

**ORDINANCE NO. \_\_\_**

**ABINGTON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE ABINGTON TOWNSHIP ZONING ORDINANCE OF 2017, AS AMENDED, BY AMENDING ARTICLE VII AO APARTMENT-OFFICE DISTRICT, ADDING H-12 SENIOR APARTMENT UNITS AS A USE PERMITTED BY CONDITIONAL USE IN AO APARTMENT-OFFICE DISTRICT; BY AMENDING ARTICLE XXI USE REGULATIONS, ADDING H-12 SENIOR APARTMENT UNITS AS A USE; AND BY AMENDING ARTICLE XXIII PARKING AND TRANSPORTATION TO INCLUDE USE H-12 SENIOR APARTMENT UNITS**

**BE IT ORDAINED AND ENACTED** by the Board of Commissioners of Abington Township, Montgomery County, as follows:

**SECTION I. ZONING TEXT AMENDMENT.** The Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add the following to the AO Apartment-Office District (Article VII):

Use H-12 Senior Apartment Units

A. Section 700. Intent: E. –To provide a wider range of housing options for senior citizens at locations in the Township where medical facilities, access to arterial highways and public transportation options are readily available.

B. Section 703. Other District Regulations: H. – Special Regulations for **H-12 Senior Apartment Units.**

1. A hospital shall be located within 2,000 feet.
2. The tract shall have frontage on two roads.
3. Access to public transportation shall be within 400 feet.

C. Figure 7.5. AO Apartment-Office District: Dimensional Requirements

Type	Density	Tract		Lot	
		Minimum Area	Minimum Area	Minimum Width	Minimum Depth
H-12 Senior Apartment Units	50 DU/Ac.	4 Ac.	4 Ac.	100 ft.	100ft.

Setbacks				Lot Coverage		
Front Yard Minimum	Side Yard Minimum	Rear Yard Minimum	Parking	Building Coverage Maximum	Impervious Coverage Maximum	Green Area Minimum
15 ft.	15 ft.  From a Residential Zoned Property: 25 ft.	15 ft.  From a Residential Zoned Property: 25 ft.	From Tract Boundary: 10 ft.	75%	80%	20%

Building		
Maximum Height	Maximum Separation	Maximum Length
65 ft.	50 ft.	600 ft.

**SECTION II. ZONING TEXT AMENDMENT.** The Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add the following to the Use Regulations (Article XXI):

**Use H-12: Senior Apartment Units:** A senior apartment/condominium building is a single, detached, residential building containing at least three, separate dwelling units, with units arranged in a variety of combinations, including side-by-side, over and under, or back-to-back with another dwelling unit. The regulations for this use category do not apply to townhouses or duplexes with a condominium form of ownership. The units shall be age restricted in compliance with the Federal Fair Housing Act. For the purpose of this Ordinance, the use of each unit of condominium real estate shall require a use permit and is subject to other regulations of the Township.

1. The dwelling units may share outside access and internal hallways, lobbies and similar facilities.
2. Each dwelling unit shall be contained on one floor of the building.
3. The dwelling units cannot be individually lotted, but must share a lot or parcel on which the building is located; except under condominium law.
4. The building and grounds shall be under one operating unit, such as a rental or condominium management service.
5. Parking spaces shall be located as conveniently as possible to the dwelling units and may be common or shared areas. All parking must be designed so that cars may enter and leave without the need to move other parked vehicles.
6. Dimensional requirements unless specified differently in the zoning district containing the use:
  - a. The minimum lot area per Senior Apartment Unit development shall be 4 acres.
  - b. The minimum floor area per dwelling unit shall be calculated according to the following ratios:

Figure 21.11

**Minimum Floor Area/Dwelling Unit**

Unit Size	Minimum Floor Area/DU
Efficiency	400 s.f.
1 Bedroom	500 s.f.
2 Bedroom	650 s.f.
3 Bedroom	800 s.f.

7. Use of an apartment/condominium unit for any business activity are not permitted, except as expressly permitted by Use A-15: No-Impact Home-Based Business.
8. On a parcel(s) proposed to be re-developed which contain man-made steep slopes, up to 50% of precautionary slopes may be disturbed and up to 50% of prohibitive slopes may be disturbed provided, the Applicant demonstrates there is no increased erosion potential.
9. Accessory Uses:
  - a. Use A-3: Car Share.
  - b. Use A-15: No-Impact Home Based Business.
  - c. Use C-10: Convenience Store (when limited to 2,000 s.f.).
  - d. Use C-11: Dry Cleaners (Drop-Off).
  - e. Use C-16: Laundry (Self-Service).
  - f. Use C-20: Personal Care Business.
  - g. Use C-21: Professional Service Business.
  - h. Use C-26: Restaurant, Sit-Down.
  - i. Use C-29: Retail Store (when limited to 2,000 s.f.).
  - j. Use C-35: Supermarket or Grocery (when limited to 2,000 s.f.).
  - k. Use G-11: Studio, Artist.

**SECTION III. ZONING TEXT AMENDMENT.** The Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add the following to the Parking and Transportation (Article XXIII):

Use H-12 Senior Apartment Units

Section 2304. Parking Use Requirements: H. 12. – Use H-12: Senior Apartment Units: 1.33 Space per dwelling unit. Up to 10 percent of required parking for Senior Apartment Units Uses may be held in reserve, provided the reserve parking complies with all other zoning provisions.**SECTION IV. EFFECTIVE DATE.** This Ordinance shall become effective five (5) days from enactment.

