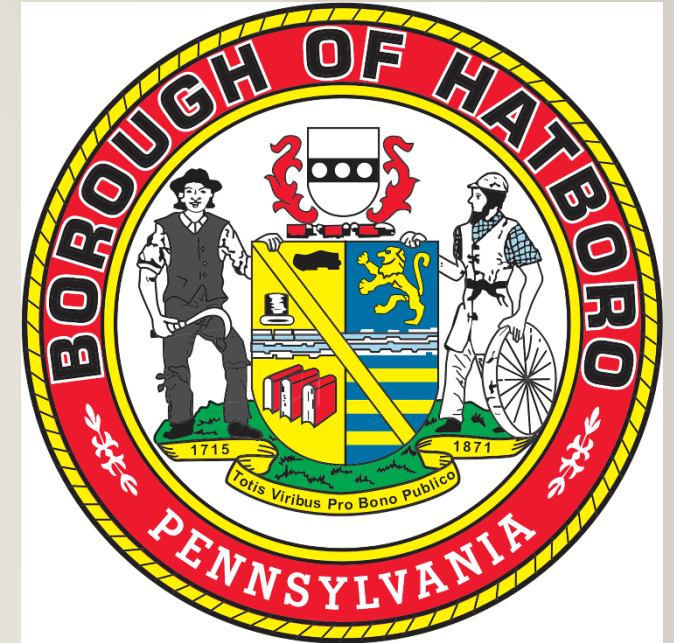


# Hatboro Zoning Re-write

Planning Commission Meeting

February 11, 2025

John Miklos

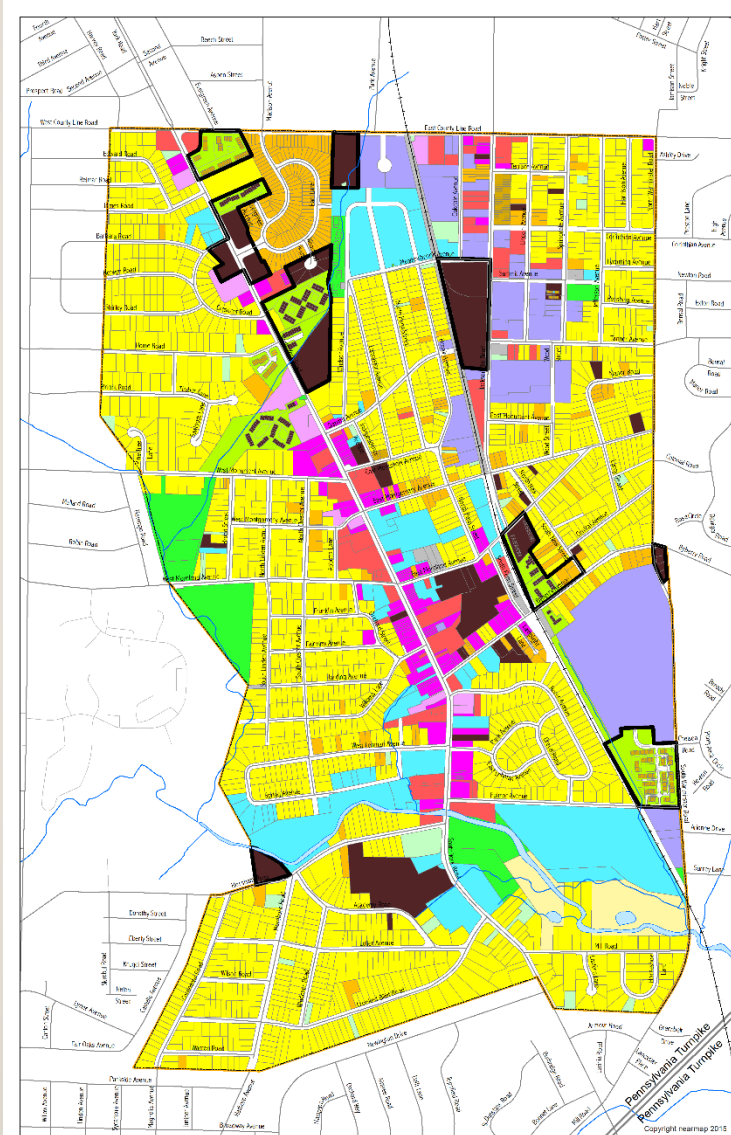
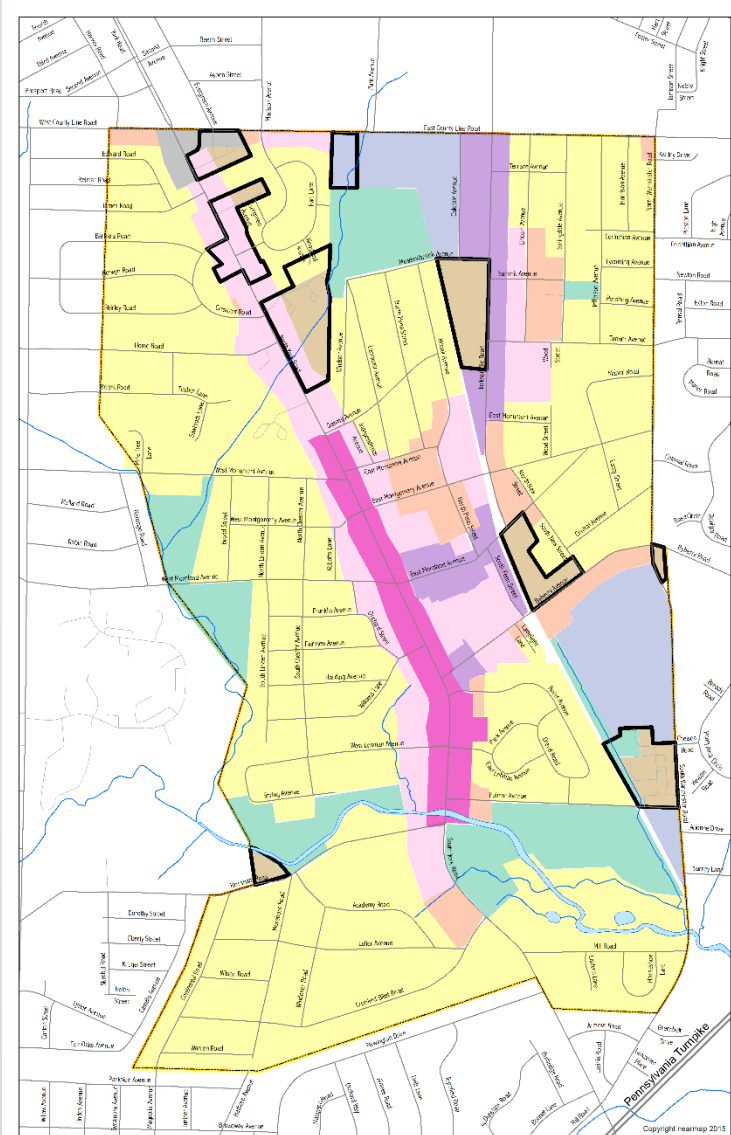
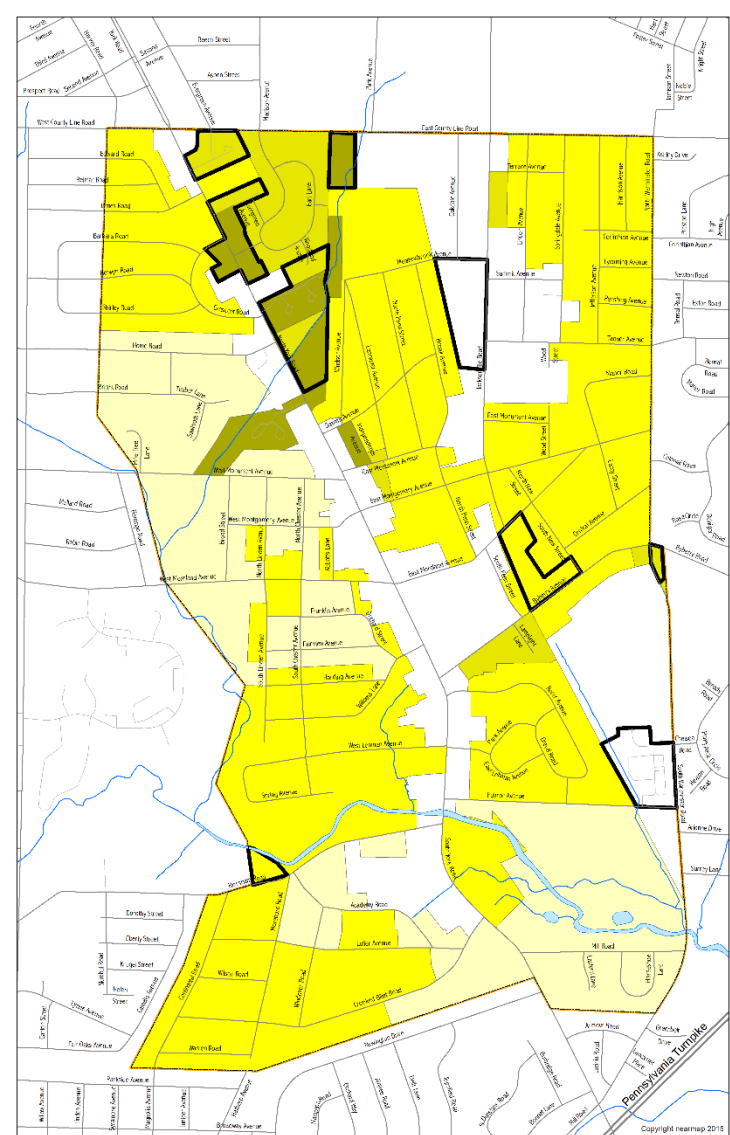


MONTGOMERY COUNTY PLANNING COMMISSION

**MCPC**

# Proposed R-3 Residential District

# Proposed R-3 Residential



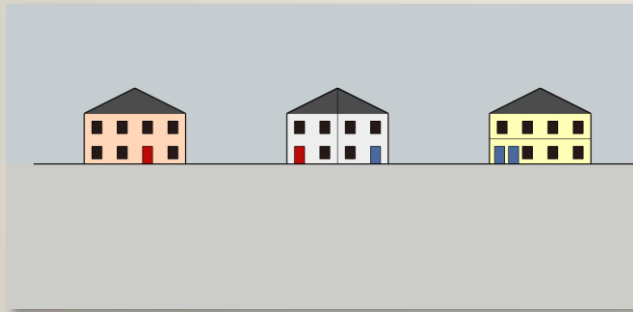
# R-3 Current vs. Proposed

What's proposed:

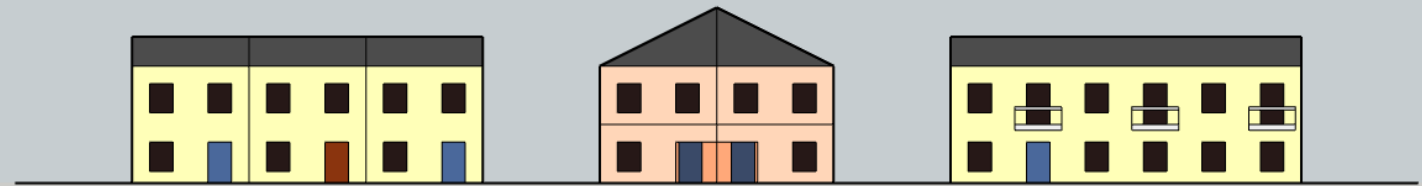
- As seen in R-2 and R-1:
  - Village House is added
  - Standards for Twins resized to match Duplex density/lot size.
- Existing R4 district is merged into this district, no R4 District is proposed.
- Townhouses **and** Garden Apartments are permitted, proposed R3 combines existing R3 and R4 areas

# Proposed R-3 Residential

<b>Total Acres</b>	<b>50.6</b>
Parcels	157
Median Parcel Size	851 sq. ft.
Median Parcel Frontage*	22 feet



\*Excludes zero-frontage (condominium) parcels



Townhouse  
(Row House)

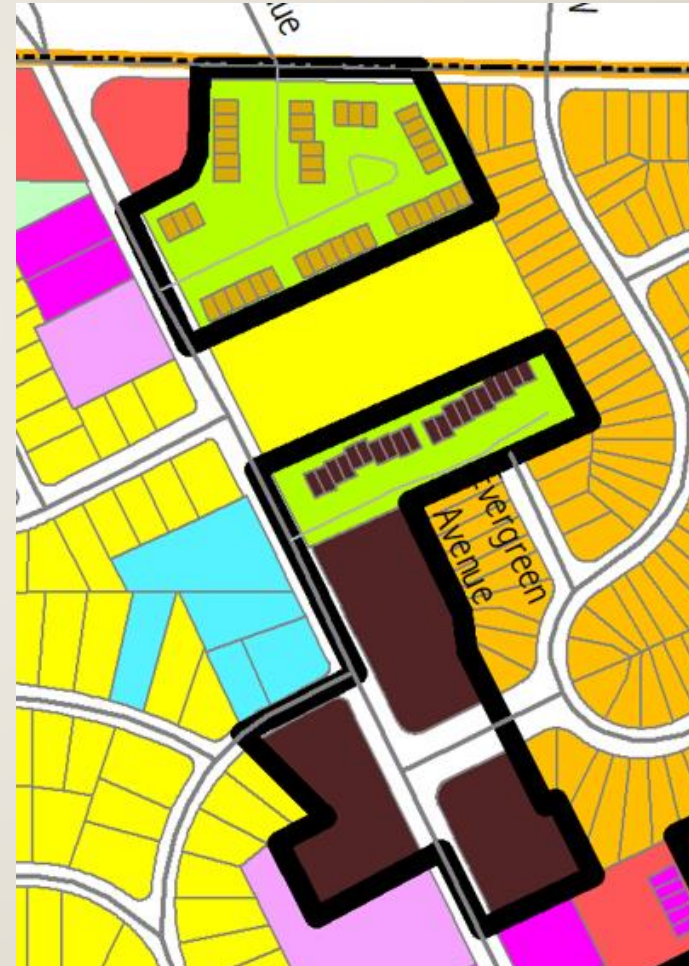
3-4 Unit  
Multiplex

Garden  
Apartment

# Proposed R-3 Residential

This district name (R-3) is being repurposed to identify residential neighborhood areas which primarily feature denser housing types such as townhouses, apartments, and similar developments.

These areas tend to be located close to N. York Road or the Regional Rail tracks.

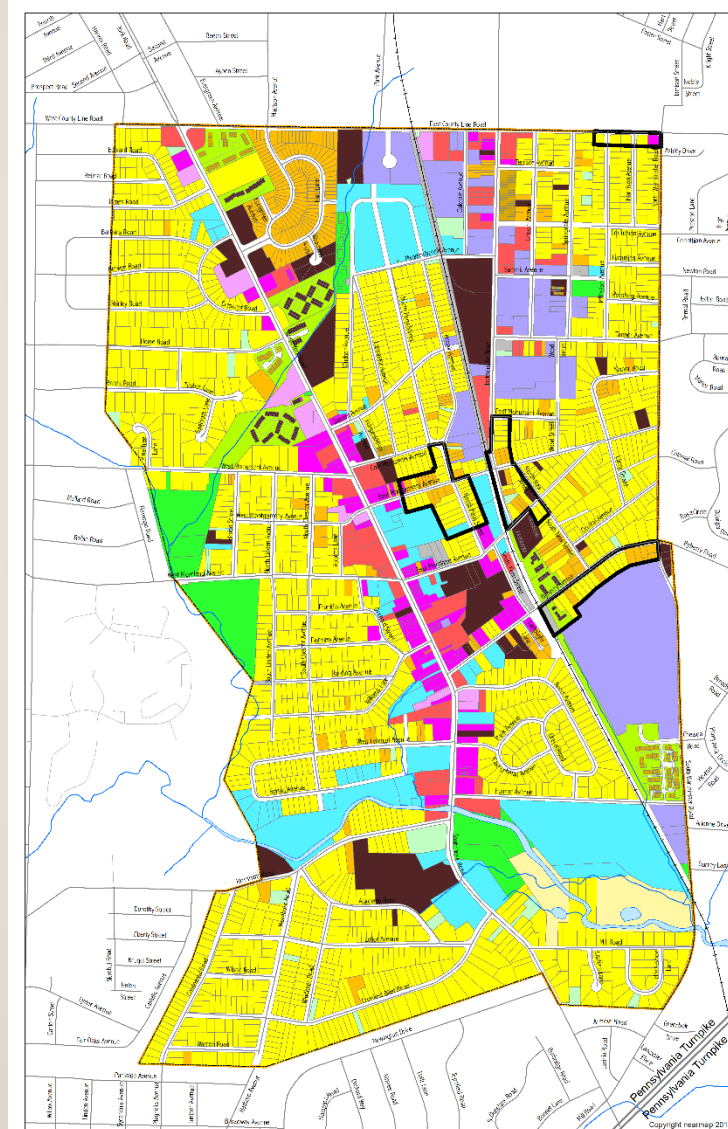
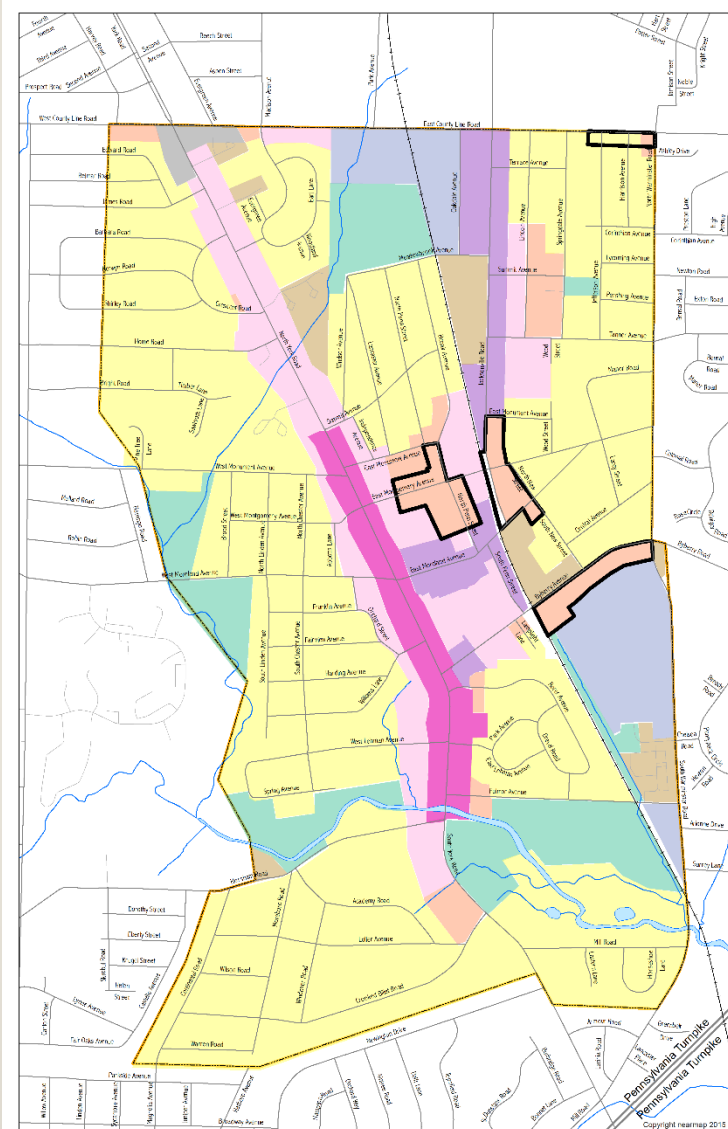
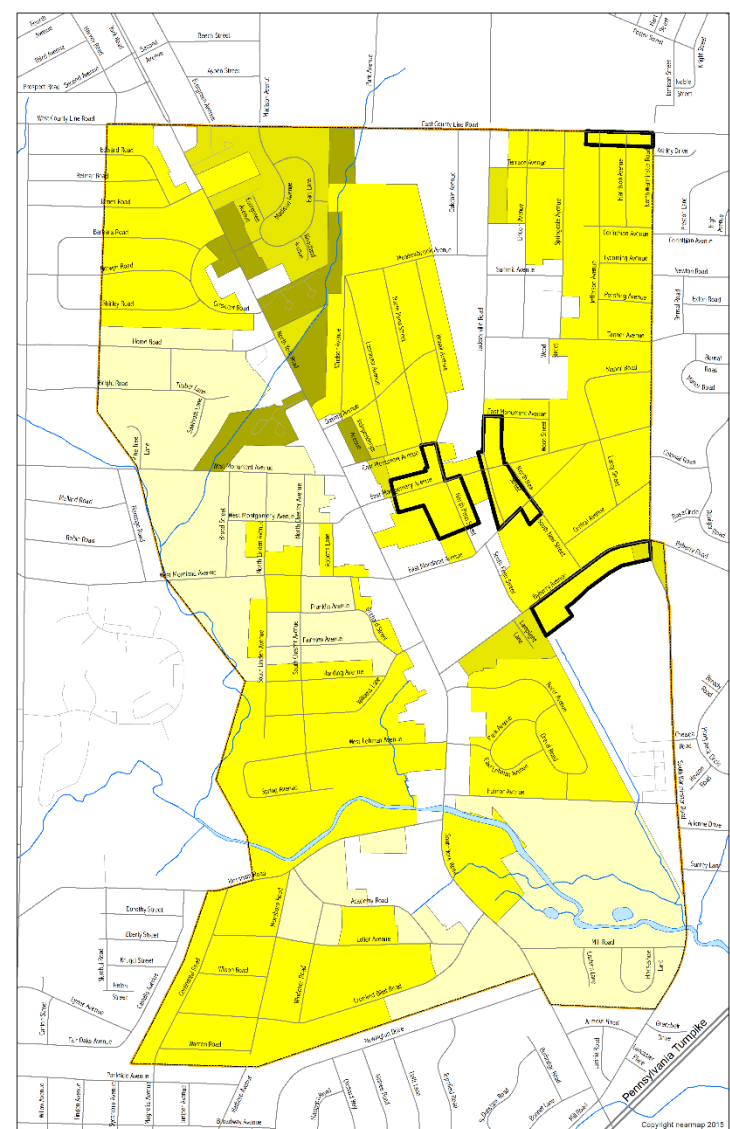


# R-3 District Use Regulations

Uses	Existing R3	Existing R4	Proposed R3
Single-family detached dwelling	Permitted	Permitted	Permitted
Village house (small lot single-family detached dwelling)			Permitted
Single-Family Semidetached Dwelling (Twin)	Permitted	Permitted	Permitted
Two-Family Detached Dwelling (Duplex)	Permitted	Permitted	Permitted
Multiplex Apartment (3- or 4-unit)			Permitted
Single-Family Attached Dwelling (Townhouse)	Permitted	Permitted	Permitted
Garden Apartment		Permitted	Permitted
Cultivation of the soil (agriculture)	Permitted	Permitted	Permitted
Indoor recreational facility within a residential development (intended solely for the residents of the development.)	Special Exception	Special Exception	Special Exception
Professional office use in a residential development	Special Exception	Special Exception	Special Exception
Educational, religious, or philanthropic use	Special Exception	Special Exception	Special Exception
Public utility facility, park, or other municipal recreational use.	Special Exception	Special Exception	Special Exception
Cemetery, provided that the parcel devoted to this use shall be not less than five acres.	Special Exception	Special Exception	Special Exception
Passenger station for public transportation.	Special Exception	Special Exception	Special Exception
Family day care home and group day care home in single-family detached dwellings only.	Special Exception	Special Exception	Special Exception
Child day care center when facilities are located in a structure used as a church or school.	Special Exception	Special Exception	Special Exception
Accessory uses as authorized by the "General Regulations"	Permitted	Permitted	Permitted

Proposed RO  
Residential-Office  
District

# Proposed RO Residential-Office District



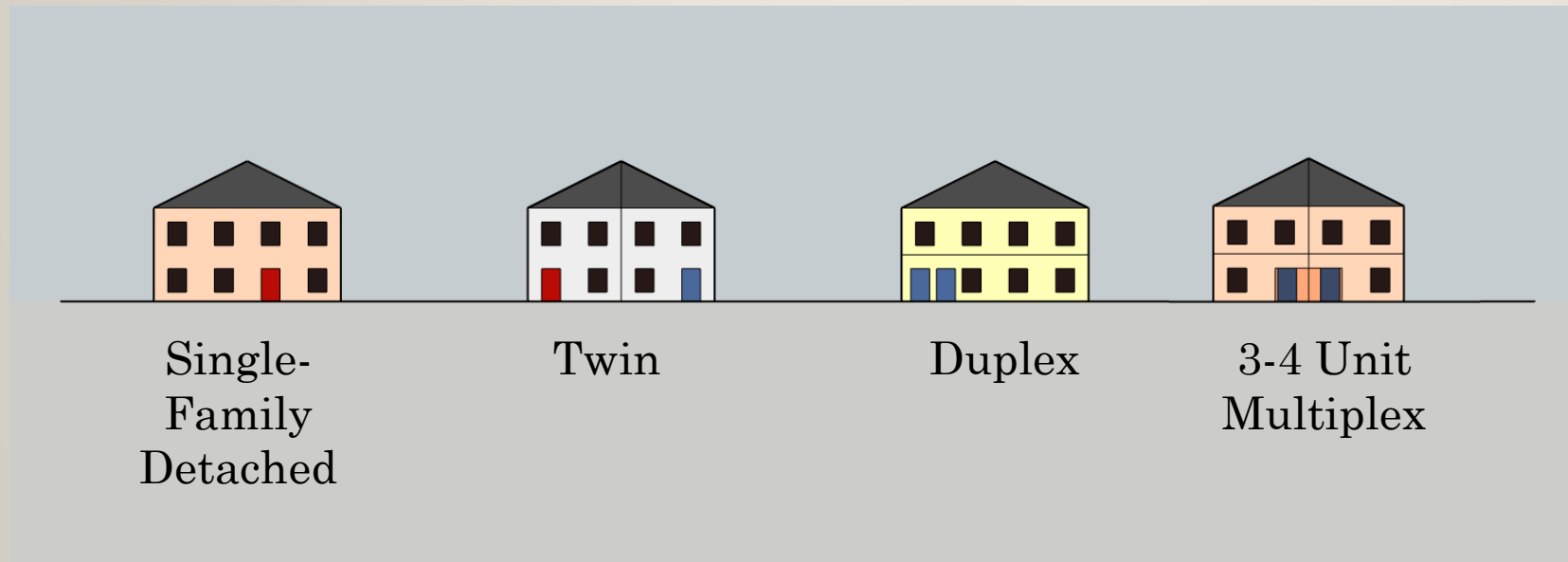
# RO Current vs. Proposed

What's proposed:

- As seen in R-3, R-2, and R-1:
  - Village House is added
  - Standards for Twins resized to match Duplex density/lot size.
- Areas of existing R2 on larger side streets near town's center are changed to proposed RO Residential-Office District.
- New uses Residential Conversion and Residential Office created, added to RO District to allow for small-scale office, personal service, café uses.

# Proposed RO Residential-Office

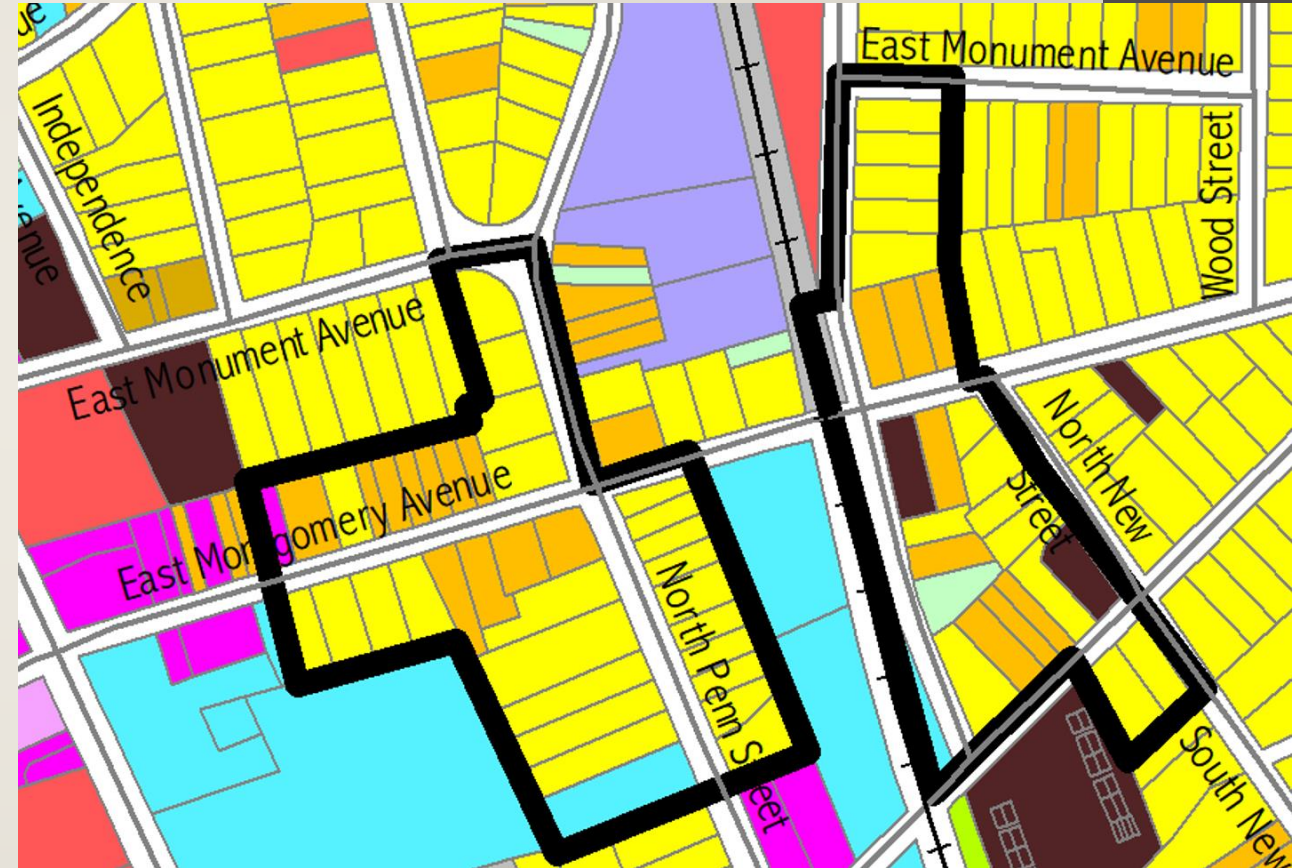
<b>Total Acres</b>	<b>16.3</b>
Parcels	90
Median Parcel Size	7,505 square feet
Median Parcel Frontage	50 feet



# Proposed RO Residential-Office

RO Residential-Office District is proposed in areas that are mostly in the existing R-2, but have a clusters of land uses that are not permitted in the existing R-2 District.

These areas are concentrated around the train station, along larger side streets: E. Montgomery Avenue and Byberry Road.



# RO District Use Regulations

<b>Uses</b>	<b>Existing R2</b>	<b>Proposed R2</b>	<b>Proposed RO</b>
Single-family detached dwelling	Permitted	Permitted	<b>Permitted</b>
Village house (small lot single-family detached dwelling)		Permitted	<b>Permitted</b>
Single-Family Semidetached Dwelling (Twin)		Permitted	<b>Permitted</b>
Two-Family Detached Dwelling (Duplex)		Permitted	<b>Permitted</b>
Multiplex Apartment (3- or 4-unit)		Permitted	<b>Permitted</b>
Cultivation of the soil (agriculture)	Permitted	Permitted	<b>Conditional</b>
Educational, religious, or philanthropic use	Special Exception	Special Exception	<b>Special Exception</b>
Public utility facility, park, or other municipal recreational use.	Special Exception	Special Exception	<b>Special Exception</b>
Cemetery, provided that the parcel devoted to this use shall be not less than five acres.	Special Exception	Special Exception	<b>Special Exception</b>
Passenger station for public transportation.	Special Exception	Special Exception	<b>Special Exception</b>
Family day care home and group day care home in single-family detached dwellings only.	Special Exception	Special Exception	<b>Special Exception</b>
Child day care center when facilities are located in a structure used as a church or school.	Special Exception	Special Exception	<b>Special Exception</b>
Professional office			<b>Permitted</b>
Medical office			<b>Permitted</b>
Funeral home			<b>Permitted</b>
Café or tearoom			<b>Permitted</b>
Accessory uses as authorized by the "General Regulations"	Permitted	Permitted	<b>Permitted</b>

# Use: Residential Conversion

Buildings originally constructed for residential use may be converted to any of the follow uses singly, or in combination with a permitted residential use:

- Professional office for the practice of medicine, law, engineering, architecture or design, real estate, insurance or financial consultation
- Studio for art, photography, music or dance.
- Personal service shop, including barbershop, hairdresser, dressmakers, shoe repair, tailor, or other such similar businesses.
- Funeral home.
- Coffee shop, tearoom or internet cafe.



# Use: Residential Office

Buildings may be constructed for any of the following uses singly, or in combination with a permitted residential use:

- Professional office for the practice of medicine, law, engineering, architecture or design, real estate, insurance or financial consultation
- Studio for art, photography, music or dance.
- Personal service shop, including barbershop, hairdresser, dressmakers, shoe repair, tailor, or other such similar businesses.
- Funeral home.
- Coffee shop, tearoom or internet cafe.

# RO Zoning Standards

	O Office (existing)	SFD-Based Residential Standards (proposed)	RO Conversion/Office Standards (proposed)
Min. Lot Size	7,000 sq. ft.	7,000 sq. ft.	<b>7,000 sq. ft.</b>
Min. Lot Width	70 feet	50 feet	<b>50 feet</b>
Max. Building Coverage	30%	<i>N/A</i>	<b>5,000 sq. ft. (principal building)</b>
Impervious Coverage	<i>N/A</i>	40%	<b>65%</b>
Min. Front Setback	35 feet	Average of neighboring properties (25 feet default)	<b>Average of neighboring properties (25 feet default)</b>
Min. Rear Setback	25 feet	25 feet	<b>25 feet</b>
Min. Side Setback	20 feet	8 feet	<b>8 feet</b>
Max. Height	35 feet	2.5 stories, not more than 32 feet	<b>2.5 stories, not more than 32 feet</b>



Questions?

Next Up: Back to York Road...

# Zoning Concept

