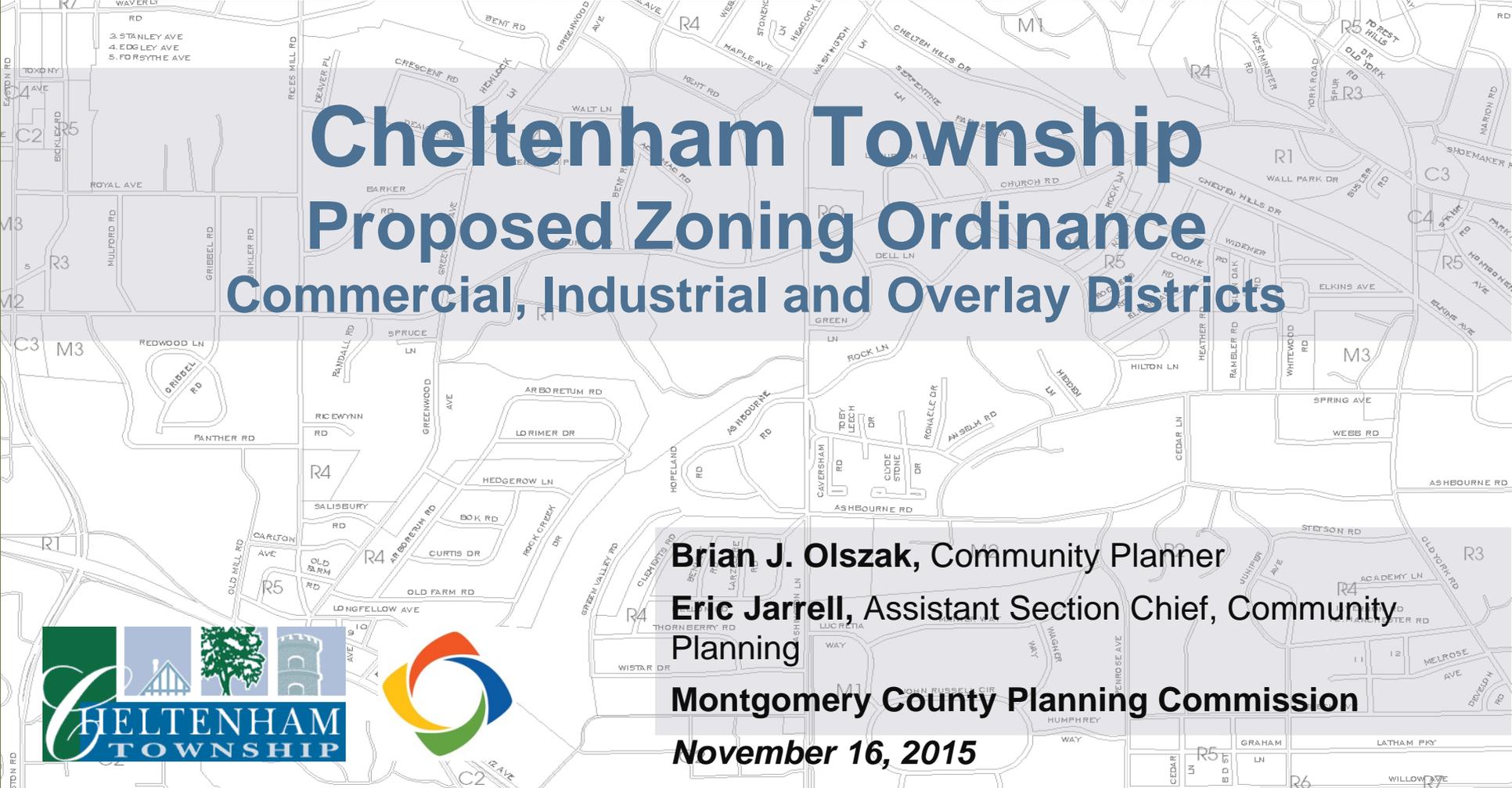




Cheltenham Township Proposed Zoning Ordinance Commercial, Industrial and Overlay Districts



Brian J. Olszak, Community Planner

Eric Jarrell, Assistant Section Chief, Community Planning

Montgomery County Planning Commission

November 16, 2015



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

Follow Up from Last Meeting

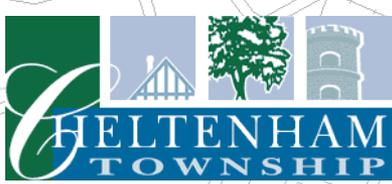


- ▶ **B & B's in R4 Districts**
- ▶ **Development Potential of M2 Properties**
- ▶ **Subdivision Potential of R1 and R2 Properties**
- ▶ **Relationship between Sustainability Plan and Draft Zoning Code**
- ▶ **Continuing Care Retirement Communities**
 - ▶ Districts permitted and overall density
- ▶ **Minimum Floor Area for Apartment Units**

Sustainability Plan

▶ Sustainable Development

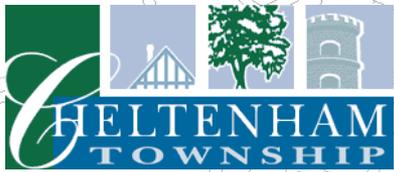
- ▶ Page 62-62: *Ensure codes and land development ordinances are aligned with sustainability goals.*
 - ▶ A: “Adopt, and modify as needed, MCPC Floodplain Ordinance”
 - ✓ **CHECK:** Article XIX, pg. 171
 - ▶ B: “...ensuring that impervious coverage limits are present in draft zoning code”
 - ✓ **CHECK:** Added to every zoning district
 - ▶ E: “Explore incentives for sustainable construction...”
 - ✓ **CHECK:** Multiple sustainable practices, including LEED, are conditions for FAR and height bonuses in MU3
 - ▶ G: “Encourage residential and mixed use developments around train stations and transit lines”
 - ✓ **CHECK:** Max height bonus of 25ft in MU1 when close to train station, pg. 118
 - ✓ **CHECK:** Max height bonus of 25ft in MU3 when close to train station, pg. 137
 - ✓ **CHECK:** Regional rail access a condition for FAR bonus in MU3, pg. 146
 - ✓ **CHECK:** Parking requirements reduced when close to train station, pg. 216



Development Potential of M2 Properties



	Total Parcel Area (sq ft)	# of Units	More or Fewer Units Permitted (sq ft)	Building Area (sq ft)	Difference Permitted (sq ft)	other Imperv	Total Imperv	More or Less Imperv Permitted (sq ft)
Wyncote Towers Building 1	866,408.4	411	+ 22 units	69,149.0	34,820.0	253,519.2	322,668.2	153,856.4
Wyncote Towers Building 2	440,827.2	333	- 133 units	46,387.0	6,512.3	132,858.0	179,245.0	63,210.0
Wyncote Towers Building 3	395,089.2	351	- 154 units	39,109.0	8,301.7	147,232.8	186,341.8	30,957.3
Wyncote House	539,708.4	304	- 35 units	69,095.0	-4,329.99	178,552.4	247,647.4	49,192.2
Elkins Park House	607,662.0	264	+ 39 units	43,020.0	29,899.4	106,285.2	149,305.2	184,908.9
Brookview at Elkins Park Apts	532,738.8	216	+ 50 units	91,404.0	41,780.7	156,380.4	247,784.4	45,221.9
Oak Summit	442,308.2	225	- 4 units	113,248.1	-2,671.06	98,868.6	212,116.7	31,152.8
1600 Church Road Condos	256,799.3	166	- 38 units	51,545.0	12,654.8	89,733.2	141,278.2	-38.6
			= Currently below permitted max					
			= Currently above permitted max - no further development potential					



Mapped Zoning Districts

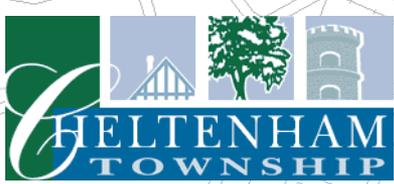


Proposed Residential Zoning Districts:

- Commercial:
 - C1
 - C2
- Industrial
 - LI

Current Commercial and Industrial Districts:

- Commercial:
 - C1
 - C2
 - C3
 - C4
- Industrial:
 - G



General Changes Since 2013



ZO

▶ **C1 Commercial**

- ▶ No major text changes
- ▶ Added schools on Easton Road to mapped area

▶ **C2 Commercial**

- ▶ No major text changes
- ▶ Added small area of Cottman Avenue, Cheltenham Village to mapped area

▶ **LI Limited Industrial**

- ▶ No major text or map changes
- ▶ **Added list of accessory uses**



Accessory Uses

- ▶ **Use A-2.** Non-Residential Accessory Structure
- ▶ **Use A-4.** Commercial Vehicle
- ▶ **Use A-5.** Antenna Systems
- ▶ **Use A-6.** Fences and Walls
- ▶ **Use A-8.** Storage (Outdoor)
- ▶ **Use A-11.** Commercial Accessory Apartment
- ▶ **Use A-12.** Drive-through Facility
- ▶ **Use A-17.** Accessory Service Station
- ▶ **Use B-19.** Parking Lot.
- ▶ **Use C-21.** *Microbrewery/Microdistillery/Microwinery*

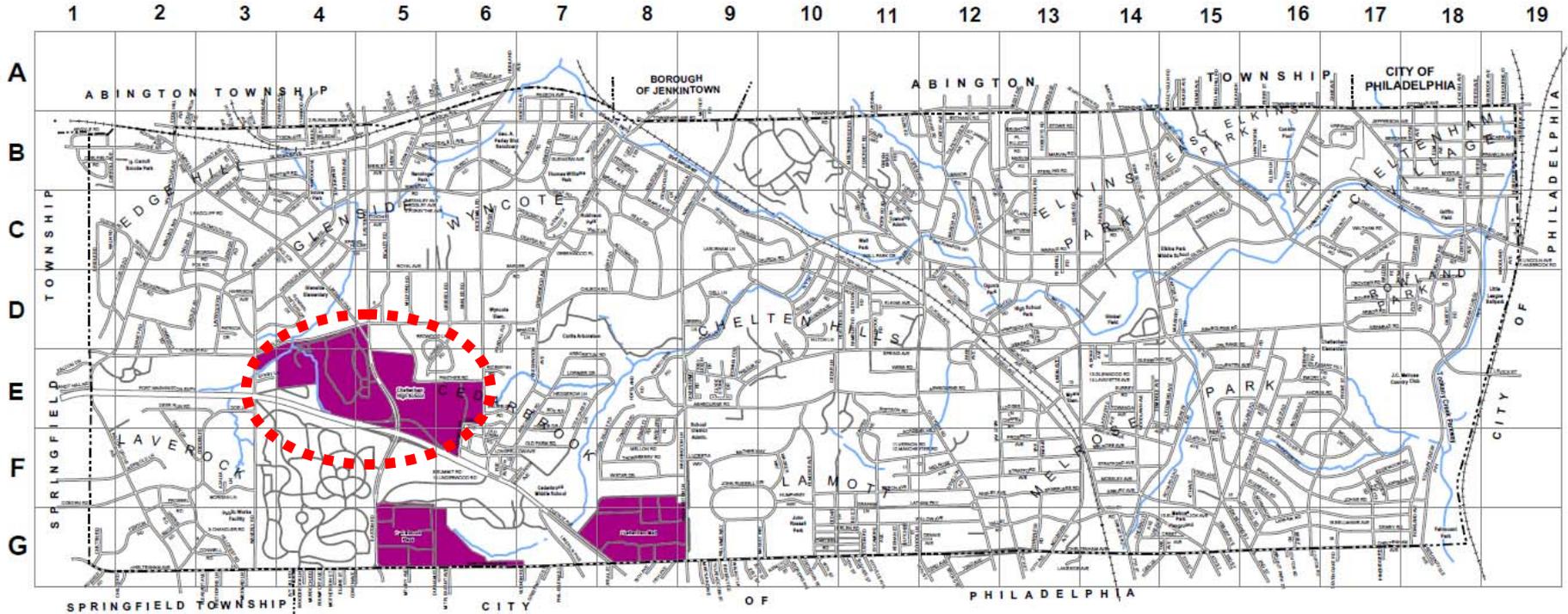
Proposed Commercial Districts

C1



CHELtenham TOWNSHIP

Proposed Zoning, as of October 2015



 C1 - Commercial District



Map Changes
Since 2013-ZO

MCPC Montgomery
County
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0 750 1,500 3,000
Feet

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This map is based on 2010 aerial photography and official records. Property lines were compiled from individual lot 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 properties for engineering purposes.



Proposed C1 Dimensional Standards



	Proposed C1
Min Lot Area	2 acres
Min Lot Width	200 feet
Setbacks	Setbacks from ultimate right of way and property lines
Front	40 feet
Sides	40 feet
Rear	40 feet
Parking Setback	10 feet
Min Green Area	15%
Max Impervious Coverage	65%
Max Building Height	50 feet; for hotels and mixed use buildings: 120 feet or 10 stories

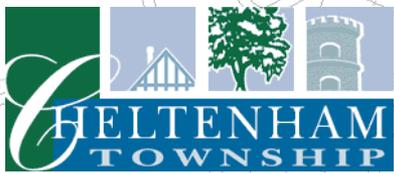


Proposed C1 Dimensional Standards



- **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 Permitted Uses



- ▶ **Use B-3.** Bank or financial institution.
- ▶ **Use B-5.** Building Materials.
- ▶ **Use B-8.** Commercial school.
- ▶ **Use B-10.** Dry cleaner (Drop-off only).
- ▶ **Use B-14.** Funeral Home.
- ▶ **Use B-15.** Hotels.
- ▶ **Use B-17.** Mixed-Use Buildings.
- ▶ **Use B-20.** Personal care business
- ▶ **Use B-21.** Professional Service business
- ▶ **Use B-23.** Rental Agencies (Vehicles).
- ▶ **Use B-25.** Restaurants, to include outdoor dining facilities.
- ▶ **Use B-26.** Retail Take-Out Foods.
- ▶ **Use B-28.** Retail stores offering a variety of goods
- ▶ **Use B-29.** Supermarket,
- ▶ **Use B-31.** Shopping centers.
- ▶ **Use B-32.** Shopping malls.
- ▶ **Use B-36.** Veterinary clinic.
- ▶ **Use B-37.** Motels.
- ▶ **Use D-4.** Adult/child day care.
- ▶ **Use E-1.** Office Building.
- ▶ **Use E-5.** Professional services
- ▶ **Use F-1.** Amusement arcades.
- ▶ **Use F-2.** Athletic/health club.
- ▶ **Use F-4.** Movie theaters.
- ▶ **Use F-6.** Indoor recreation facilities.
- ▶ **Use G-1.** Apartment Building/Multiplex Unit, permitted only as a part of **Use B-17: Mixed Use Building.**
- ▶ **SE**
 - ▶ **Use C-12.** Radio or Television Transmission Tower.
 - ▶ **Use G-5.** Mobile home park

Proposed C1 Design Standards



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

Proposed C1 Design Standards



Architectural Consistency.

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

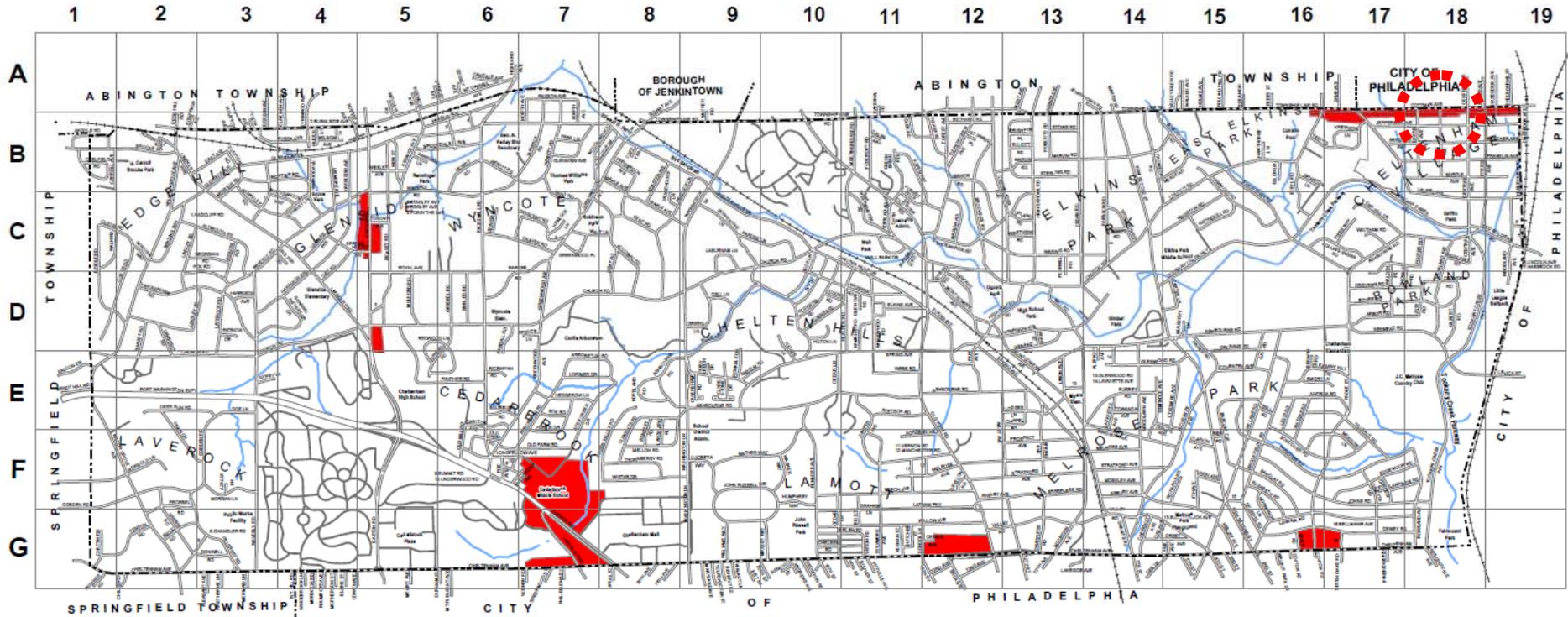
Shopping centers and malls exceeding 100,000 square feet shall also meet the following standards:

- 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 Commercial District



CHELtenham TOWNSHIP Proposed Zoning, as of October 2015



 C2 - Commercial District

 Map Changes
Since 2013-ZO

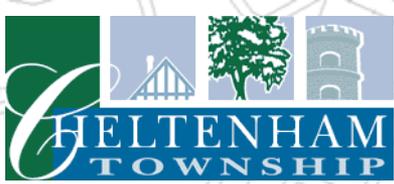
MCPC Montgomery
County
Planning
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0 750 1,500 3,000
Feet



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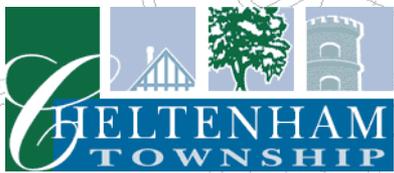


Proposed C2 Dimensional Standards



	Proposed C2	
	Class One	Class Two
Minimum Lot Area	2,500 square feet	30,000 square feet
Minimum Lot Width	25 feet	125 feet
Setbacks	Setbacks from ultimate right of way and property lines	Setbacks from ultimate right of way and property lines
Front	15 feet	25 feet
Sides	Neither side shall be set back less than 8 feet	Neither side shall be set back less than 15 feet
Rear	25 feet	25 feet
Parking Setback	10 feet	10 feet
Max Building Coverage	60%	50%
Max Impervious Coverage	85%	65%
Min Green Area	15%	35%
Max Building Height	50 feet	50 feet
Min Landscaped Buffer to Residential Districts	25 feet	8 feet





Proposed C2 Permitted Uses Class One



- ▶ **Use B-3.** Banks and financial institutions
- ▶ **Use B-4.** Bed and Breakfast
- ▶ **Use B-7.** Clubs or fraternal organizations.
- ▶ **Use B-8.** Commercial School.
- ▶ **Use B-10.** Dry Cleaner (drop-off only).
- ▶ **Use B-14.** Funeral Home.
- ▶ **Use B-16.** Laundry (self-service).
- ▶ **Use B-17.** Mixed-Use Buildings.
- ▶ **Use B-20.** Personal care business
- ▶ **Use B-21.** Professional service business
- ▶ **Use B-25.** Restaurants, to include outdoor dining facilities.
- ▶ **Use B-26.** Retail Take-Out Foods.
- ▶ **Use B-28.** Retail stores **Use B-29.** Supermarkets.
- ▶ **Use B-34.** Studios for dance, art, music, photography, yoga, or similar arts.
- ▶ **Use B-35.** Bars or taverns.
- ▶ **Use B-36.** Veterinary clinic
- ▶ **Use B-38.** Pet Grooming.
- ▶ **Use D-4.** Adult/child day care
- ▶ **Use D-9.** Municipal Building
- ▶ **Use E-5.** Professional services.
- ▶ **Use G-1.** Apartment Building/Multiplex Unit, permitted only as a part of **Use B-17: Mixed Use Building.**
- ▶ **Use H-2.** Emergency services facilities
- ▶ **Use A-12: Drive-Through Facility is prohibited**

Proposed C1 Permitted Uses Class Two



All uses in Class One, plus:

- ▶ Use B-1. Automotive Sales.
 - ▶ Use B-2. Automotive Service.
 - ▶ Use B-5. Building Materials.
 - ▶ Use B-23. Rental Agencies (Vehicles).
 - ▶ Use B-30. Service Stations.
 - ▶ Use B-31. Shopping Centers.
 - ▶ Use F-1. Amusement arcades.
 - ▶ Use F-2. Athletic/health clubs and other exercise facilities greater than 8,000 square feet of floor area.
 - ▶ Use F-6. Indoor recreation facilities.
 - ▶ **Use A-12: Drive-Through Facility**
- ▶ SE:
- ▶ Billboards
 - ▶ Use C-12. Radio and Television Transmission Tower

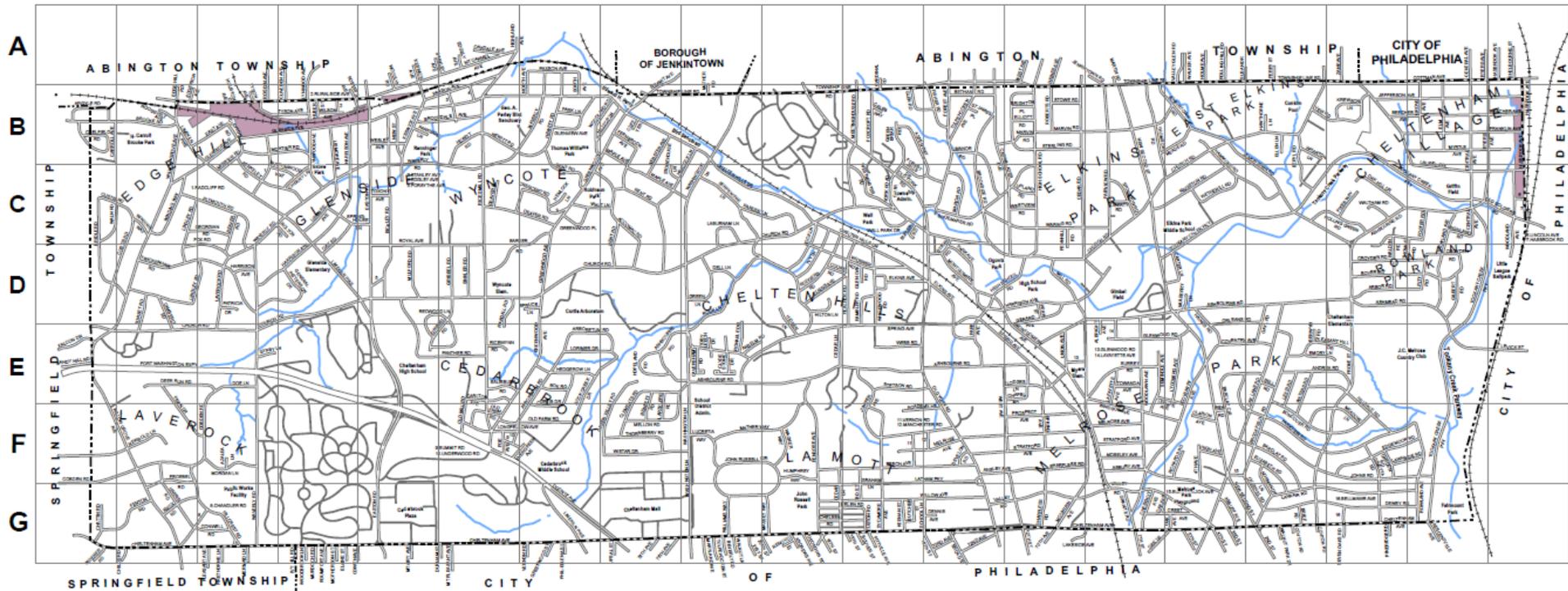


Proposed LI District

CHELtenham TOWNSHIP

Proposed Zoning, as of October 2015

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19



 LI - Light Industrial District

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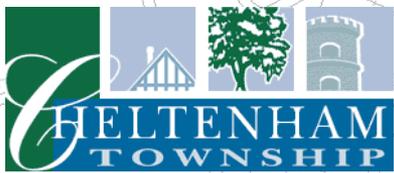


Proposed LI Light Industrial Dimensional Standards



	Proposed LI
Min Lot Area	5,000 square feet
Min Lot Width	16 feet
Setbacks	Setbacks from ultimate right of way and property lines
Front	15 feet
Sides	8 feet, aggregate of both must be no less than 20 feet
Rear	25 feet
Parking Setback	10 feet
Max Building Coverage	70%
Max Impervious Coverage	85%
Max Building Height	3 stories or 35 feet
Min Green Area	15%
Min Landscape Buffer	25 feet





Proposed LI Permitted Uses



- ▶ Use B-2. Automotive Service.
- ▶ Use B-6. Car Wash.
- ▶ Use B-13. Farmers' Market.
- ▶ Use B-22. Radio/TV Station.
- ▶ Use B-24. Repair shop
- ▶ Use B-27. Retail shop.
- ▶ Use B-30. Service Station.
- ▶ Use B-33. Storage facility (self service).
- ▶ Use B-36. Veterinary clinic.
- ▶ Use C-1. Assembly Plant.
- ▶ Use C-2. Bus Terminal.
- ▶ Use C-3. Contracting Shop.
- ▶ Use C-4. Distribution Center.
- ▶ Use C-5. Dry Cleaning/Laundry Plant.
- ▶ Use C-6. Fuel Storage Facility.
- ▶ Use C-7. Industrial Repair Shop.
- ▶ Use C-8. Lumber Yard.
- ▶ Use C-9. Manufacturing plant
- ▶ Use C-10. Packaging Plant.
- ▶ Use C-11. Printing/Publishing Shop.
- ▶ Use C-12. Radio or Television Transmission Tower.
- ▶ Use C-13. Research facility.
- ▶ Use C-14. Recycling Drop-Off Facility.
- ▶ Use C-15. Recycling Facility.
- ▶ Use C-16. Truck terminal.
- ▶ Use C-17. Warehouse or distribution center.
- ▶ Use C-18. Wholesale Facility.
- ▶ Use C-19. Kennel.
- ▶ Use C-20. Brewery/Distillery/Winery
- ▶ **Use C-21.**
Microbrewery/Microdistillery/Microwinery
- ▶ Use E-1. Office building.
- ▶ Use E-5. Professional services.
- ▶ Use F-6. Indoor recreation facilities.
- ▶ Use H-3. Utility operating facilities.
- ▶ **SE:**
 - ▶ Use B-11. Dry Cleaners (on site)

Overlay Districts

Proposed Overlay Districts:

- Floodplain Conservation
- Riparian Corridor Conservation
- Steep Slope Conservation
- Historical Resource
- *Campus Development*
- *Preservation*

Current Overlay Districts:

- Floodplain Conservation
- Riparian Corridor Conservation
- Steep Slope Conservation
- Historical
- Preservation

Virtually no Changes from 2013-ZO or from existing ordinances to the following:

- ▶ Historic Resources Overlay
- ▶ Riparian Corridor Conservation Overlay
- ▶ Steep Slope Conservation Overlay

No changes from existing ordinance:

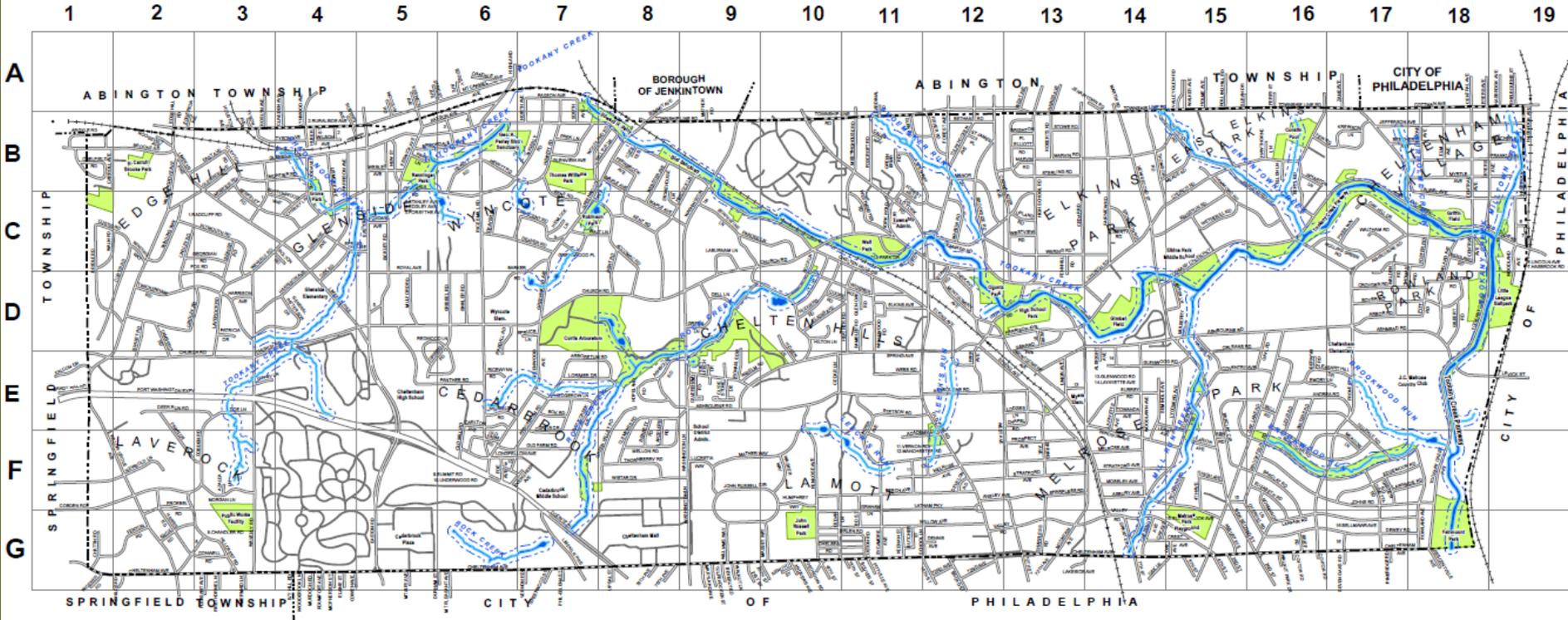
- ▶ Floodplain Conservation Overlay

Most substantive changes: Campus Development Overlay

Riparian Corridor Conservation District



CHELtenham TOWNSHIP Riparian Corridor Conservation District



Legend

-  Regulated Streams and Water Bodies
-  Riparian Buffer : Zone 1
-  Riparian Buffer : Zone 2

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- Basic Corridor Width of 100 feet
 - Zone 1 of 25 feet (extends for steep slopes)
 - Zone 2 of 75 feet (extends for 100-year floodplain)
- Corridor Adjustments
 - Properties less than 1 acre
 - Width reduced to 35 feet (Zone 1 = 10' and Zone 2 = 25')
 - Properties containing a legal structure at the time of adoption
 - No requirement for a Zone 2
 - Allows redevelopment/reconfiguration of existing parking lots

Zone One and Zone Two

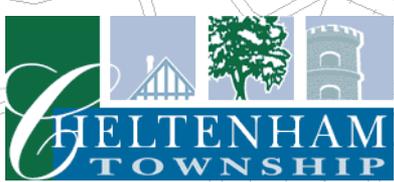


➤ Uses Permitted Throughout the Corridor

- Open Space, parks and similar passive uses
- Walking paths and recreational trails
- Maintenance of vegetation and plant materials
- Streambank stabilization and restoration
- Corridor crossings for roads, driveways, trails, utilities etc.

➤ Uses Permitted Within Zone 2 Only (not in Zone 1)

- New accessory structures 400 sq. ft. or less in size
 - consistent with underlying zoning dimensional standards
- Required yard setbacks of underlying zoning district
- Active recreation areas, including ball fields, golf courses, swimming pools, playgrounds
- Sewer and water lines and utility lines (2016)

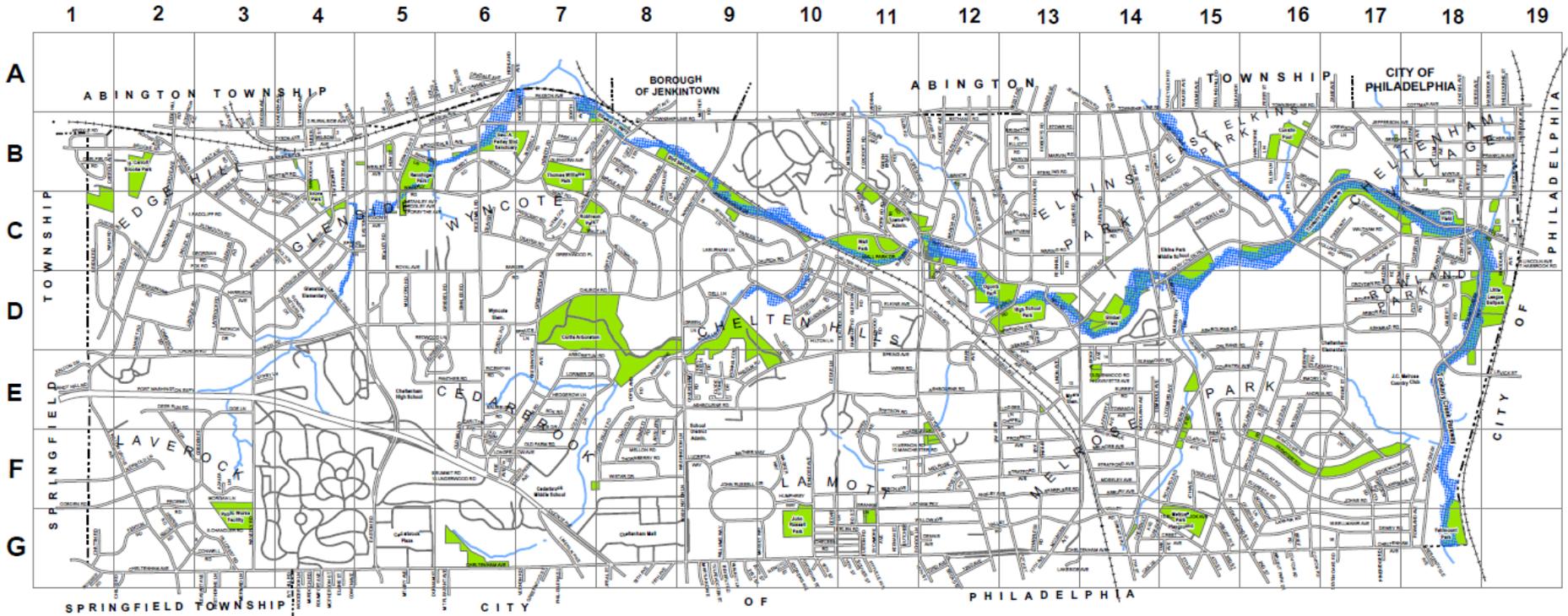


Floodplain Conservation District



CHELTENHAM TOWNSHIP

Pending Floodplain Conservation District, March 2016



- FEMA 100-Year Floodplain (DRAFT)
- Township Parks

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Proposed Campus Development Overlay District



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:

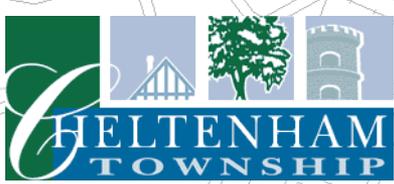
- ▶ SE required to approve establishment of Overlay
- ▶ Tracts must be of single ownership
- ▶ Requires Campus Plan
- ▶ Additional SE required to expand the district
- ▶ Once tract or portion thereof changes ownership, it automatically reverts to base zoning, leaving Overlay

Campus Development Dimensional Standards



	Proposed CDO
Min Lot Area	10 acres
Min Lot Width	1000 feet
Setbacks	Setbacks from ultimate right of way and property lines
Front	100 feet
Sides	100 feet
Rear	100 feet
Parking Setback	50 feet
Max Building Coverage	70%
Max Impervious Coverage	55%
Max Building Height	60 feet
Min Green Area	35%





Campus Development Permitted Uses



- **Use D-2. College and University campus uses and ancillary uses including:**
 - **Use D-6.** Educational facilities
 - **Use D-5.** Residential dormitories
 - Parking lots (**Use B-18**) and structured parking facilities (**Use B-19**)
 - Indoor (**Use F-6**) and outdoor recreation (**Use F-5**) facilities
 - Auditoriums/theaters (**Use F-8**), and museums (**Use D-8**)
 - Medical research facilities (**Use C-13**) and office uses
 - Retail uses and support services
 - Child and adult day cares (**Use D-4**), nursery schools, and summer camps
 - Open space and recreation amenities

Campus Development Permitted Uses



- ▶ **Use D-12.** Schools - Public/Private, and any other incidental uses associated with these including:
 - ▶ **Use D-6.** Educational facilities
 - ▶ **Use D-5.** Residential dormitories, housing for faculty and staff
 - ▶ Parking lots (**Use B-19**) and structured parking facilities (**Use B-18**)
 - ▶ Indoor (**Use F-6**) and outdoor (**Use F-5**) recreation facilities, Auditoriums/theaters (**Use F-8**), and museums (**Use D-8**), which may be open to the public
 - ▶ Open space and recreation amenities



Campus Development Permitted Uses



- **Use E-7. Hospital and medical campus:**
 - **Use D-7.** Hospitals, including teaching and research facilities
 - **Use E-2.** Medical Clinic
 - **Use D-3.** Medical and dental offices for general practice, specialists, and outpatient medical uses
 - Parking lots (**Use B-19**) and structured parking facilities (**Use C-18**)
 - Retail uses
 - Open space and recreation amenities
- **Use E-4. Office campus and corporate or institutional headquarters uses and ancillary uses including:**
 - **Use E-1.** Office building
 - **Use E-3.** Medical office
 - **Use C-13.** Research facility
 - Parking lots (**Use B-19**) and structured parking facilities (**Use B-18**)
 - Retail uses
 - Open space and recreation amenities



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 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.

Preservation Overlay

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

