

ORDINANCE NO.
2145
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. Revitalization Modifications –The modifications set forth in subsection 3 hereof are permitted if and only if a proposed Apartment/Condominium Building meets the eligibility standards set forth in subsection 2 hereof.

2. Eligibility Standards for Revitalization 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 have lot frontage on Old York Road and meet the following criteria at the time the land development application is submitted pursuant to Chapter 146, if developed as an apartment building use:

- a. the Site has a minimum lot width of 150’ and a maximum lot width of 200’ on Old York Road;
- b. the Site has a minimum gross site area of 20,000 square feet;
- c. the Site is within both 25’ of a SEPTA bus stop and .5 miles of a SEPTA train station;
- d. Parcels immediately adjacent to the Site and within the MS-H Main Street High Intensity Density District contain active operating businesses;
- e. the Site has not been redeveloped within the prior 5 years of submission of the land development application;

- f. the Site is not in compliance with applicable stormwater management requirements at the time the land development application is filed.

3. Revitalization Modifications– If the Site meets the eligibility standards set forth in § 1007.P.2, the following modifications supersede any contrary zoning ordinance provisions, including, but not limited to, dimensional standards (§ 1006), design regulations (§ 1007), parking standards (Article XXIII), 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/Condominium Building – 28 units per 20,000 sf of gross site area
 - (2) Maximum height for Apartment/Condominium Building – 55’
 - (3) Building setback from abutting parcels within the R-1, R-2, R-3, or R-4 District, minimum – 40’ except parking structures below or above grade - 20’
 - (4) Window area (minimum) street facing façades, 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) shall not apply if within the building
- c. Parking (Article XXIII) – the following section does not apply:
 - (1) Section 2312 (Loading)/Figure 23.2
- 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 Requirements - The land development application shall include renderings of the proposed land development showing views from Old York Road and from the adjacent single-family residential district (R-1, R-2, R-3 or R-4).

5. Additional Modifications – Upon request of the Applicant, the Commissioners may modify any other Zoning Ordinance provisions including but not limited to the Dimensional Standards

