line data was compiled from individual parcel maps from the Montgomery County Board of Assessment Taxes, with no verification from the field. This map is not meant to be used as a legal definition of properties or for engineering purposes.



CHELtenham TOWNSHIP Proposed Zoning Map



Proposed Zoning Districts

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

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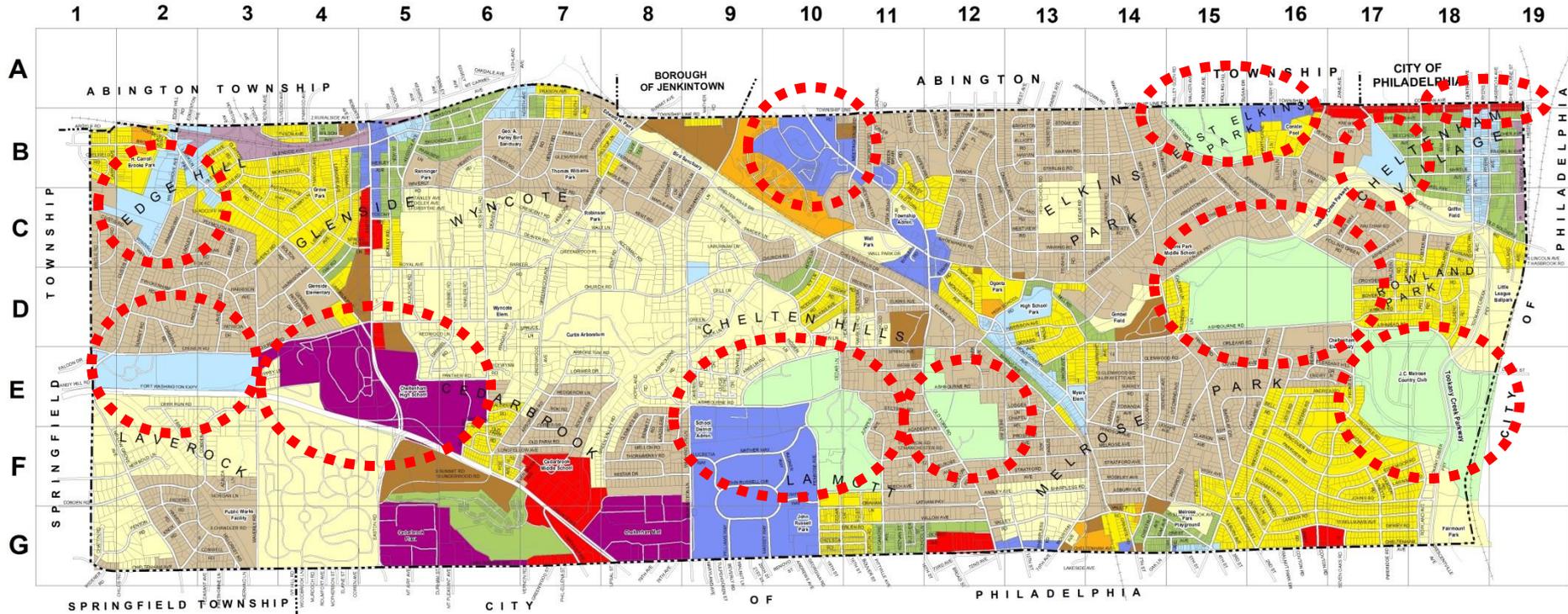
Mapped Zoning Districts

Proposed 2015-ZO Zoning Map



CHELtenham TOWNSHIP

Proposed Zoning: June, 2015



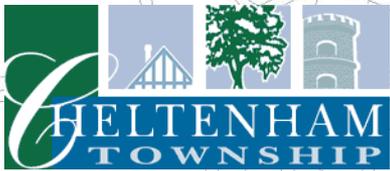
Map Changes Since 2013-ZO

- Proposed Zoning Districts**
- | | | |
|---------------------------------|--|--|
| Nonresidential Districts | Residential and Mixed Use Districts | |
| C1 - Commercial District | R1 - Residential District | M1 - Multifamily Residential District |
| C2 - Commercial District | R2 - Residential District | M2 - Multifamily Residential Districts |
| LI - Light Industrial District | R3 - Residential District | MU1 - Mixed Use District |
| | R4 - Residential District | MU2 - Mixed Use District |
| | | MU3 - Mixed Use District |

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Proposed 2015-ZO MU3 Mixed Use District



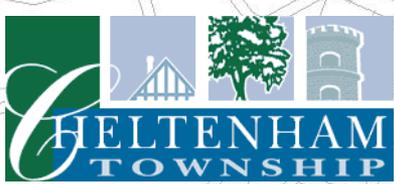
- ▶ Evolved from Mixed Use Overlay District
- ▶ Merged with M4
- ▶ Mapped onto most tracts to which Cluster Overlay would have applied
- ▶ Class One Developments
 - ▶ *Category A:* Tracts at least 1 and no more than 7 acres
 - ▶ *Category B:* Tracts greater than 7 acres
 - ▶ *Only Elkins Estate and Lynnewood Hall currently qualify*
- ▶ Class Two Developments
 - ▶ Tracts 10 acres or greater, with 200 ft frontage on major collector or greater
- ▶ Approved, with a Master Plan, as Special Exception

Proposed *2015-ZO* MU3 Mixed Use District



- ▶ Elements from M4 Added:
 - ▶ Viewshed
 - ▶ Historical Preservation standards
 - ▶ Uses formerly allowed in M4
 - ▶ Fine-tuned dimensional and development standards
- ▶ Density capped at 2 dwelling units/acre





Overlay Zoning Districts



Current-ZO:

- Historic Resource
- Floodplain Conservation
- Riparian Corridor Conservation
- Steep Slope Conservation
- Preservation

2015-ZO:

- ~~Cluster Residential~~
- ~~Mixed Use~~
- Campus Development
- Historic Resource
- Floodplain Conservation
- Riparian Corridor Conservation
- Steep Slope Conservation
- **Preservation (temporary)**



Applicability:

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

Special Exception Requirements:

- ▶ SE required to approve establishment of Overlay
- ▶ Tracts must be of single ownership
- ▶ Requires Campus Plan
- ▶ Additional SE required to expand the district
- ▶ Once tract or portion thereof changes ownership, it automatically reverts to base zoning, leaving Overlay

Preservation Overlay



- ▶ Kept only “bare bones” to act as place-holder for Local Landmark Ordinance
- ▶ Applies automatically, removing Conditional Use provision



▶ Categories of Permitted Uses

- ▶ Accessory Uses
- ▶ ~~Agricultural Uses~~
- ▶ Commercial Uses
- ▶ Industrial Uses
- ▶ Community Services Uses
- ▶ Office Uses
- ▶ Entertainment/Recreational Uses
- ▶ Residential Uses
- ▶ Utility Uses



▶ Uses Added:

- ▶ A-12: Drive-through Facility
- ▶ A-13: No-Impact Home-Based Business
- ▶ A-17: Accessory Service Station
- ▶ B-37: Motel
- ▶ B-38: Pet Grooming
- ▶ C-20: Brewery/Distillery/Winery
- ▶ C-21: Microbrewery/Microdistillery/
Microwinery
- ▶ D-13: Art Gallery
- ▶ D-14: Assisted Living Facility
- ▶ D-15: Life Care Facility/CCRC
- ▶ F-9: Amphitheater

▶ Uses Deleted:

- ▶ H-6: Planned Residential Development
- ▶ H-8: Single-Family Cluster
Development



▶ General Regulations

- ▶ Approval Process
- ▶ Maintenance and Standards of Care

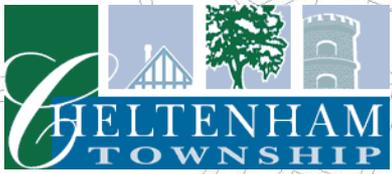
▶ New Wireless Support Structures

- ▶ In and out of the right-of-way
- ▶ C1 and LI only
- ▶ 100 ft distance from residential & historic districts

▶ Collocation, Replacement and Modification of WTFs

- ▶ In and out of the right-of-way
- ▶ Permitted in all zones, by state law, subject to design and development regulations
- ▶ Prohibited from historic buildings & structures





Questions?