



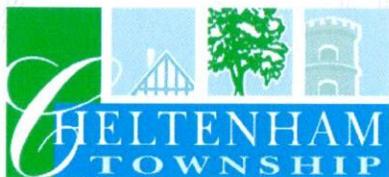
Cheltenham Township Proposed Zoning Ordinance Mixed Use Districts and General Regulations

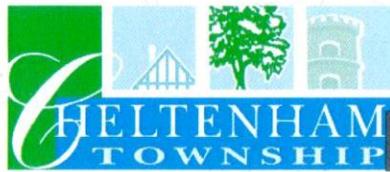
Brian J. Olszak, Community Planner

Eric Jarrell, Assistant Section Chief, Community Planning

Montgomery County Planning Commission

December 17, 2015





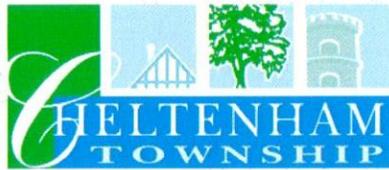
Introduction & Review Process



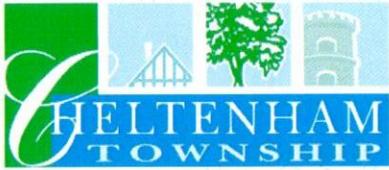
- ▶ ***Overall Changes to Draft***
 - ▶ *September 16th*
- ▶ ***Residential and Multifamily Districts***
 - ▶ *October 29th*
- ▶ ***Commercial, Industrial, and Overlay Districts***
 - ▶ *November 16th*
- ▶ **Mixed Use Districts and General Regulations**
 - ▶ **December 17th**



- ▶ Matrix of all issues and comments brought up
- ▶ Clear paths to decision making and consensus
- ▶ Policy alternatives and recommendations



Comment/Issue Raised	Change Made	No Change Recommended/Necessary	Policy Alternatives to Address Issue		Explanation/Discussion
			A	B	
Issue brought up about why golf courses are being proposed as a use in the R1. Currently zoned as residential. This is a policy issue and will need to be discussed further.			Keep in R1	Remove from R1 and place in MU3	
Consideration for a CCRC/ use D15 life care facility to probably not be permitted as a special exception in the R1 and maybe consider these types of uses in the Commercial Districts. Have tended to be disruptive even though they may tend to be a good neighbor.					See build-outs for nursing home and CCRC.
Consider maximum in addition to minimum parcel size.		✓			Attempting to regulate unit count by parcel size alone will not attain desired effect. Subdivide property and attain maximum number of units allowed by the district's square feet of lot size.
If current R3 limits the size to 20,000 acres as a minimum, it appears that there are no regulations for lots that are less than 20k. Need to confirm that properties that are 20,000 acres or more are zoned R3 or R4 and are not in the R1 or R2 Zoning Districts.					See attached map. In the act of combining districts from the old districts, the concern we could inadvertently be zoning large lots with much smaller minimum lot size allowing many large lots to subdivide en masse. In our analysis, in the act of combining no lots that switched from a much higher lot size requirement to a much smaller requirement. However, it would appear that there are many pre-existing large lot minimum lot size districts, as regulated by the current code.
Consideration of placement of Dialysis Centers in Commercial Districts.	✓				
Request by Commissioner Simon to see proposed maps that are specific to the different districts. Can have one map each that highlights each of the different districts as part of what is placed on the website.	✓				
Under the R3 district, which replaces the R5 and the R6, concern raised about the need to list twins separately since they cannot have the same aggregate as the other listed housing types.	✓				
Height- Consider using the words three (3) stories "and" maximum of 40 ft instead of "or".	✓				
Concern raised by Commissioner Sharkey regarding B&B in this district, as their uses appeared to be restricted to only smaller homes. Response was that the regulations were pretty restrictive and also very general, so as to preserve the homes that may meet the restrictive requirements, while ensuring that they did not become boarding houses. The select committee did not determine this proposed use by looking at each lot, but were general in their basis. Conclusion					In our analysis of the BOA data, only 6 properties in the R4 would theoretically qualify (requirements) to have B&Bs, which also tended to have much larger lots than the Current Code or the Draft Code: 202 Elm Avenue, Cheltenham 420 W. Laurel Avenue, Cheltenham 525 Ryers avenue, Cheltenham 7801 Mill Road, Elkins Park 7811 Mill Road, Elkins Park 239 Bickley Road, Glenside



Mapped Zoning Districts

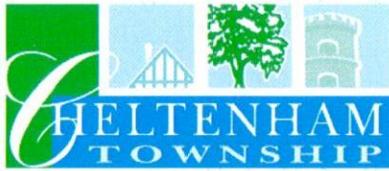


Proposed Mixed Use Zoning Districts:

- MU1
- MU2
- MU3

Current "Mixed Use" Zoning Districts:

- Commercial:
 - C3
- Residential:
 - M4



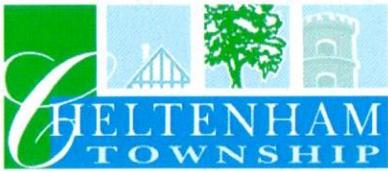
General Changes Since 2013- ZO



- ▶ **MU1 Mixed Use District**
 - ▶ No major text changes
 - ▶ Added SALUS University and smaller areas to mapped area
- ▶ **MU2 Mixed Use District**
 - ▶ No major text changes
 - ▶ Added Westminster, Stone Quarry, and Hope Lodge to mapped area
- ▶ **MU3 Mixed Use District**
 - ▶ Newest district
 - ▶ Mapped areas taken from larger residential- and mixed use-zoned areas



- ▶ **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*

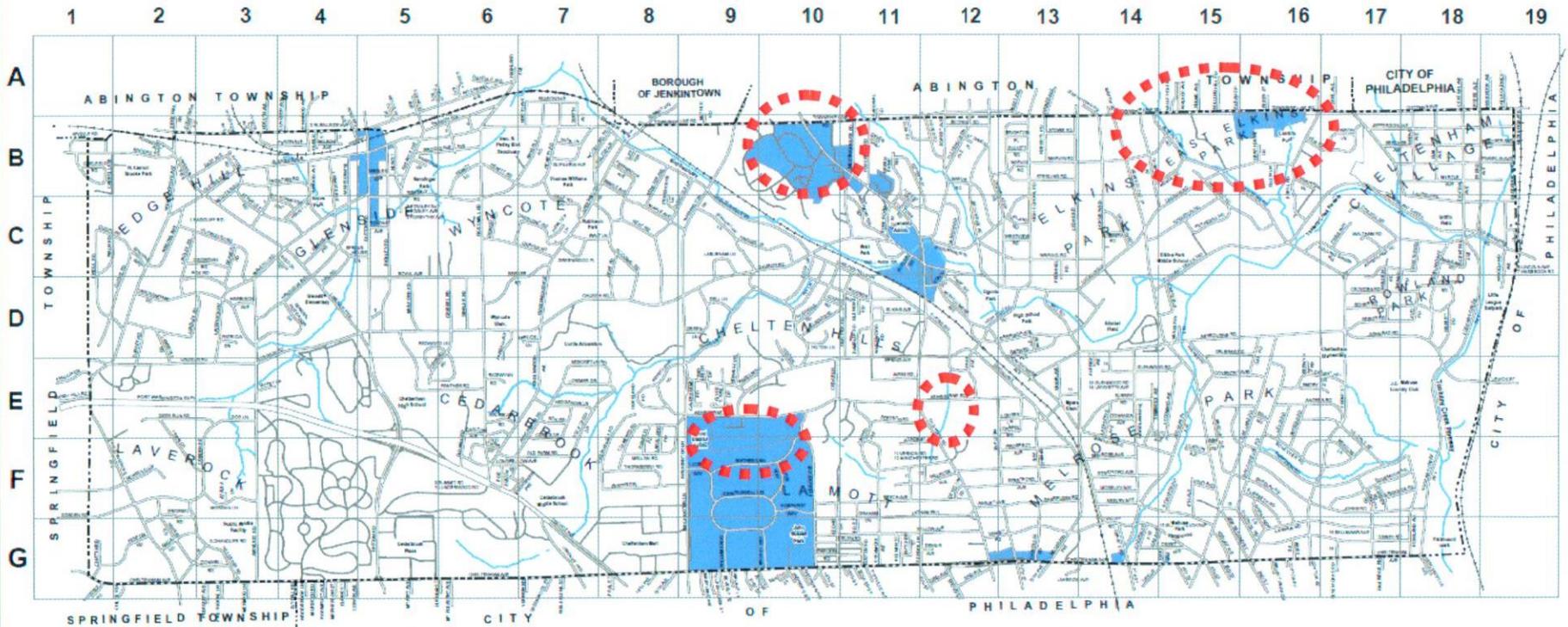


Proposed MU1 Mixed Use District



CHELtenham TOWNSHIP

Proposed Zoning, as of October 2015



 MU1 - Mixed Use District



Map Changes
Since **2013-ZO**

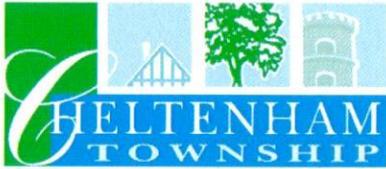
MCPC Montgomery
County
Planning
Commission

0 750 1,500 3,000
Feet



Montgomery County Courthouse - Planning Commission
PO Box 3114 Kilmersnore PA 19024-0311
(610) 278-3722 • (610) 278-3941
www.montco.org/planning

This map is based on 2015 data and is for informational purposes only. It is not intended to be used as a legal document. The user should consult the official zoning map for the most current information. The user should also consult the official zoning map for the most current information. The user should also consult the official zoning map for the most current information.

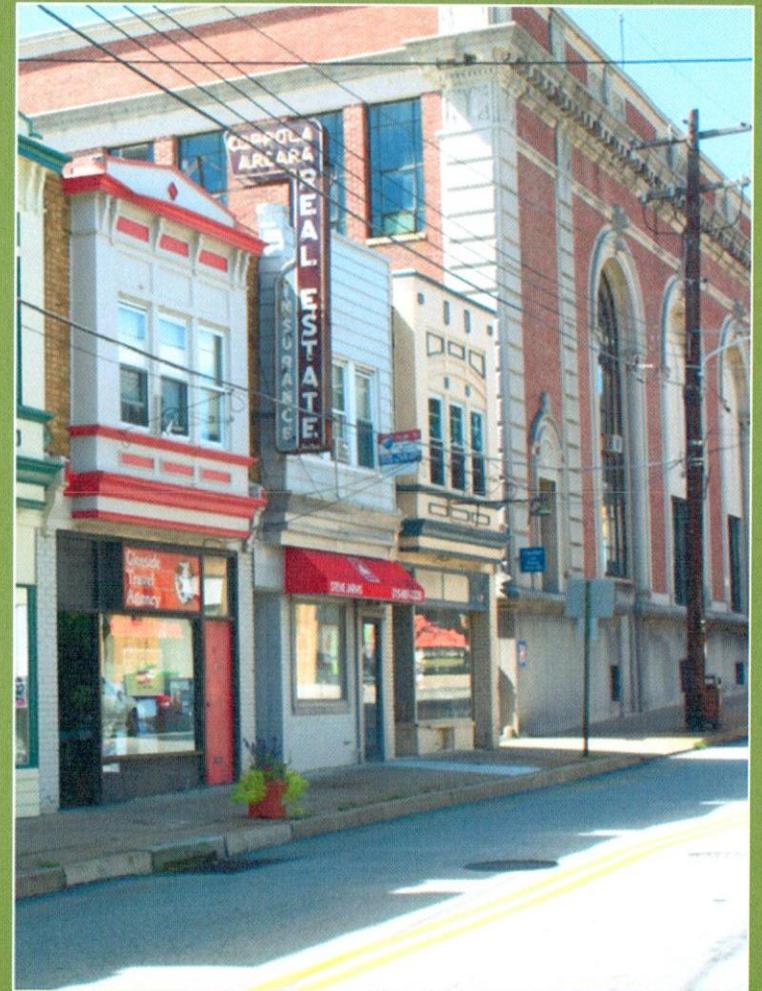


Proposed MU1 Dimensional Standards



Proposed MU1

Min Lot Area	2,500 sq. ft.
Min Lot Width	25 feet
Setbacks	
Front	Built to sidewalk; may have courtyard 20 ft. depth max
Sides	5 feet
Rear	25 feet
Parking Setback	10 feet
Max Building Coverage	60%
Min Green Area	15%
Max Impervious Coverage	85%
Min Building Height	2 stories
Max Building Height	3 stories and 45 ft.; 4 stories and 60 feet when < 1000 ft. from RR station
Max Building Length	100 feet

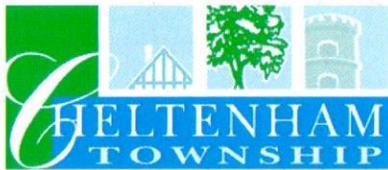


Proposed MU1 Dimensional Standards



- **Minimum Landscaped Buffer to Residential Districts:**
 - 8 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

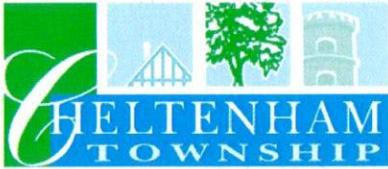




Proposed MU1 Permitted Uses



- ▶ **Use B-3.** Bank or financial institution.
- ▶ **Use B-4.** Bed and breakfast inn
- ▶ **Use B-9.** Convenience store.
- ▶ **Use B-13.** Farmer's market.
- ▶ **Use B-15.** Hotel.
- ▶ **Use B-17.** Mixed-Use Buildings.
- ▶ **Use B-20.** Personal care business
- ▶ **Use B-21.** Professional services business
- ▶ **Use B-25.** Restaurants,
- ▶ **Use B-26.** Retail Take-Out Foods.
- ▶ **Use B-27.** Retail shops
- ▶ **Use B-34.** Studios for arts,
- ▶ **Use B-35.** Bars or taverns.
- ▶ **Use B-38.** Pet Grooming.
- ▶ **Use D-3.** Community center.
- ▶ **Use D-8.** Library or museum.
- ▶ **Use D-9.** Municipal Building.
- ▶ **Use D-13.** Art Gallery.
- ▶ **Use E-5.** Professional services.
- ▶ **Use F-4.** Movie theater.
- ▶ **Use F-5.** Outdoor recreation.
- ▶ **Use F-7.** Public grounds.
- ▶ **Use F-8.** Theater (performing).
- ▶ **Use G-1.** Apartment Building/Multiplex Unit, permitted only as a part of **Use B-17: Mixed Use Building.**
- ▶ **Use H-3.** Utility operating facility.

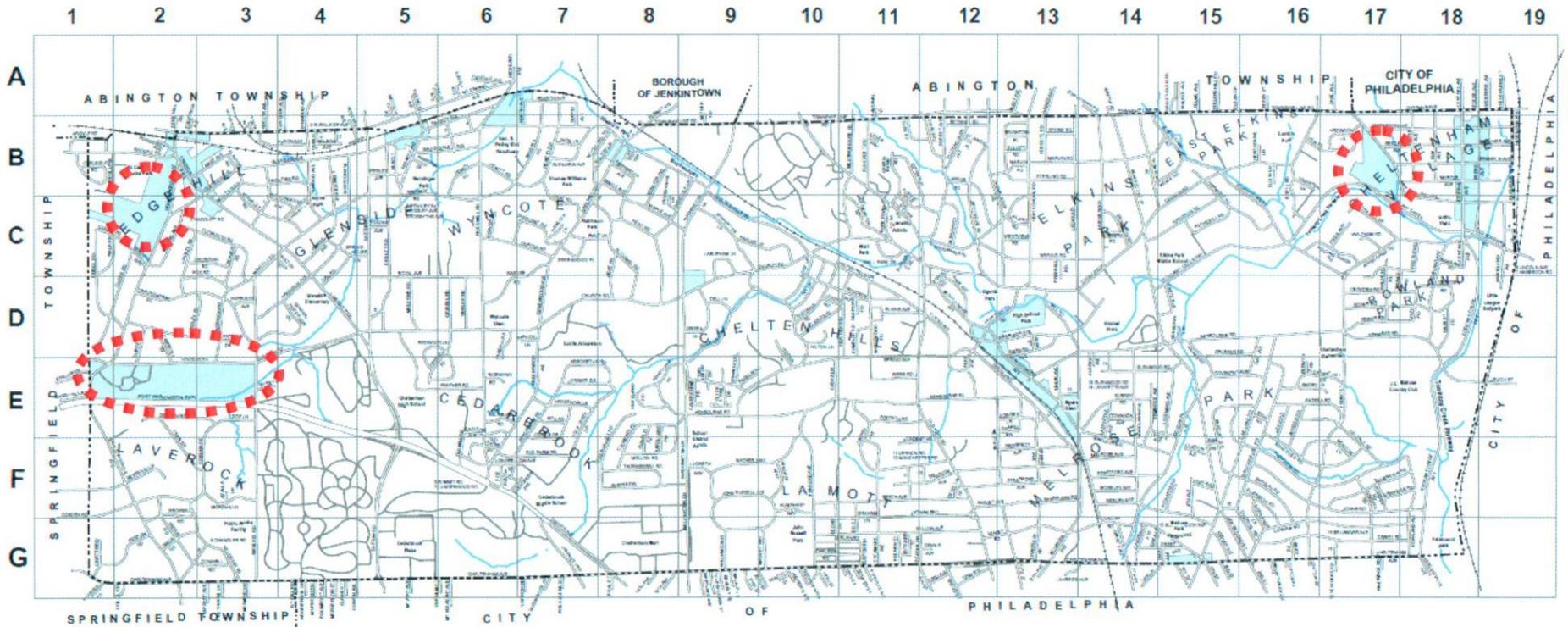


Proposed MU2 Mixed Use District



CHELTENHAM TOWNSHIP

Proposed Zoning, as of October 2015



 MU2 - Mixed Use District

 Map Changes
Since **2013-20**

MCPC Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Haverhill PA, 19424-0311
Tel: 610-278-3222 • TDD: 610-278-3844
www.montcopa.org/planning
This map is based on 2010 data, photographs and other sources. Plans and work created from a digital source may differ from the Montgomery County Board of Assessor's records. All work is done from the best available information for use as a guide only. Not for use as a legal document or for engineering purposes.

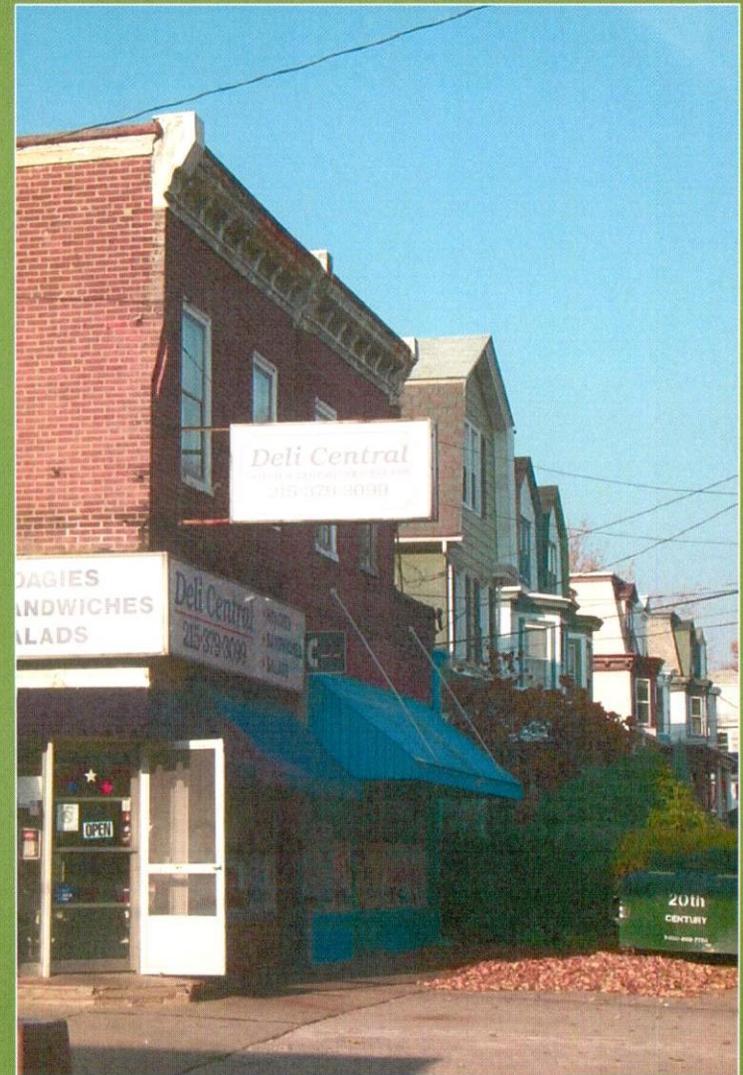
0 750 1,500 3,000 Feet



Proposed MU2 Dimensional Standards



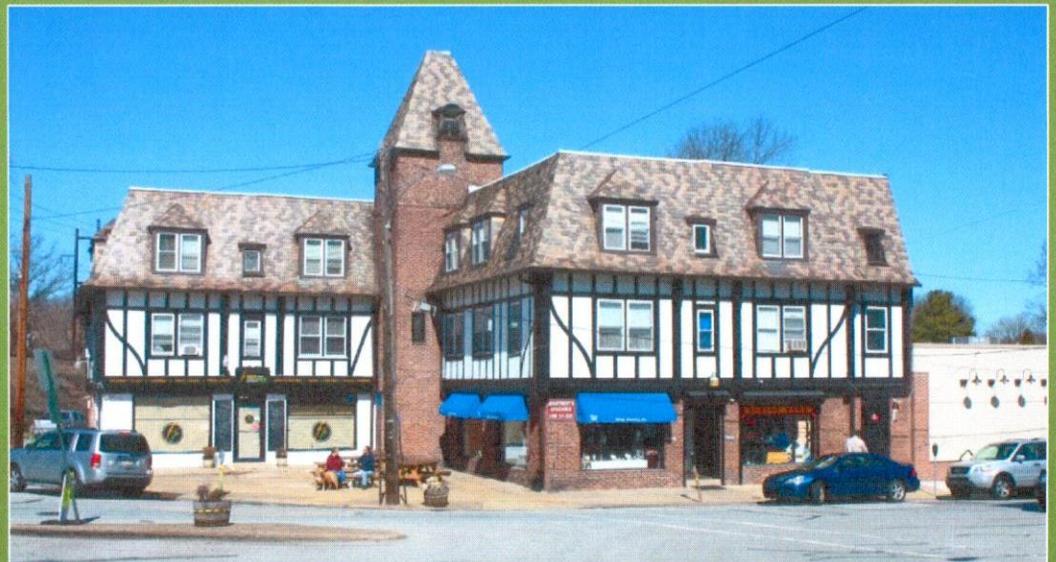
Proposed MU2	
Minimum Lot Area	7,500 square feet
Minimum Lot Width	50 feet
Setbacks	
Front	40 feet; can be shorter to match one or both of adjacent structures, but not less than 15 feet
Sides	Aggregate 20 feet, neither side shall be set back less than 8 feet
Rear	25 feet
Parking Setback	10 feet
Max Building Coverage	45%
Max Impervious Coverage	65%
Min Green Area	35%
Min Building Height	2 stories
Max Building Height	3 stories and 35 feet
Min Landscaped Buffer to Residential Districts	8 feet

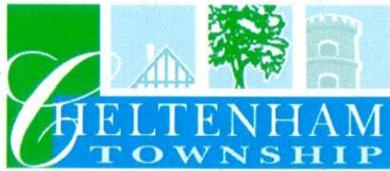


Proposed MU2 Permitted Uses



- ▶ Residential uses meeting the standards of the R-3 residential district (**Uses G-3, G-6, G-7, and G-8**).
- ▶ **Use B-3.** Bank or financial institution.
- ▶ **Use B-4.** Bed and breakfast inn and bed and breakfast house.
- ▶ **Use B-17.** Mixed-Use Buildings.
- ▶ **Use B-20.** Personal care business.
- ▶ **Use B-21.** Professional services business.
- ▶ **Use B-25.** Restaurants, not to include outdoor dining facilities.
- ▶ **Use B-27.** Retail shops
- ▶ **Use B-34.** Studios for dance, art, music, photography, yoga, or similar arts.
- ▶ **Use E-5.** Professional services.
- ▶ **Use G-1.** Apartment



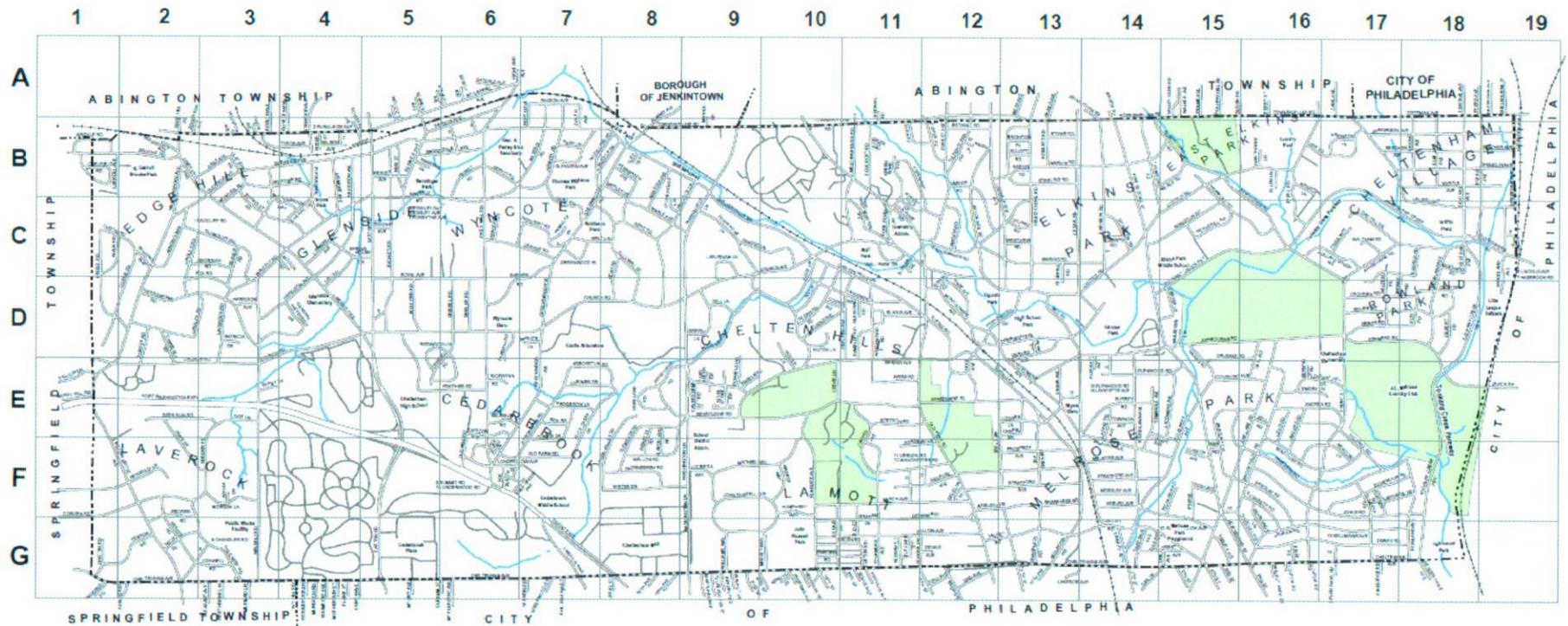


Proposed MU3 Mixed Use District



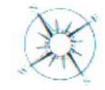
CHELTENHAM TOWNSHIP

Proposed Zoning, as of October 2015



 MU3 - Mixed Use District

MCPC Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
700 Blue Bell Pike, Blue Bell, PA 19384-0211
Tel: 610-278-3122 Fax: 610-278-3541
www.montcopa.org/planning
This map is based on 2010 Montgomery County and other sources. Property lines were compiled from individual lots filed with the Montgomery County Board of Assessment Appeals, with no warranty from the user. This map is to be used as a general reference for planning purposes.



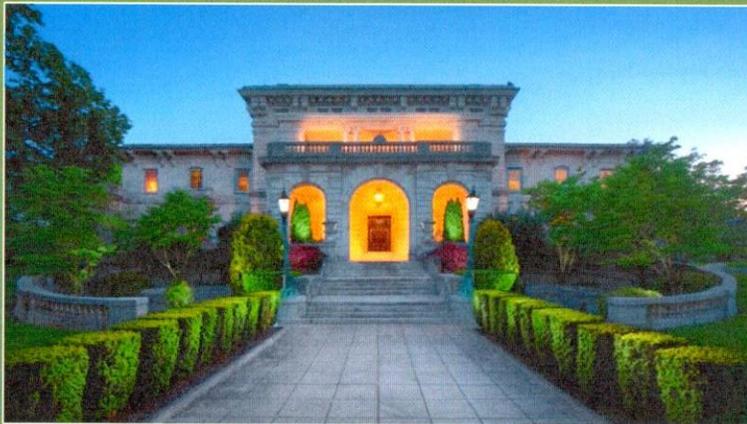


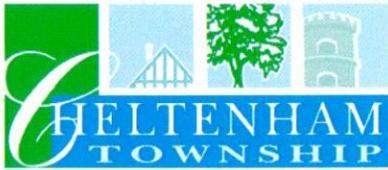
- ▶ Evolved from Mixed Use Overlay District
- ▶ Merged with M4
- ▶ Mapped onto most tracts to which most Cluster Overlay and MU Overlay properties would have applied
- ▶ Approved, with a Master Plan, as Special Exception
- ▶ Class One Developments
 - ▶ *Category A: Tracts at least 1 but less than 7 acres*
 - ▶ *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

Overview of MU3



- ▶ Elements from M4 Added:
 - ▶ Viewshed
 - ▶ Historical Preservation standards
 - ▶ Uses formerly allowed in M4
 - ▶ Fine-tuned dimensional and development standards

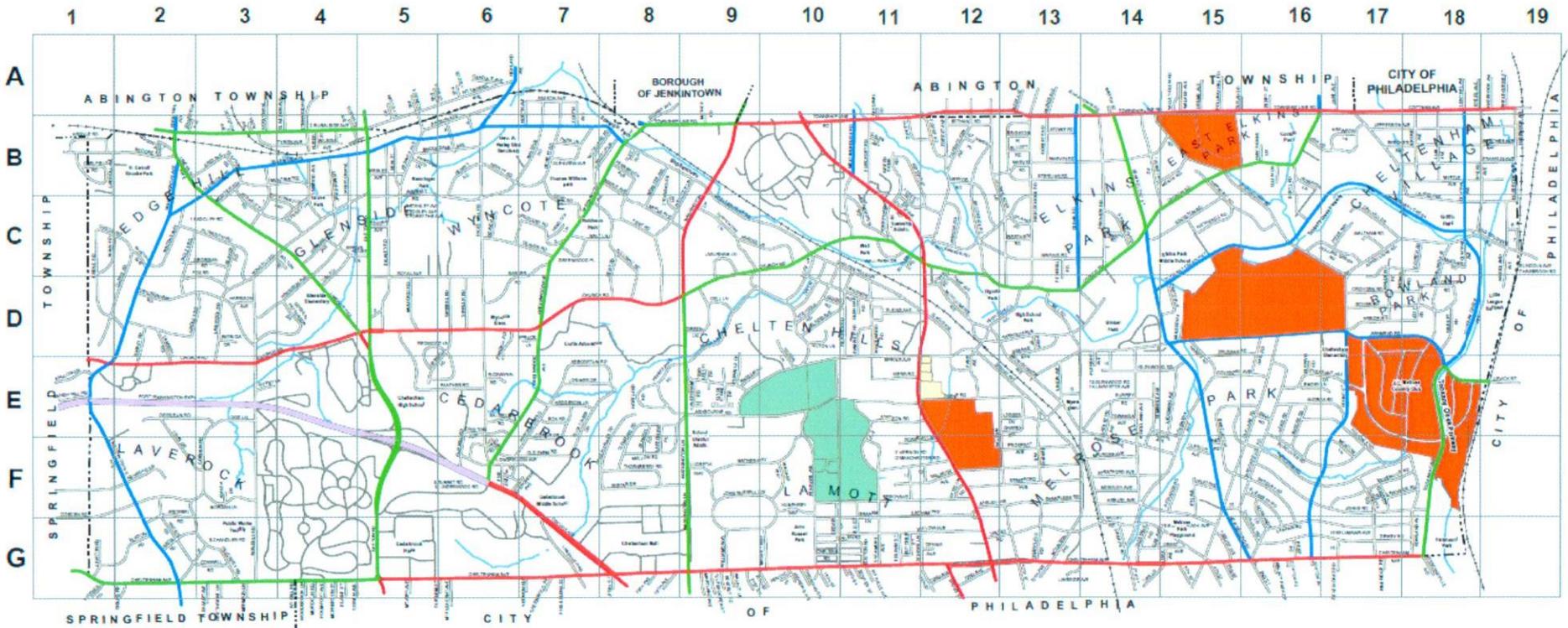




MU3 Parcels by Highest Qualifying Class



CHELTENHAM TOWNSHIP MU3 Parcels by Highest Qualifying Class



Streets by Class

- Expressway
- Major Arterial
- Minor Arterial
- Major Collector

MU3 Parcels by Class

- MU3 - Class One, under 7 acres
- MU3 - Class One, greater than 7 acres
- MU3 - Class Two



Montgomery County
Planning
Commission
Montgomery County Courthouse - Planning Commission
P.O. Box 111 • Norristown, PA 19384-0111
(610) 278-3722 ext. 510 278-3941
www.montcopa.org/planning

0 750 1,500 3,000 Feet



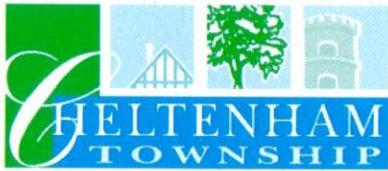
This map is based on 2015 ortho photography and official sources. Property line information is derived from the Montgomery County Board of Assessment Appeals and is not intended for use as a substitute for a professional survey or engineering purposes.

Site Master Plan Approval



- ▶ Identical to Campus Development Overlay plan approval, as SE
- ▶ Sketch plan requirements of the Cheltenham SALDO
- ▶ Show all proposed buildings, land use groups, lots, streets, open space, traffic circulation, landscaping, parking, and a conceptual or narrative plan for SWM for the entire tract
- ▶ Final plans shall be substantially similar to the master plan
- ▶ Updates

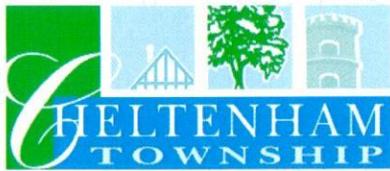




Proposed MU3 – Class One Dimensional Standards



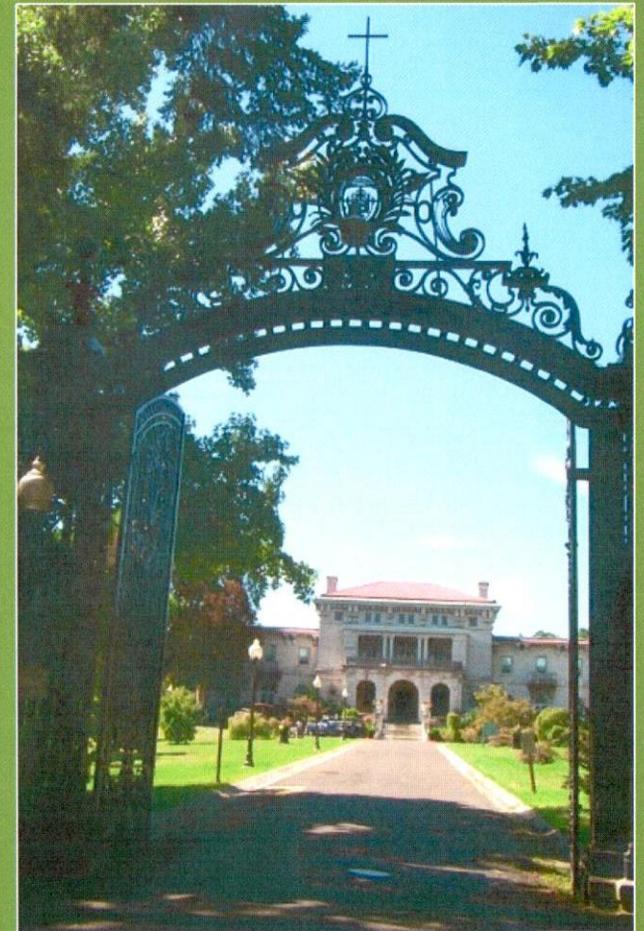
	Class One	
Minimum Gross Tract Size	1 acre, but less than 7 acres	7 acres or greater
Minimum Lot Width	100 ft	None
Maximum Building Coverage		10%
Maximum Impervious Coverage	55%	40%
Minimum Green Area	45%	60%
Minimum Building Setback	40 ft	80 ft
Minimum Parking Setback	10 ft	10 ft
Maximum Building Height	40 ft	36 ft located within 100 ft of street; 48 ft located beyond 100ft from street
Maximum Residential Density		2 du/acre



Proposed MU3 – Class One Permitted Uses



- ▶ **Use B-4.** Bed and Breakfast.
- ▶ **Use B-12:** Event Facility.
- ▶ **Use B-15.** Hotel/Inn, with accessory commercial uses
- ▶ **Use B-17.** Mixed Use Building.
- ▶ **Use B-18.** Parking Garage, in accordance with section 2301.G.
- ▶ **Use B-25.** Restaurant.
- ▶ **Use B-34.** Studio for the arts.
- ▶ **Use C-13.** Research facility.
- ▶ **Use C-20.** Microbrewery, etc.
- ▶ **Use D-3.** Community Center.
- ▶ **Use D-4.** Adult/Child Day Care.
- ▶ **Use D-8.** Library or museum.
- ▶ **Use²D-9.** Municipal Building.
- ▶ **Use E-1.** Office Building.
- ▶ **Use E-4.** Office Campus.
- ▶ **Use E-5.** Professional Services.
- ▶ **Use F-4.** Movie Theater.
- ▶ **Use F-8.** Theater (Performing).
- ▶ **Use F-2.** Athletic/Health Club.
- ▶ **Use F-6.** Indoor Recreation.
- ▶ **Use F-5.** Outdoor Recreation
- ▶ **Use F-7.** Public Grounds
- ▶ **Use H-1.** Conservation/Recreation facility
- ▶ **Use G-1.** Apartment Building/Multiplex Unit, permitted only as a part of **Use B-17: Mixed Use Building.**

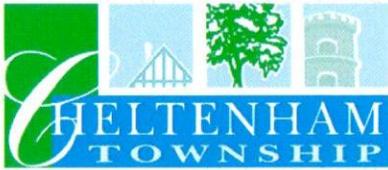


Proposed MU3 – Class One Development Standards



- ▶ Pedestrian and Common Area Standards
- ▶ Buffers
- ▶ Viewshed Standards
- ▶ Historical Preservation Standards

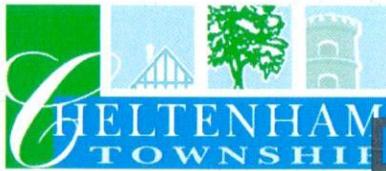




Proposed MU3 – Class Two Dimensional Standards



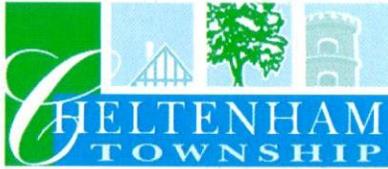
	Class Two	
Min Gross Tract Area	10 acres or greater	
Min Net Lot Area	Apartments & Nonresidential Uses	None
	Townhouses & Twins	2,000 sq ft
	Single-Family Detached	5,000 sq ft
Min Net Lot Width	Apartments & Nonresidential Uses	None
	Townhouses & Twins	20 ft
	Single-Family Detached	50 ft
Min Green Area	15%	
Required Building Setbacks from Street	Minimum, for Building up to 45 ft in height	Arterial Streets: 20 ft; All Others: 12 ft
	Minimum, for Building from 45 to 60 ft in height	25 ft
	Maximum, for 60% or More of Building Frontage	Arterial Streets: 35 ft; All Others: 25 ft
Min Building Setback from Property Not Abutting Streets	Buildings up to 45 ft in height	10 ft; 40 ft when abutting residential
	Buildings between 45 and 60 ft in height	20; 60 ft when abutting residential
Min Building Setback from Other Buildings	Buildings up to 45 ft in height	20 ft
	Buildings between 45 and 60 ft in height	40 ft



Proposed MU3 – Class Two Dimensional Standards (cont.)



	Class Two (cont.)	
Minimum Parking Setback	10 ft	
Maximum Height	45 ft; 60 ft if within 1,000 ft of train station	
Maximum Impervious Coverage	85%	
Floor Area Ratio	0.75; 1.25 with Sustainability Bonus	
Minimum Percent of Building Floor Area	<i>Land Use Group 1: Office, entertainment, institutional, and related uses as listed in Section 1501.B.1.a</i>	5%
	<i>Land Use Group 2: Retail, restaurant, and related uses as listed in Section 1501.B.1.b</i>	5%
	<i>Land Use Group 3: Residential, as listed in Sections 1501.B.1.f or g</i>	5%
Maximum Percent of Building Floor Area	<i>Land Use Group 1: Office, entertainment, institutional, and related uses as listed in Section 1501.B.1.a</i>	80%
	<i>Land Use Group 2: Retail, restaurant, and related uses as listed in Section 1501.B.1.b</i>	60%
	<i>Land Use Group 3: Residential, as listed in Sections 1501.B.1.f or g</i>	35%



Proposed MU3 – Class Two Permitted Uses

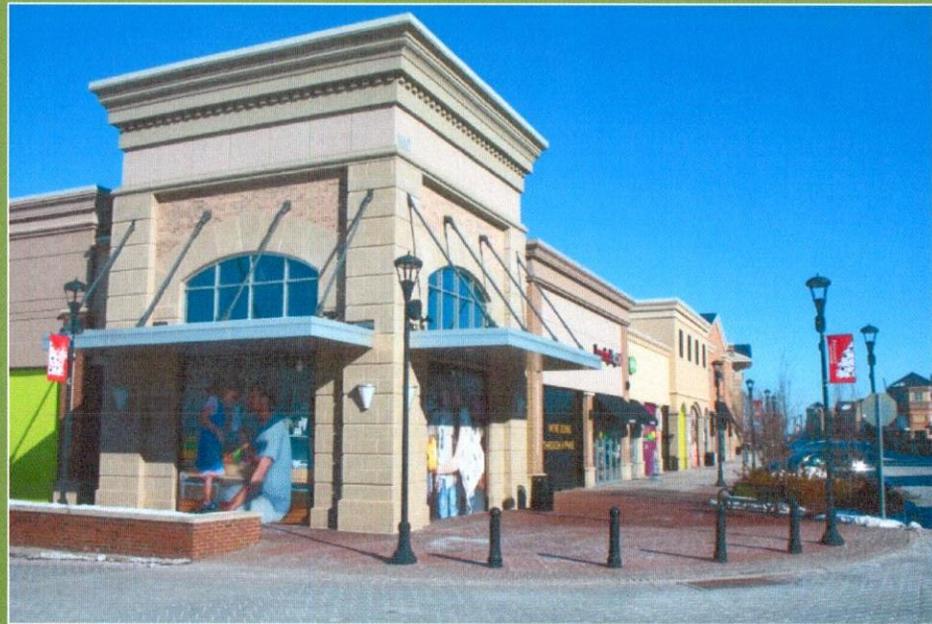


- ▶ Office, entertainment, institutional and related uses
- ▶ Retail, restaurant, and related uses,
- ▶ **Use B-18.** Parking Garage, in accordance with section 2401.G.
- ▶ **Use F-5.** Outdoor Recreation
- ▶ **Use F-7.** Public Grounds
- ▶ **Use G-1.** Apartment Building/Multiplex Unit. Dwellings may be permitted on the
- ▶ first floor, provided that the apartment units are not located on a block or across the
- ▶ street from a block that is primarily comprised of existing or proposed retail and
- ▶ related uses, as listed in section 1502.C.1.b, on the first floor.
- ▶ **Use G-7: Townhouse Dwelling Unit, Use G-8: Twin Houses, and/or Use G-9: Village Dwelling Unit, provided that:**
 - ▶ They are not located on a block or across the street from a block that is primarily comprised of existing or proposed retail and related uses, as listed in section 1502.C.1.b, on the first floor.
 - ▶ The townhouses, twins, and/or village dwelling units are not located on a collector or higher classification street.
- ▶ **Use H-1.** Conservation/Recreation facility

Proposed MU3



- ▶ Development Standards
- ▶ Building Design Standards
- ▶ Pedestrian and Open Space/Plaza Design Standards
- ▶ Lighting Standards
- ▶ Traffic Impact Study



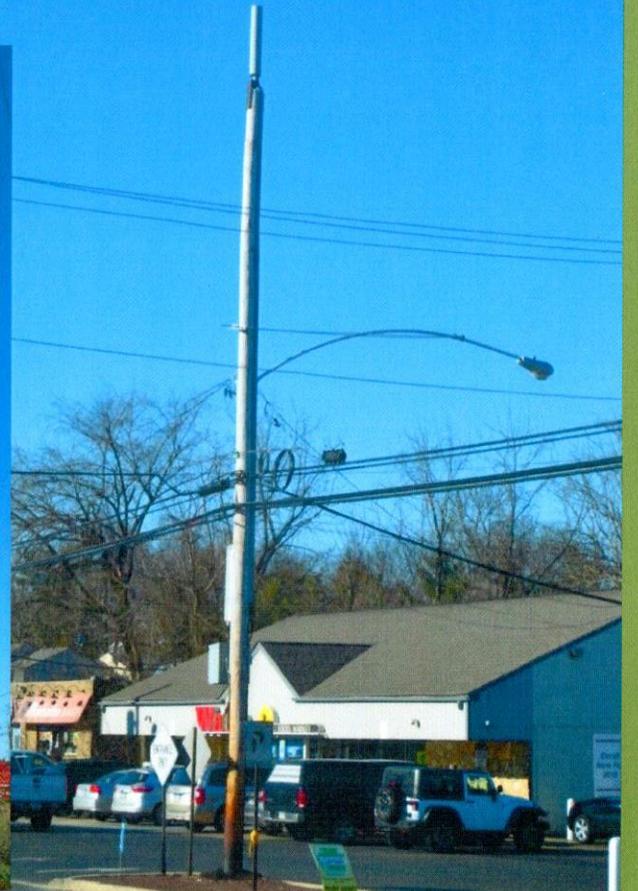
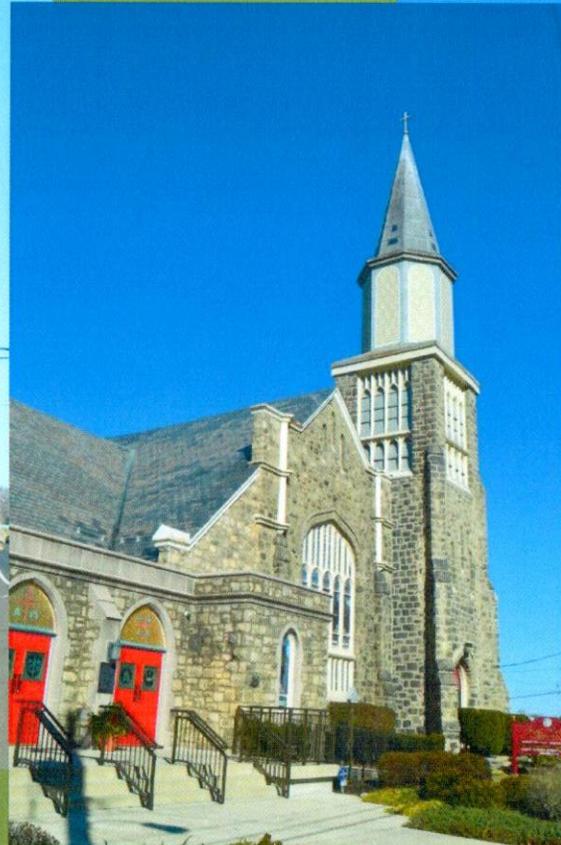
Changes to General Regulations

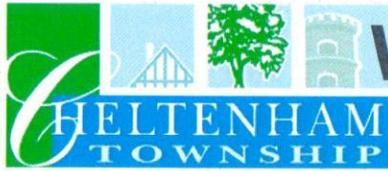


▶ Wireless Telecommunications Regulations

- ▶ Changing nature of technology
- ▶ FCC and State regulations
- ▶ New “DAS systems”
 - ▶ *Northampton Twp. case*







Wireless Telecommunications Facilities



▶ 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

