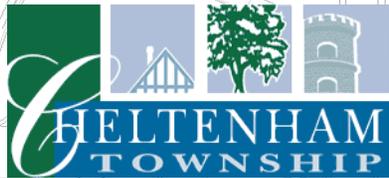


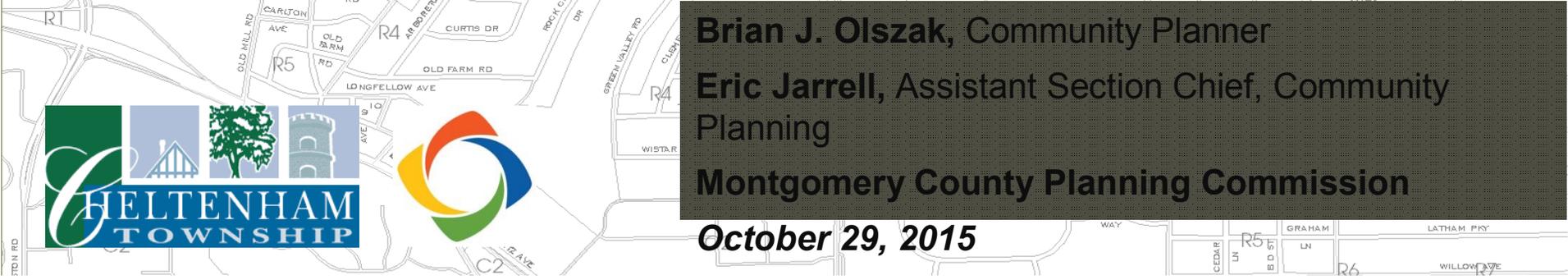


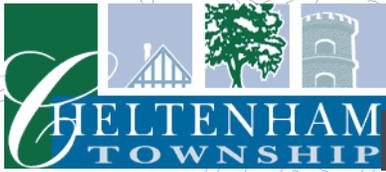
# Cheltenham Township Proposed Zoning Ordinance Residential & Multifamily Districts



**Brian J. Olszak, Community Planner**  
**Eric Jarrell, Assistant Section Chief, Community Planning**  
**Montgomery County Planning Commission**

**October 29, 2015**





# Introduction & Review Process



- ▶ ***Overall Changes to Draft***
  - ▶ *September 16<sup>th</sup>*
- ▶ **Residential and Multifamily Districts**
  - ▶ *October 29<sup>th</sup>*
- ▶ **Commercial, Industrial, and Overlay Districts**
  - ▶ *November 16<sup>th</sup>*
- ▶ **Mixed Use Districts, General and Administrative**
  - ▶ *December 17<sup>th</sup>*

## ▶ Category-Based Use Classification

- ▶ One of the newest parts of proposed code
- ▶ Provides consistent and clear regulations throughout

Use Code

Definition

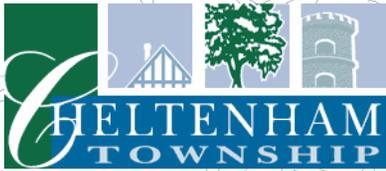
Use-Specific Size Requirements and Other Conditions

## Example of Use Regulation:

### Use G-6: 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:

- a. For approved building lots less than one (1) acre in size, public water and sewer must be provided.
- b. The minimum lot size for single-family detached dwellings shall be five thousand (5000) square feet. If the minimum lot size indicated herein conflicts with the minimum lot size of the applicable zoning district, the larger of the two shall apply.
- c. Parking spaces shall be at least 18' for single-family use.
- d. Single-car garages shall not be utilized as required parking spaces.
- e. A single-family dwelling unit shall only contain one kitchen facility.



# Orientation



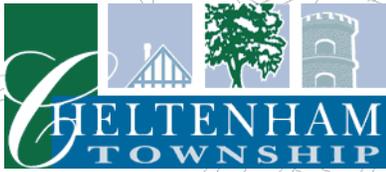
## ▶ For Example: Various Ways Medical Use Regulated in Current-ZO

- ▶ “Medical clinic building”
- ▶ “Medical office”
- ▶ “Health and wellness clinic”
- ▶ ”general hospital for short-tern illness...excluding hospitals that care for mental patients, alcoholic patients, tubercular patients and patients having contagious diseases”
- ▶ “clinic”
- ▶ “hospital”
- ▶ “specialized medical services”
- ▶ “A professional office for a lawyer, doctor, dentist, chiropractor and any other practitioner of the healing arts for humans, as licensed by the Commonwealth of Pennsylvania”
- ▶ “Sanatorium or rest home”
- ▶ “Old age home”

- ▶ **In Proposed Code...**
  - ▶ Use D-7: Hospital
  - ▶ Use E-2: Medical Clinic
  - ▶ Use E-3: Medical Office

- ▶ Use D-10: Nursing Home.
- ▶ Use D-14: Assisted Living Facility.
- ▶ Use D-15: Life Care Facility/CCRC.





# Mapped Residential Zoning Districts

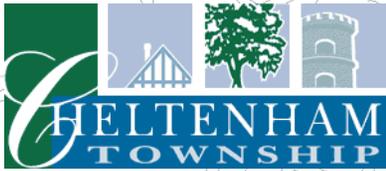


## Proposed Residential Zoning Districts:

- Residential:
  - R1
  - R2
  - R3
  - R4
- Multifamily Residential
  - M1
  - M2

## Current Residential Zoning Districts:

- Residential:
  - R1
  - R2
  - R3
  - R4
  - R5
  - R6
  - R7
  - R8
  - RO
  - LC
- Multifamily Residential
  - M1
  - M2
  - M3
  - **M4**



# Current vs. Proposed Districts



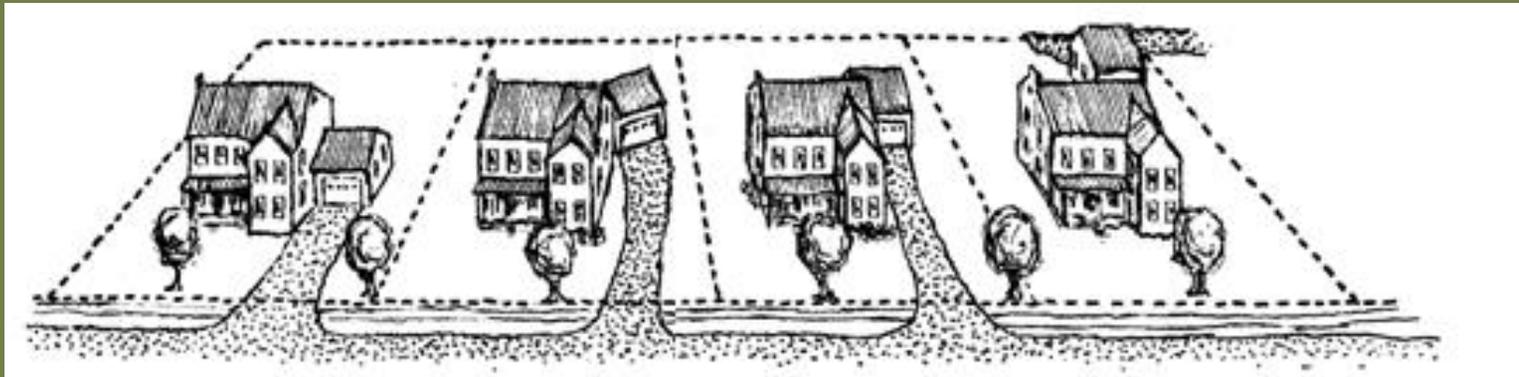
<i>Current</i>	Proposed
R1	<b>R1</b>
R2	
R3	
R3A	
R4	<b>R2</b>
R5	<b>R3</b>
R6	
R7	<b>R4</b>
R8	
LC	<i>N/A</i>
RO	<b>MU1/MU2</b>

<i>Current Multifamily</i>	Proposed
M1	<b>M1</b>
M2	
M3	<b>M2</b>

# General Improvements to Residential Districts



- ▶ Category-based Use Classifications
- ▶ Maximum Impervious coverages
- ▶ Minimum green space to SFA
- ▶ Garage requirements
- ▶ Expanded and iterated list of accessory uses





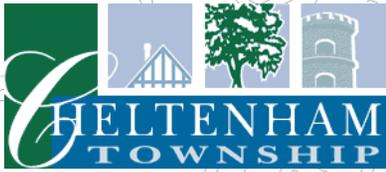
# Accessory Uses



- ▶ **Use A-1.** Residential Accessory Structure.
- ▶ **Use A-3.** Recreational Vehicles.
- ▶ **Use A-5.** Antenna Systems.
- ▶ **Use A-6.** Fences and Walls.
- ▶ **Use A-7.** Home Occupation.
- ▶ **Use A-8.** Storage (Outdoor).
- ▶ **Use A-9.** Swimming Pool.
- ▶ **Use A-10.** Tennis/Sport Courts.
- ▶ **Use A-13.** No-Impact Home-Based Business.
- ▶ **Use A-14.** Agriculture.
- ▶ **Use A-15.** Livestock.
- ▶ **Use A-16.** Fowl/Poultry.
- ▶ **Use D-4.** Adult/Child Day Care.

## Currently Permitted:

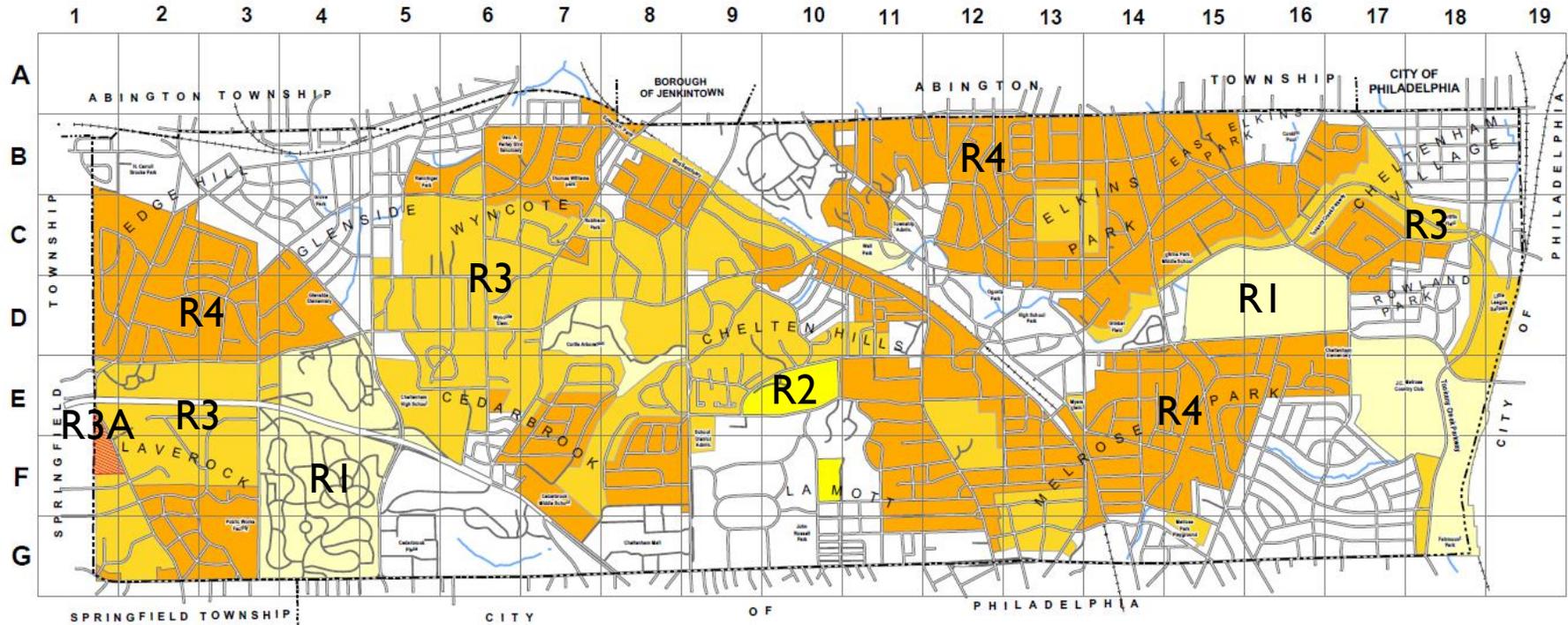
- ▶ Private garage
- ▶ A professional office for a lawyer, doctor, dentist, chiropractor, and any other practitioner of the healing arts for humans....
- ▶ A private swimming pool...
- ▶ A satellite earth station...



# Current Residential Districts R1, R2, R3, R3A & R4



**CHELTENHAM TOWNSHIP**  
Existing Residential Zoning, as of October 2015



- R1 - Residential
- R2 - Residential
- R3 - Residential
- R3A - Residential
- R4 - Residential

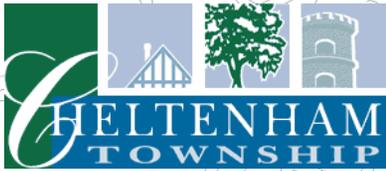


0 750 1,500 3,000 Feet



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www.mcpc.org/planning

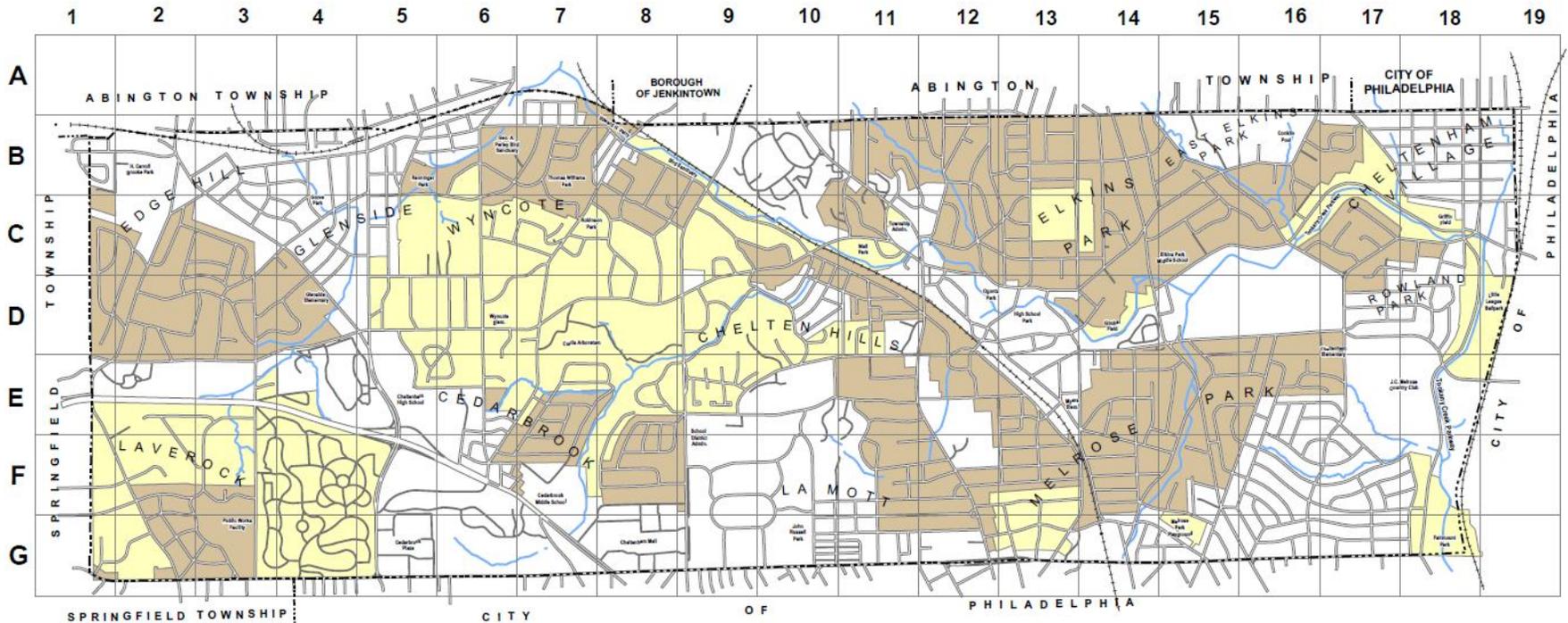
This map is based on 2011 aerial photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Department of Assessment Appeals with no verification from the user. This map is not meant to be used as a legal definition of properties or for engineering purposes.



# Proposed Residential Districts R1 and R2



**CHELtenham TOWNSHIP**  
Proposed Residential Zoning, as of October 2015



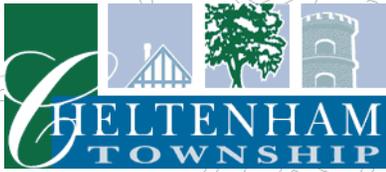
- R1 - Residential District
- R2 - Residential District

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0 750 1,500 3,000 Feet



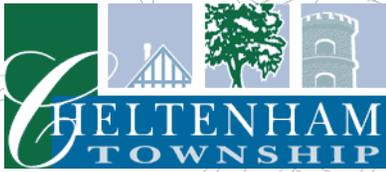
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# Proposed R1 Dimensional Standards Comparison



	<b>Proposed R1</b>	<i>Current R1</i>	<i>Current R2</i>	<i>Current R3</i>
<b>Min Lot Area</b>	20,000 square feet	60,000 square feet	45,000 square feet	20,000 square feet
<b>Min Lot Width</b>	100 feet	200 feet	150 feet	100 feet
<b>Setbacks</b>	Minimum setbacks required for primary structures.			
<b>Front</b>	50 feet or the average of the two closest adjacent structures	75 feet	60 feet	50 feet
<b>Sides</b>	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	Aggregate of 40 feet; neither side shall be set back less than 15 feet
<b>Rear</b>	25 feet	50 feet	35 feet	25 feet
<b>Garage</b>	10 feet from the front façade of the primary structure (see Section 503)	NA	NA	NA
<b>Max Building Coverage</b>	15%	10%	12%	15%
<b>Max Impervious Coverage</b>	35%	NA	NA	NA
<b>Max Building Height</b>	3 stories or 40 feet	3 stories or 40 feet	3 stories or 40 feet	3 stories or 40 feet



# Proposed R1 Permitted Uses Comparison



## Permitted Uses:

- ▶ Use D-1. Cemetery.
- ▶ Use D-8. Library.
- ▶ Use D-10. Nursing Home.
- ▶ Use D-14. Assisted Living Facility.
- ▶ Use F-3. Golf Course
- ▶ Use F-5. Outdoor Recreation
- ▶ Use F-7. Public Ground
- ▶ Use G-6. Single-family detached dwelling.

## Permitted by SE:

- ▶ Use B-4. Bed and Breakfast.
- ▶ Use D-15. Life Care Facility/CCRC.

## Currently Permitted in R1, R2, R3:

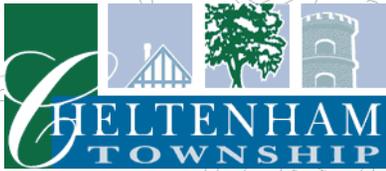
- ▶ Single Family detached
- ▶ Cluster develop.
- ▶ Golf course
- ▶ Signs
- ▶ Municipal use

## Permitted by SE:

- ▶ Multiple dwelling housing for the elderly

## Permitted by Conditional Use:

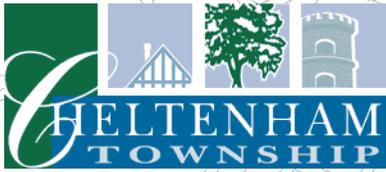
- ▶ Cemetery



# Proposed R2 Dimensional Standards Comparison



	Proposed R2	Current R4
<b>Minimum Lot Area</b>	10,000 square feet	10,000 square feet
<b>Minimum Lot Width</b>	70 feet	70 feet
<b>Setbacks</b>	Minimum setbacks required for primary structures.	
<b>Front</b>	40 feet or the average of the two closest adjacent structures	40 feet
<b>Sides</b>	Aggregate 30 feet; neither side shall be set back less than 10 feet	Aggregate 30 feet; neither side shall be set back less than 10 feet
<b>Rear</b>	25 feet	25 feet
<b>Garage</b>	10 feet from the front façade of the primary structure (see Section 603)	N/A
<b>Maximum Building Coverage</b>	20%	20%
<b>Maximum Impervious Coverage</b>	40%	N/A
<b>Maximum Building Height</b>	3 stories or 40 feet	3 stories or 40 feet



# Proposed R2 Permitted Uses Comparison



## Permitted Uses:

- ▶ Use D-1. Cemetery.
- ▶ Use D-8. Library.
- ▶ Use D-10. Nursing Home.
- ▶ Use D-14. Assisted Living Facility.
- ▶ Use F-5. Outdoor Recreation
- ▶ Use F-7. Public Grounds
- ▶ Use G-6. Single-family detached dwelling.

## Permitted by SE:

- ▶ Use B-4. Bed and Breakfast.
- ▶ Use B-15. Funeral Home.
- ▶ Use D-15. Life Care Facility/CCRC.

## Currently Permitted in R4:

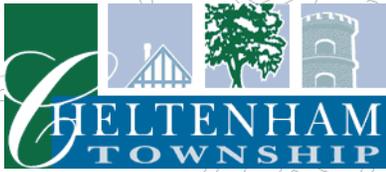
- ▶ Single Family detached
- ▶ Cluster develop.
- ▶ Golf course
- ▶ Signs
- ▶ Municipal use

## Permitted by SE:

- ▶ Educational or religious use, including dormitory
- ▶ General hospital for short-term illness...

## Permitted by Conditional Use:

- ▶ Cemetery

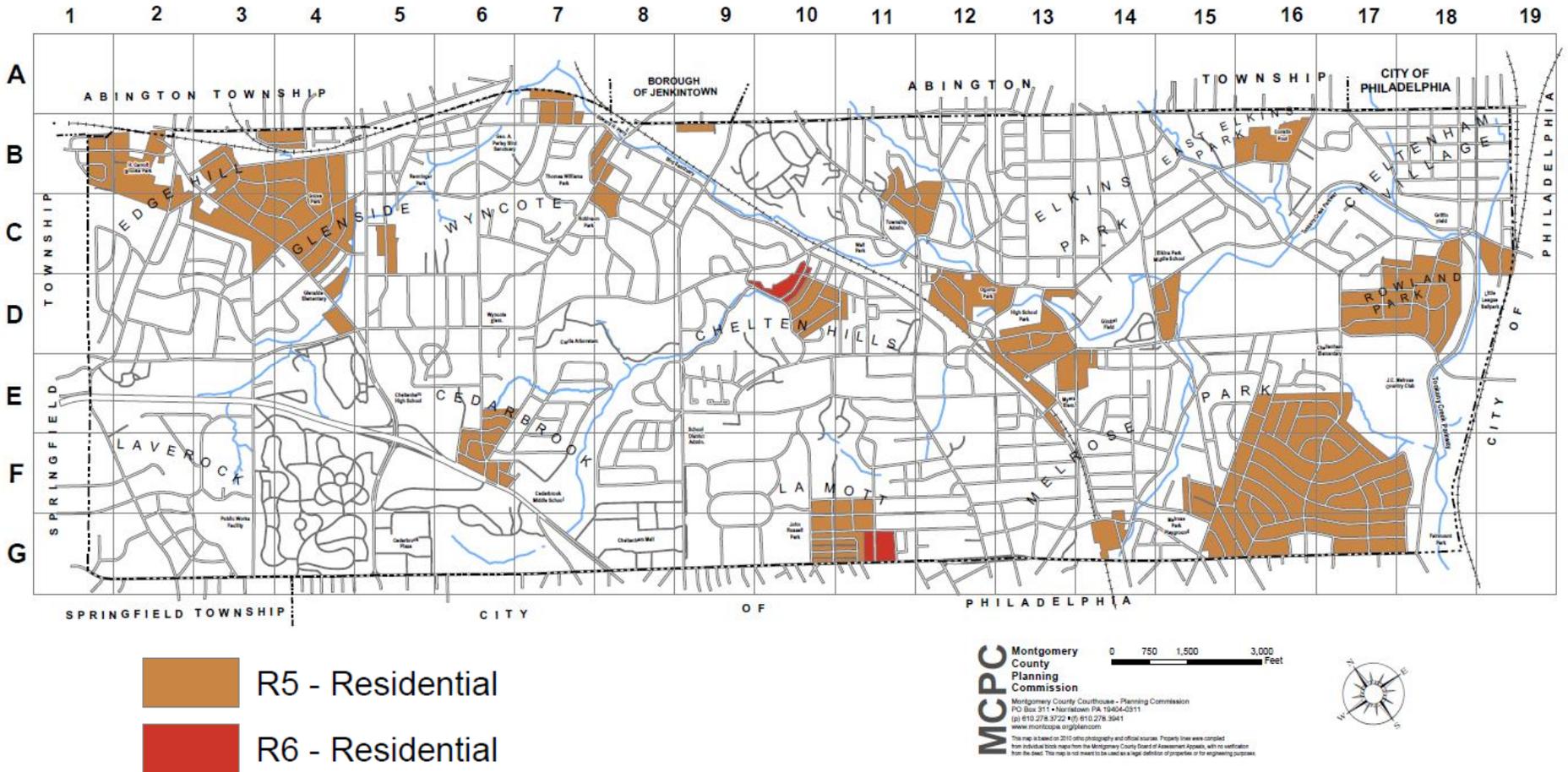


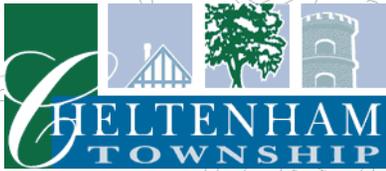
# Current Residential Districts

## R5, R6



**CHELTHENHAM TOWNSHIP**  
Existing Residential Zoning, as of October 2015

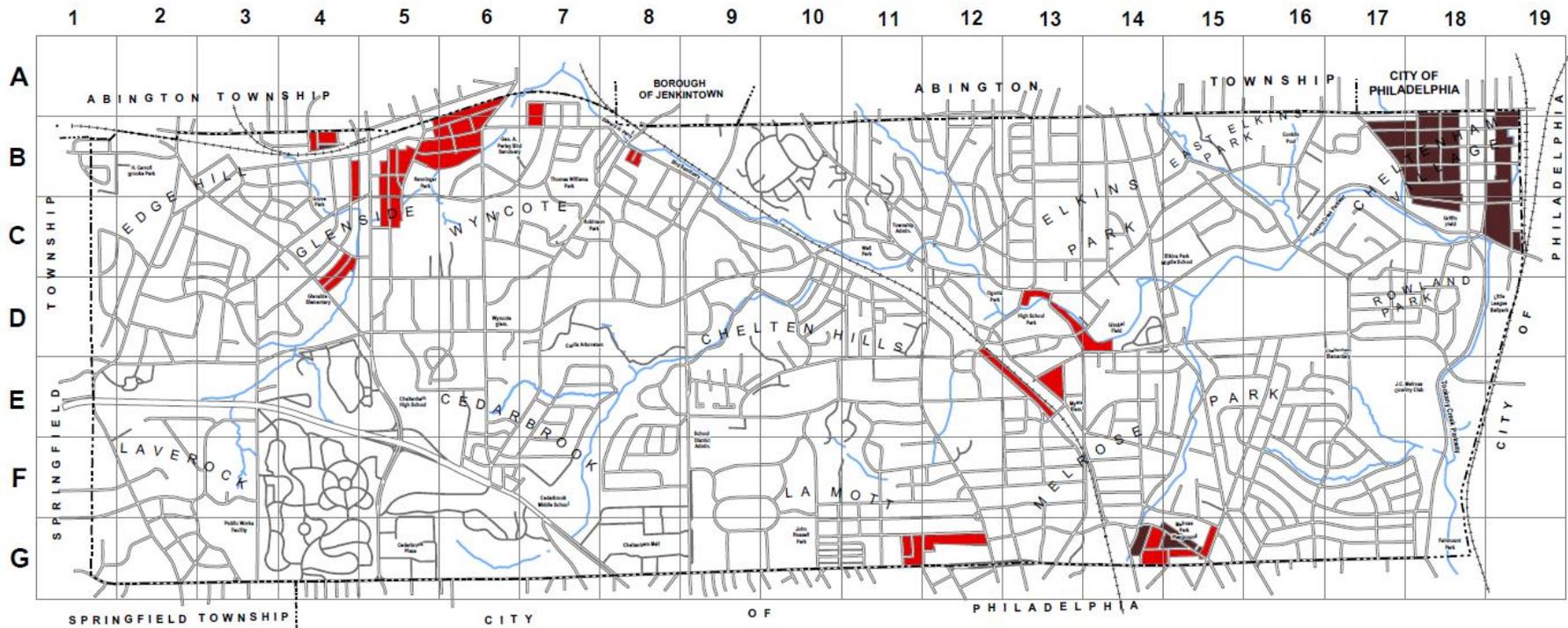




# Current Residential Districts R7, R8



**CHELtenham TOWNSHIP**  
Existing Residential Zoning, as of October 2015

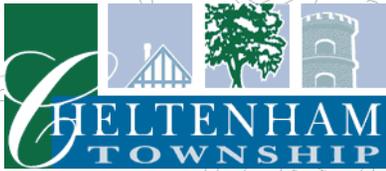


- R7 - Residential
- R8 - Residential

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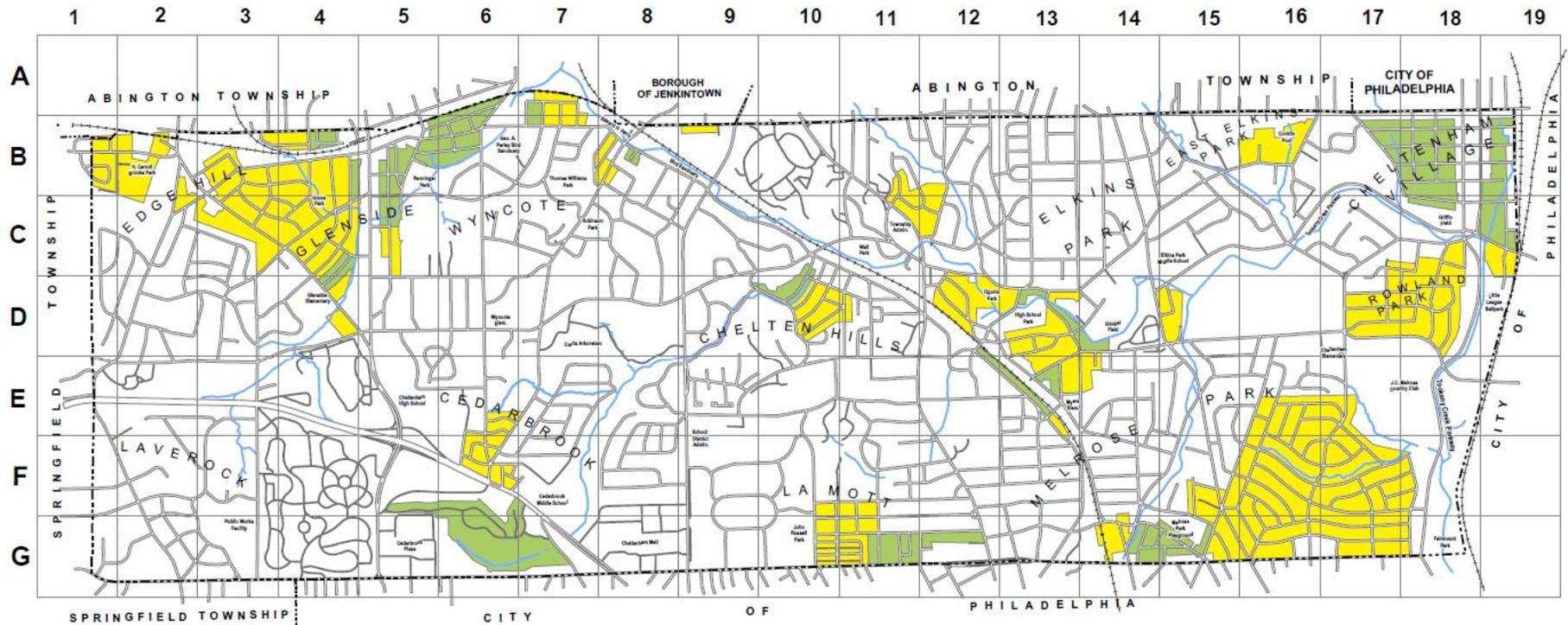




# Proposed Residential Districts R3 and R4



**CHELTENHAM TOWNSHIP**  
Proposed Residential Zoning, as of October 2015

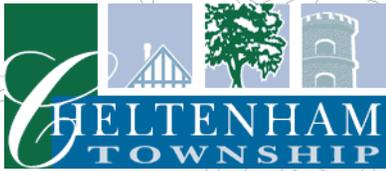


- R3 - Residential District
- R4 - Residential District

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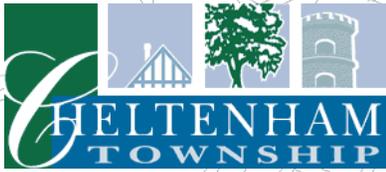




# Proposed R3 Dimensional Standards Comparison



	<b>Proposed R3</b>	<i>Current R5</i>	<i>Current R6</i>
<b>Min Lot Area</b>	SFD: 7,500 square feet Twins: 5,000 square feet per dwelling unit Duplex: 3,000 square feet per dwelling unit SFA: 3,000 square feet per dwelling unit	7,500 square feet	5,000 square feet
<b>Min Lot Width</b>	SFD and Twins: 50 feet Duplex and SFA: 24 feet	50 feet	35 feet
<b>Setbacks</b>	Minimum setbacks required for primary structures.		
<b>Front</b>	40 feet or the average of the two closest adjacent structures	40 feet	30 feet
<b>Sides</b>	SFD and Duplex: Aggregate 20 feet, neither of which shall be less than 8 feet; SFA: 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
<b>Rear</b>	25 feet	25 feet	25 feet
<b>Garage</b>	10 feet from the front façade of the primary structure (see Sections 703 & 704)	N/A	N/A
<b>Max Building Coverage</b>	30%	30%	30%
<b>Max Impervious Coverage</b>	50%	N/A	N/A
<b>Min Green Space - Front Yard</b>	SFA: 50%	N/A	N/A
<b>Max Building Height</b>	3 stories or 40 feet	3 stories or 40 feet	3 stories or 40 feet



# Proposed R3 Permitted Uses Comparison



## Permitted Uses:

- ▶ Use F-5. Outdoor Recreation
- ▶ Use F-7. Public Ground
- ▶ Use G-3. Two-family semi-detached dwelling (duplex).
- ▶ Use G-6. Single-family detached dwelling.
- ▶ Use G-7. Single-family attached dwelling (rowhouse or townhouse).
- ▶ Use G-8. Single-family semi-detached dwelling (twin).

## Permitted by SE:

- ▶ Use B-4. Bed and Breakfast.

## Currently Permitted in R5 & R6:

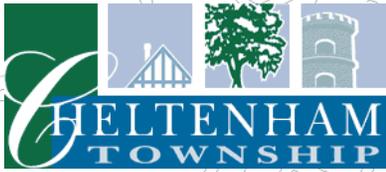
- ▶ Single Family detached
- ▶ Cluster develop.
- ▶ Golf course
- ▶ Signs
- ▶ Municipal use

## Permitted by SE:

- ▶ Educational or religious use, including dormitory
- ▶ General hospital for short-term illness...
- ▶ Sanatorium or rest home
- ▶ Old age home

## Permitted by Conditional Use:

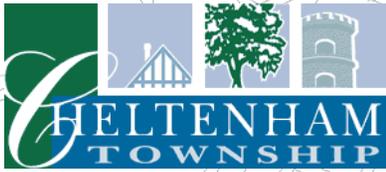
- ▶ Cemetery



# Proposed R4 Dimensional Standards Comparison



	<b>Proposed R4</b>	<b>Current R7</b>	<b>Current R8</b>
<b>Minimum Lot Area</b>	2,500 square feet (subject to the minimum lot size of unit type, found in Use Regulations)	SFD: 3,500 square feet SFA: 2,500 square feet	2,500 square feet
<b>Minimum Lot Width</b>	SFD and Twins: 50 feet Duplex and SFA: 24 feet	SFD: 35 feet SFA: 20 feet	25 feet
<b>Setbacks</b>	Minimum setbacks required for primary structures.		
<b>Front</b>	20 feet or the average of the two closest adjacent structures	25 feet	25 feet
<b>Sides</b>	SFD and Duplex: Aggregate 15 feet, neither of which shall be less than 7 feet; Twin: 9 feet SFA: 8 feet per end unit	SFD: Aggregate 15 feet; neither shall be less than 7 feet Twin: 9 feet SFA: 16 feet per end unit	Aggregate 15 feet; neither shall be less than 7 feet Twin: 9 feet
<b>Rear</b>	25 feet	25 feet	25 feet
<b>Garage</b>	10 feet from the front façade of the primary structure (see Sections 703 & 704)	N/A	N/A
<b>Maximum Building Coverage</b>	30%	35%	35%
<b>Maximum Impervious Coverage</b>	50%	N/A	N/A
<b>Minimum Green Space - Front Yard</b>	SFA: 50%	N/A	N/A



# Proposed R4 Permitted Uses Comparison



## Permitted Uses:

- ▶ **Use D-10.** Place of Worship
- ▶ **Use F-5.** Outdoor Recreation
- ▶ **Use F-7.** Public Ground
- ▶ **Use G-3.** Two-family semi-detached detached dwelling (duplex).
- ▶ **Use G-6.** Single-family detached dwelling.
- ▶ **Use G-7.** Single-family attached dwelling (rowhouse or townhouse).
- ▶ **Use G-8.** Single-family semi-detached dwelling (twin).

## Permitted by SE:

- ▶ **Use B-4.** Bed and Breakfast.

## Currently Permitted in R7 & R8:

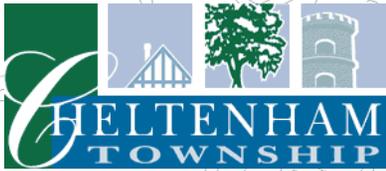
- ▶ Single Family detached; two-family detached
- ▶ Single-family semidetached dwelling
- ▶ Rowhouse/townhouse except in Historic District (**R7**)
- ▶ Cluster develop.
- ▶ Golf course
- ▶ Signs
- ▶ Municipal use

## Permitted by SE:

- ▶ Educational or religious use, including dormitory
- ▶ General hospital for short-term illness...
- ▶ Sanatorium or rest home
- ▶ Old age home

## Permitted by Conditional Use:

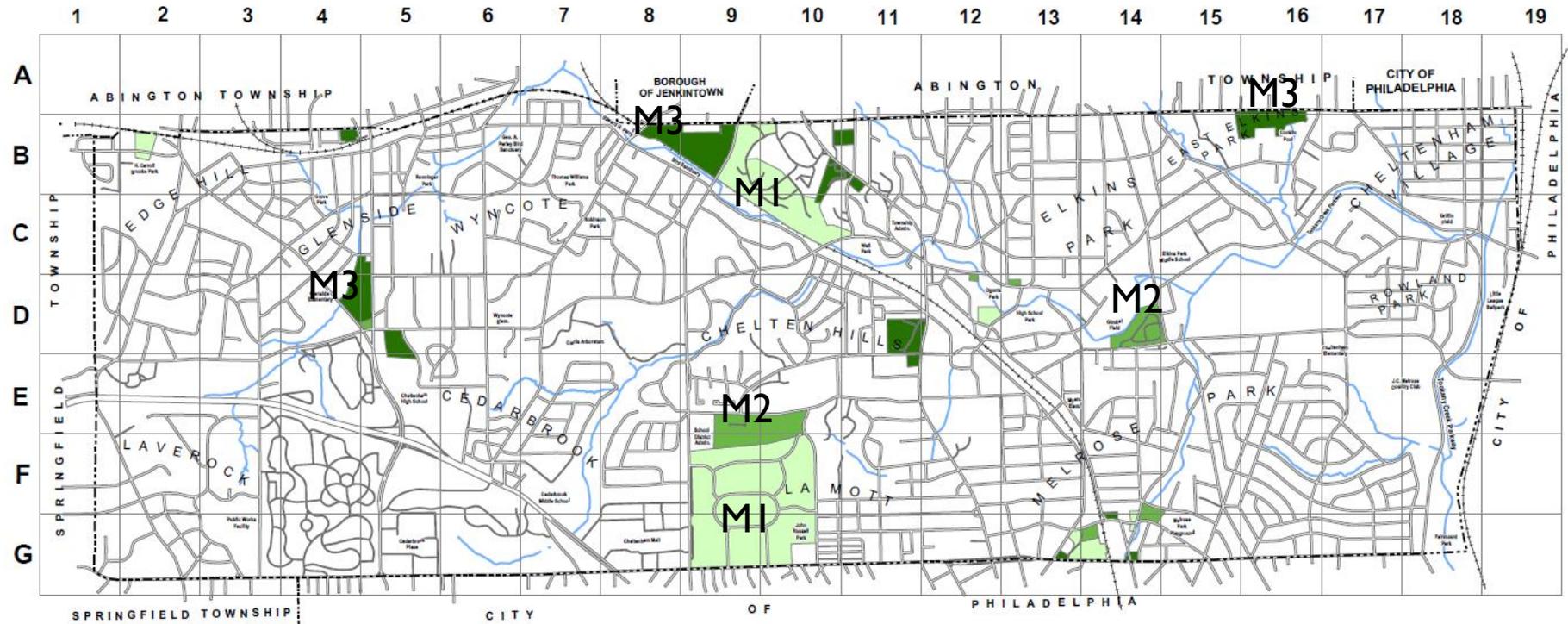
- ▶ Cemetery



# Current Residential Districts M1, M2 & M3



## CHELtenham TOWNSHIP Existing Zoning, as of October 2015

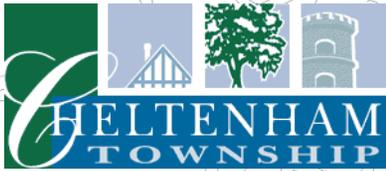


- M1 - Multiple Dwelling
- M2 - Multiple Dwelling
- M3 - Multiple Dwelling & Office

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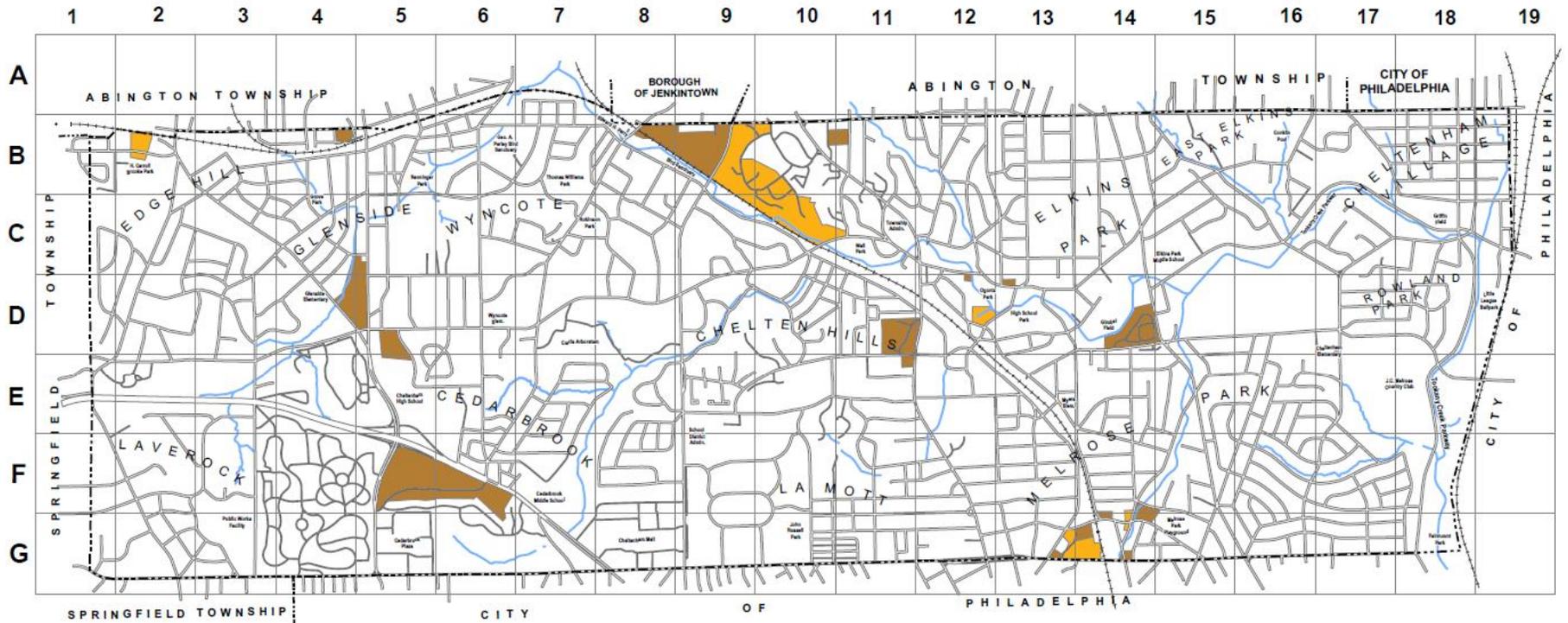




# Proposed Residential Districts M1 and M2



**CHELTENHAM TOWNSHIP**  
Proposed Residential Zoning, as of October 2015

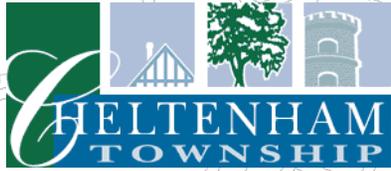


- M1 - Multifamily Residential District
- M2 - Multifamily Residential Districts

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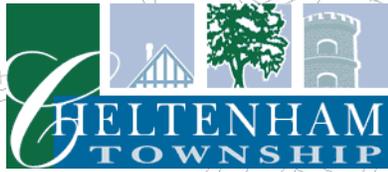




# Proposed M1 Dimensional Standards Comparison



	<b>Proposed M1</b>	<i>Current M1</i>	<i>Current M2</i>
<b>Min Lot Area</b>	1 acre; 2,500 square feet per dwelling unit (DU)	45,000 square feet, 2,800 sf / DU	25,000 sf; 2,400 sf /DU
<b>Min Lot Width</b>	200 Feet	200 feet	150 feet
<b>Setbacks</b>	Minimum setbacks required for primary structures.		
<b>Front</b>	100 feet or the average of the two closest adjacent existing structures	60 feet	40 feet
<b>Sides</b>	50 feet	Aggregate 50 feet; neither side shall be less than 20 feet	Aggregate 50 feet; neither side shall be less than 20 feet
<b>Rear</b>	50 feet	50 feet	50 feet
<b>Garage</b>	10 feet from the front façade of the primary structure (see additional regulations, Sections 803 & 804)	N/A	N/A
<b>Max Building Coverage</b>	25%	One to Two story buildings: 25% Three story buildings: 20%	1-2 story building: 25% 3 story building: 20% 4 story building: 18% 5-6story building: 15% >7 story building: 12%
<b>Max Impervious Coverage</b>	55%	N/A	N/A
<b>Max Building Height</b>	4 stories or 55 feet	3 stories or 40 feet	65 feet
<b>Min Parking Setback</b>	50 feet from front property line; 20 feet from rear and side property lines; 50 feet from adjacent single-family residential	N/A	N/A



# Proposed M1 Permitted Uses Comparison



## Permitted Uses:

- ▶ Use D-3. Community center
- ▶ Use F-5. Outdoor Recreation.
- ▶ Use F-7. Public Grounds.
- ▶ Use G-1. Apartment building/multiplex unit.
- ▶ Use G-2. Apartment campus.

## Accessory Uses:

- ▶ Use B-9. Convenience store.
- ▶ Use B-10. Dry cleaning (drop-off only).
- ▶ Use B-20. Personal care business.
- ▶ Use B-21. Personal service business.
- ▶ Use B-25. Restaurant or café.
- ▶ Use B-27. Retail shop
- ▶ Use E-3. Medical office.
- ▶ Use E-5. Professional services.

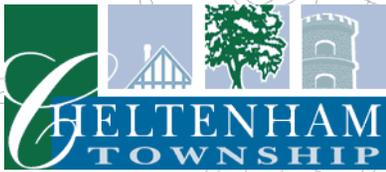
## Currently Permitted in M1 & M2:

- ▶ Multiple dwellings
- ▶ Signs

## Accessory Uses:

- ▶ A professional office for a lawyer, doctor, dentist, chiropractor, and any other practitioner of the healing arts for humans....

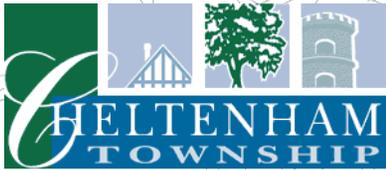




# Dimensional Standards Comparison



	<b>Proposed M2</b>	<b>Current M3</b>
<b>Minimum Lot Area</b>	2 acres; 2,000 square feet per dwelling unit	15,000 square feet
<b>Minimum Lot Width</b>	200 Feet	100 feet
<b>Setbacks</b>	Minimum setbacks required for primary structures.	
<b>Front</b>	100 feet or the average of the two closest adjacent existing structures	35 feet
<b>Sides</b>	50 feet	15 feet
<b>Rear</b>	75 feet	25 feet
<b>Maximum Building Coverage</b>	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	1-2 story building: 25% 3 story building: 20% 4 story building: 18% 5-6story building: 15% >7 story building: 12%
<b>Maximum Impervious Coverage</b>	55%	N/A
<b>Maximum Building Height</b>	8 stories or 90 feet	85 feet
<b>Minimum Parking Setback</b>	50 feet from front property line; 20 feet from rear and side property lines; 50 feet from adjacent single-family residential zoning districts	N/A



# Proposed M2 Permitted Uses Comparison



## Permitted Uses:

- ▶ Use D-1. Cemetery.
- ▶ Use F-5. Outdoor Recreation
- ▶ Use F-7. Public Ground
- ▶ Use G-2. Apartment building/multiplex unit
- ▶ Use G-2. Apartment Campus

## Accessory Uses:

- ▶ Use B-9. Convenience store.
- ▶ Use B-10. Dry cleaning (drop-off only).
- ▶ Use B-20. Personal care business.
- ▶ Use B-21. Personal service business.
- ▶ Use B-25. Restaurant or café.
- ▶ Use B-27. Retail shop
- ▶ Use E-3. Medical office.
- ▶ Use E-5. Professional services.

## Currently Permitted in M3:

- ▶ Multiple dwellings
- ▶ Bank and savings and loans
- ▶ Telephone central, public utility building
- ▶ Signs

## Permitted by SE:

- ▶ Office building, professional offices

## Accessory Uses:

- ▶ Professional office for doctor, lawyer...
- ▶ Drug store
- ▶ Beauty parlor and barbershop
- ▶ Flower shop
- ▶ Restaurant
- ▶ Valet service or tailor

