

## NOTICE

NOTICE IS HEREBY GIVEN that the Township of Abington Board of Commissioners will take action on the following Ordinance Amendments at a special meeting on **Tuesday, December 18, 2018 at 7:30 p.m.** at the Township Building, located at 1176 Old York Road, Abington, PA 19001, and will conduct a public hearing on and will consider for adoption, an Ordinance amending Part II, General Legislation, of The Code of the Township of Abington, amending Chapter 162, "Zoning," to create a new H-12 Senior Apartment Unit use in the AO Apartment-Office zoning district, and an Ordinance amending the Abington Township Zoning Map to rezone certain parcels of property to the Apartment-Office zoning district. The titles of the Ordinances to be considered are the following: 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 and AN ORDINANCE OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ENACTED PURSUANT TO THE FIRST CLASS TOWNSHIP CODE AND THE PENNSYLVANIA MUNICIPALITIES CODE (the "Code") AND THE OFFICIAL ZONING MAP OF ABINGTON TOWNSHIP TO REZONE A CERTAIN TRACT OF REAL PROPERTY FROM CS COMMUNITY SERVICE DISTRICT AND R-3 MEDIUM-DENSITY RESIDENTIAL DISTRICT TO AO APARTMENT-OFFICE DISTRICT

The proposed Ordinances are summarized as follows:

Zoning Text Amendment. The Abington Township Zoning Ordinance, **Article VII**, is amended to add Use H-12 Senior Apartment Units as a conditional use, to provide a wider range of housing options for senior citizens located in the Township where medical facilities, access to arterial highways and public transportation options are readily available; and to provide special regulations for H-12 Senior Apartment Units, requiring a hospital located within 2,000 ft; frontage on two public roads, at least one of which is a primary road as defined in the Township Subdivision and Land Development Ordinance; and access to public transportation, rail station or bus stop within 400 ft.; and to provide dimensional requirements for the H-12 use in the Apartment-Office zoning district, including permitted density, minimum tract area, minimum lot area, minimum lot width and depth, minimum front, side and rear yard setbacks, minimum parking setback, maximum building coverage, maximum impervious coverage, minimum green area, maximum building height, minimum building separation, and maximum building length. **Article XXI** is amended to add use regulations for Use H-12, Senior Apartment Units, defining a senior apartment/condominium development, providing a base density of 24 units per developable acre, with permitted increases in the base density and/or impervious coverage, up to a maximum of 36 units per developable acre, in order to encourage higher quality environments, green technology and sustainable design features; providing bonuses for an increase in density and/or impervious coverage to be approved by the Board of Commissioners as part of the conditional use hearing; providing that dwelling units may share outside access and internal hallways, lobbies and similar facilities, that each dwelling unit shall be contained on one floor of the building, that except as permitted under condominium law, the dwelling units cannot be individually lotted, but must share a lot or parcel on which the building is located, that the building and grounds shall be under one operating unit, such as a rental or condominium ownership, to insure a centralized management arrangement; that parking spaces shall

be located as conveniently as possible to the dwelling units and may be located in common or shared areas; that dimensional requirements unless otherwise specified in the zoning district containing the use are as follows: (a) minimum lot area = 5 acres; (b) maximum lot area = 8 acres; (c) minimum floor area per dwelling unit = 400 sf for efficiency unit, 500 sf for 1-bedroom unit, 650 sf for 2-bedroom unit and 800 sf for a 3-bedroom unit, that use of an apartment/condominium unit for any business activity is not permitted, except as expressly permitted by Use A-15: No-Impact Home-Based Business; that for parcels with man-made slopes, up to 50% of precautionary slopes may be disturbed, and up to 50% of prohibitive slopes may be disturbed, provided the applicant demonstrates that such disturbance does not create an increased erosion risk; that accessory uses include: A-6 Clubhouse; A-13 Fences and Walls; A-15 No-Impact Home-Based Business; A-24 Swimming Pool; A-25 Tennis and Sports Courts; and that landscape and buffering shall be provided in accordance with Article 24, except as follows: (a) in lieu of Section 2403.B.3.a, a buffer area of varying width may be utilized provided that the average buffer width is in excess of 15 feet; (b) Section 2403.B.3.f shall not apply if a fence or wall is constructed in accordance with Section 2500.A.1; (c) Section 2402.A related to parking lot landscaping shall not apply to structured parking; **Article XXIII** is amended to add the following to the Parking and Transportation regulations: Section 2304 – Parking Use Requirements for Use H-12: Senior Apartment Units. – 1.5 spaces per dwelling unit; up to 10 percent of required parking for Senior Apartment Units may be held in reserve, provided the reserve parking complies with all other provisions of the ordinance; parking spaces may be reduced to 9 feet x 18 feet; tandem parking, consisting of two parking spaces end to end, may be used for occupants of the same residential unit. Such tandem parking spaces shall measure 9 feet x 36 feet.

The Comprehensive Use Matrix Table located in the Appendix shall be revised as follows: Under Residential Uses, a new row shall be added for Use H-12, Senior Apartment Units.

The Zoning Text Amendment Ordinance also provides for an effective date.

Zoning Map Amendment: This ordinance amends the Abington Township Code and the Abington Township Zoning Map to rezone that certain tract of real property designated as Montgomery County Tax Parcels 30-00-49728-00-3; 30-00-49724-00-7; 30-00-49720-00-2; and 30-00-31708-00-5 to the Apartment-Office Zoning District. These properties are also known as 1059, 1067 & 1073 Old York Road, and 1062 Huntingdon Road, respectively.

The Zoning Map Amendment Ordinance also repeals ordinances, portions of ordinances or any section of the Code expressly inconsistent with this Ordinance, and provides for an effective date.

Additional amendments may be made with respect to the Ordinances summarized above prior to or during their final enactment. Advertisement related to the final enactment of the Ordinances, in final form, including amendments, will be made in accordance with the requirements of the Pennsylvania Municipalities Planning Code.

Copies of the full text of the Ordinances summarized herein are available for inspection by any citizen during regular business hours (7:30 a.m. to 5:00 p.m., Monday through Friday), at the offices of Abington Township, 1176 Old York Road, Abington, PA 19001, at the Montgomery County Law Library, Montgomery County Courthouse, 2 East Airy Street, Norristown, PA 19404, and at the Times Herald, 410 Markley Street, Norristown, PA 19401, where copies of the proposed Ordinances may be obtained for a charge not greater than the cost of copying during normal business hours. All interested parties are invited to attend the hearing. If any person who wishes to attend the public hearing has a disability and/or requires auxiliary aid service or other accommodations to observe and/or participate in the proceedings, please contact Township Manager Richard Manfredi at (267) 536-1000, to arrange accommodation.

Michael P. Clarke, Solicitor for Abington Township