

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 X MS-H MAIN STREET HIGH INTENSITY/DENSITY DISTRICT TO ADD OLD YORK ROAD REVITALIZATION MODIFICATIONS FOR APARTMENT BUILDING USE

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 Section 1007.P. to the MS-H Main Street High Intensity/Density District (Article X):

§ 1007.P. MS-H Main Street High Intensity Density District Old York Road Revitalization Modifications.

1. Modifications – The intent of the Old York Road Revitalization Modifications is to provide for and encourage the revitalization and redevelopment of existing commercial properties in the Township as apartment building use to encourage and support the Township community and workforce. The following modifications set forth in subsection 3. are offered in exchange for meeting the eligibility standards set forth below.

2. Eligibility Standards for Modifications– In addition to the bonuses permitted pursuant to § 1007.O.1 and .2, modifications shall be available for Sites (as defined in § 201) that meet the following criteria at the time the application is submitted if developed for apartment building use:

- a. the Site has a minimum lot frontage of 150’ and a maximum lot frontage of 200’;
- b. the Site is within both 25’ of a SEPTA bus stop and .5 miles of a SEPTA train station;
- c. the Site’s immediately adjacent parcels within the MS-H Main Street High Intensity Density District contain active operating businesses;
- d. the Site has not been redeveloped within the prior 5 years of submission of the land development application;
- e. the Site is currently not in compliance with current stormwater requirements.

3. Modifications– If the Site meets the eligibility standards set forth in § 1007.P.2, the following modifications supercede any contrary zoning ordinance provisions including but not limited to dimensional standards (§ 1006), design regulations (§ 1007), parking standards (Article XXIII) and landscape standards (Article XXIV) and general standards (Article XXI);

- a. Dimensional Standards (§ 1006/Figure 10.19) – the following modifications are permitted:
 - (1) Maximum density for apartment building – 28 units per 20,000 sf of gross site area
 - (2) Maximum height for apartment building – 55’
 - (3) Building setback from abutting R-1, R-2, R-3, R-4, minimum - 20’
 - (4) Yard setback, rear, minimum – 20’
 - (5) Window area (minimum) street facing facades, ground floor – 25%
- b. Design Guidelines - the following sections do not apply:
 - (1) Section 1007.C. (Sloped roof)
 - (2) Section 1007.E (Trash, Storage, Tanks and Loading)
 - (3) Section 1007.H (Building Façade)
- c. Parking (Article XXIII) – the following section does not apply
 - (1) Section 2312 (Loading)
- d. Landscaping (Article XXIV) – in addition to the applicable landscaping required pursuant to Article XXIV, the following landscaping is required:
 - (1) When the site is immediately adjacent to a residential use, the rear yard shall comply with Section 2403.B.4.a.4 (high intensity buffer)

4. Additional Modifications – Upon request of the Applicant, the Commissioners may modify any other Zoning Ordinance provisions including but not limited to the Dimensional Standards set forth in § 1006/Figure 10.19, Design Guidelines set forth in § 1007, parking standards set forth in Article XXIII, general regulations set forth in Article XXI and landscaping set forth in Article XXIV.

