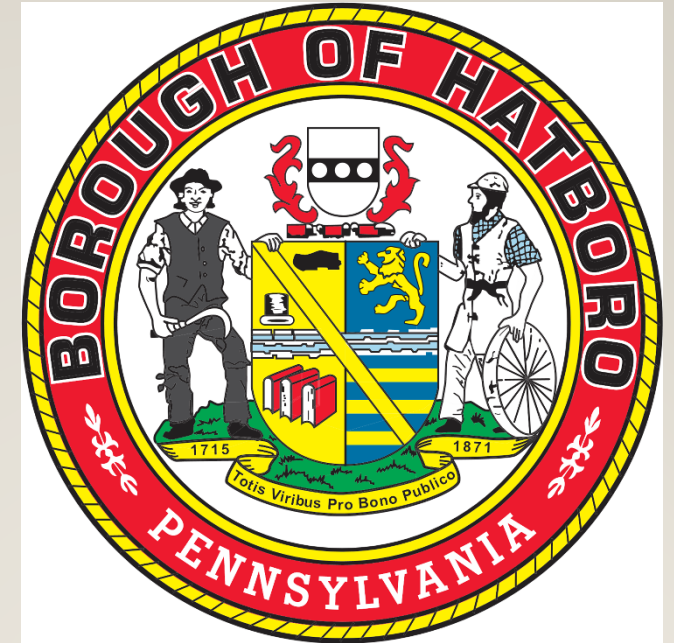


Hatboro Zoning Re-write

Planning Commission Meeting

April 7, 2025

John Miklos

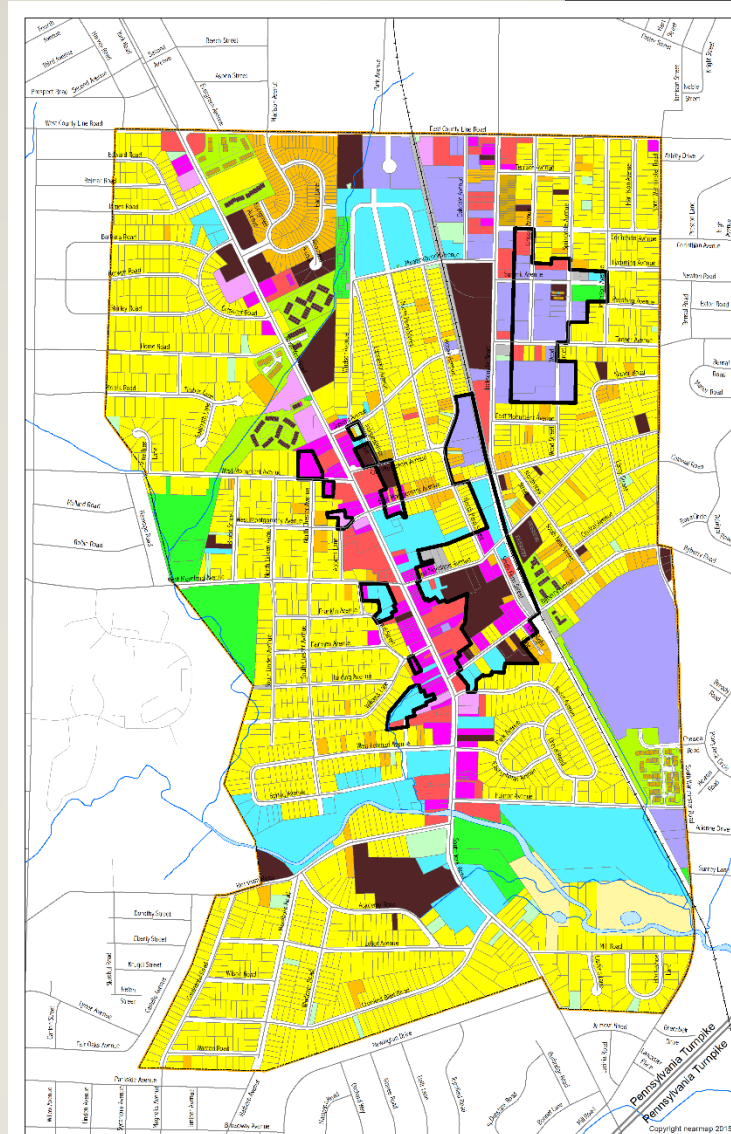
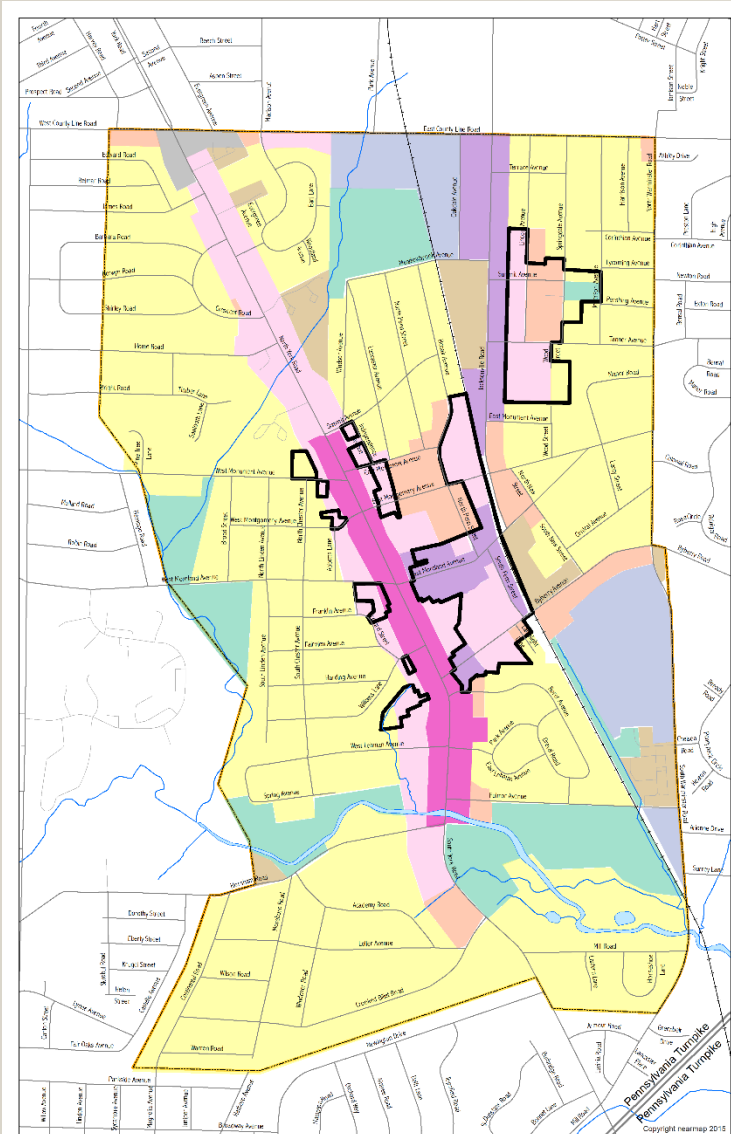
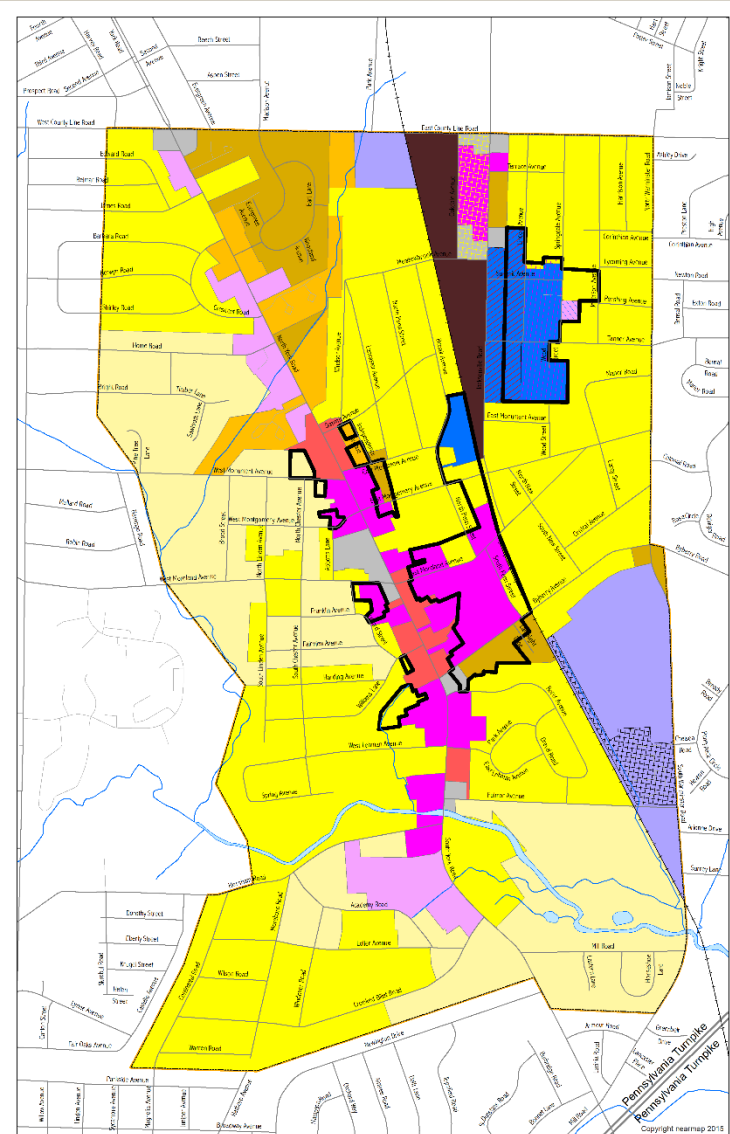


MONTGOMERY COUNTY PLANNING COMMISSION

MCPC

Proposed CMX
Community Mixed-
Use District

Proposed CMX Community Mixed-Use



CMX Current vs. Proposed

What's proposed:

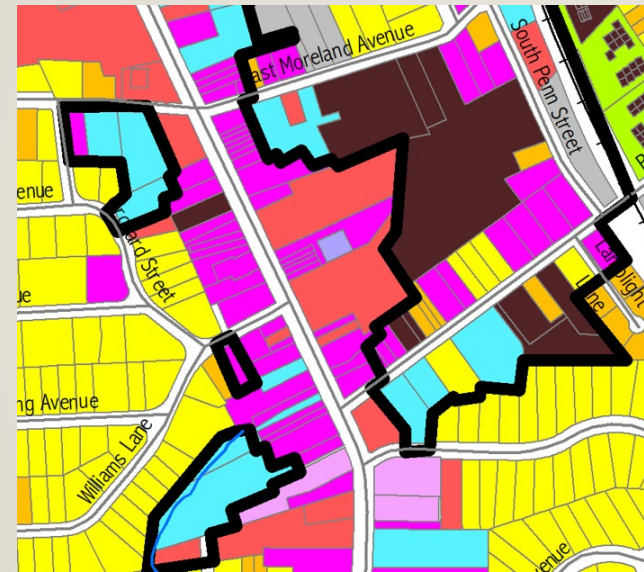
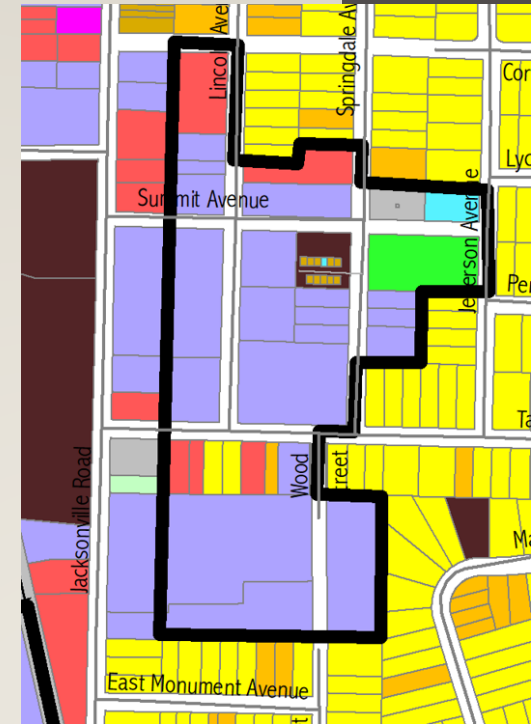
- CMX is a transitional district, drawn mainly from areas that are currently zoned HI Heavy Industrial or RC-2 Retail Commercial. It also includes patches currently zoned O Office, Residential Districts R-4, R-3, R-2, R-1, and HB Highway Business.
- CMX is organized and regulated similarly to the proposed RO Residential-Office District with a mix of smaller-scale residential and commercial uses.
- Adds new “Community Mixed-Use” standard for mixed-use buildings of up to 5,000 sq. ft. footprint.
- This district is intended to encourage the phase-out of outmoded industrial uses (especially heavy industry) near residential areas and establish standards to ensure redevelopment of industrial areas does not introduce adverse effects to surrounding neighborhoods and is supportive of the borough's businesses areas.

Proposed CMX Community Mixed-Use

This district's purpose and placement are adapted from the borough's comprehensive plan.

Proposed CMX areas cluster around the center of York Road and east of Jacksonville Road.

Proposed CMX areas feature a wide variety of uses, currently. Industrial, institutional, and mixed-uses, and multifamily uses are prevalent, though a small number of single-family and duplex/twin properties are present.



CMX District Use Regulations

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

Community Mixed-Use Standards

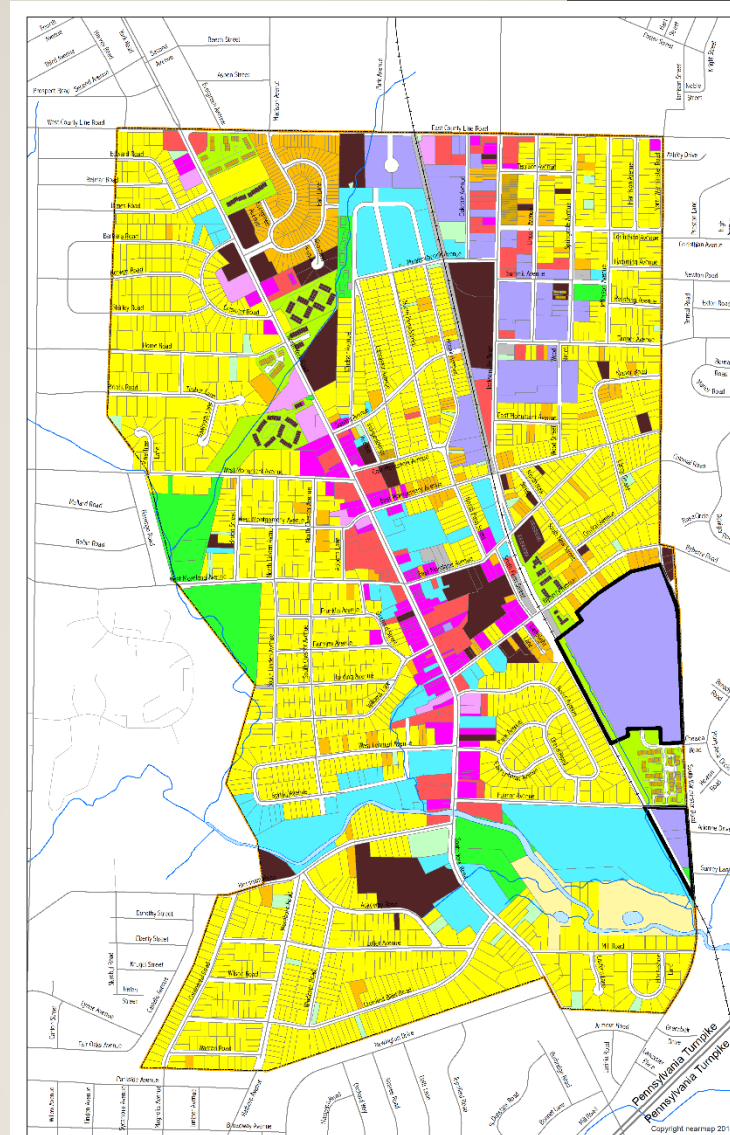
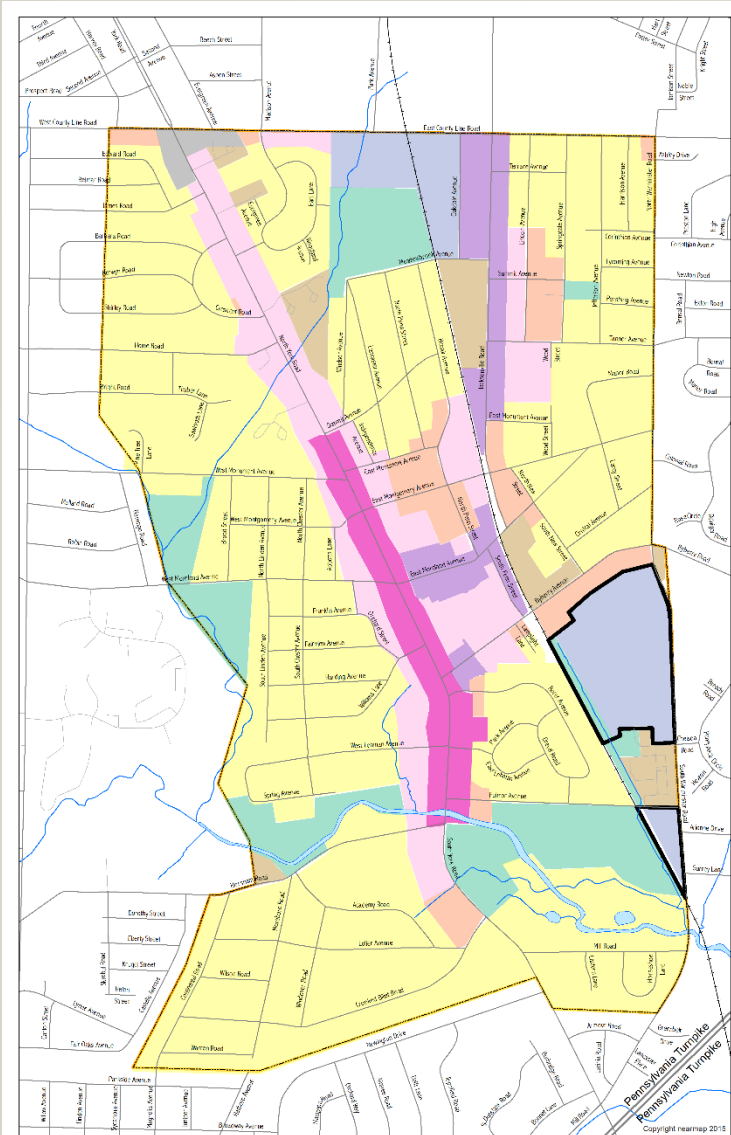
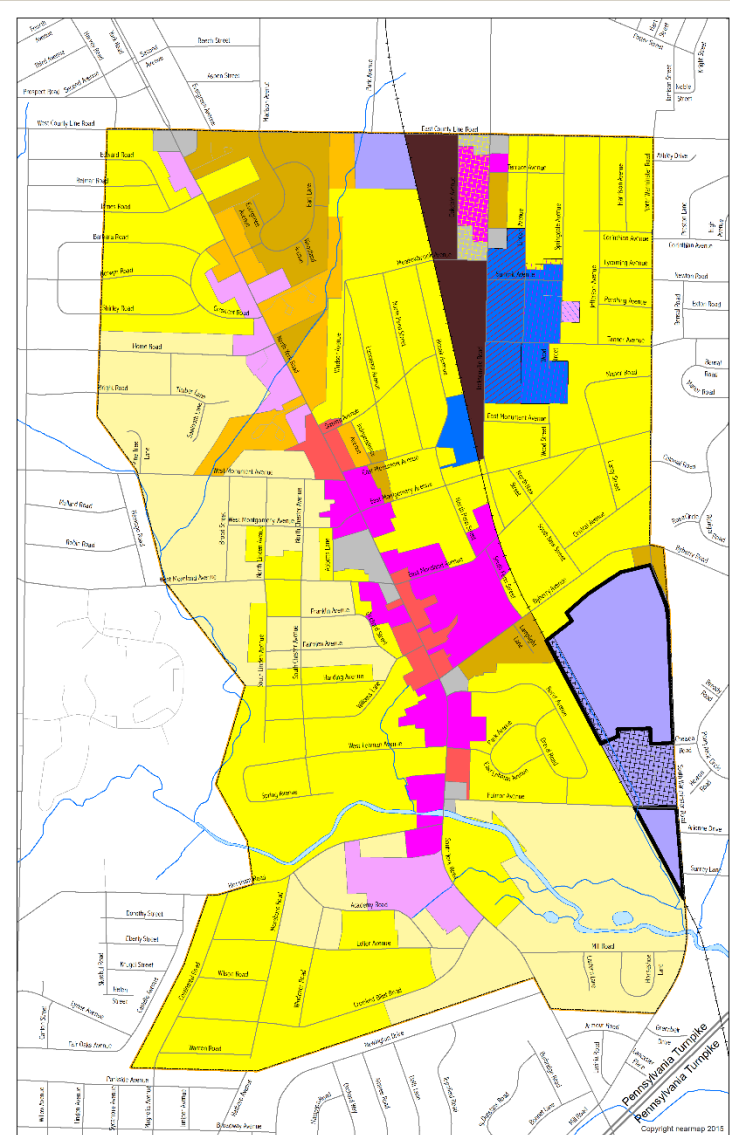
1. Small-scale buildings similar in size to residential uses may include any of the following uses in combination with a permitted residential use:
 - a. Professional office for the practice of medicine, law, engineering, architecture or design, real estate, insurance or financial consultation
 - b. Studio for art, photography, music or dance.
 - c. Personal service shop, including barbershop, hairdresser, dressmakers, shoe repair, tailor, or other such similar businesses.
 - d. Funeral home.
 - e. Coffee shop, tearoom or internet cafe.
 - f. Retail store for the sale of groceries ("mini-markets"/bodegas), dry goods, variety merchandise, flowers, books, crafts or other household supplies.
 - g. Restaurant, bar, tavern, or taproom
 - h. Marijuana dispensary
 - i. Artisan producer-retailers
 2. Community Mixed-Use buildings shall not have a building footprint larger than 5,000 square feet.
- Dimensional standards for buildings and lots match the “Residential Conversion” and “Residential Office” standards for house-scale development.
 - “Community Mixed-Use” adds uses:
 - Retail store for the sale of groceries ("mini-markets"/bodegas), dry goods, variety merchandise, flowers, books, crafts or other household supplies.
 - Restaurant, bar, tavern, or taproom
 - Marijuana dispensary
 - Artisan producer-retailers

CMX Zoning Standards

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

Proposed LMX
Limited Industrial
Mixed-Use District

Proposed LMX Limited Industrial Mixed-Use District



LMX Current vs. Proposed

What's proposed:

- LMX is located in areas currently zoned LI Limited Industrial
- LMX takes on the role of the HI-MU Heavy Industry Mixed-Use District, accommodating mixed commercial/residential/industrial uses where they can better coexist.
- LMX adds two auto-oriented businesses: Motor vehicle fueling station and Automotive detailing or car wash, to help replace the existing HB Highway Business District and to divert these uses from walkable business areas and residential neighborhoods.

Proposed LMX Limited Industrial Mixed-Use

The proposed LMX district area is currently occupied by a mix of mainly industrial uses, with a mix of retail, office, and other uses.

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



LMX District Use Regulations

Uses	Existing LI	Existing HI-MU	Proposed LMX
Artisan manufacturing	Permitted	Permitted	Permitted
Production, manufacturing, and assembly facilities	Permitted	Permitted	Permitted
Professional office for the practice of medicine, law, engineering, architecture or design, real estate, insurance or financial consultation	Permitted	Conditional	Permitted
Scientific, engineering, training or research and development	Permitted	Permitted	Permitted
Mixed-Use Development		Conditional	Conditional
Motor vehicle fueling station			Permitted
Automotive detailing or car wash			Permitted
Educational, religious, or philanthropic use, excluding the following: correctional, penal or mental institutions, group homes or other similar institutions.			Special Exception
Public utility facility, park, or other municipal recreational use.		Conditional	Special Exception
Cemetery			Special Exception
Passenger station for public transportation		Conditional	Special Exception
Outdoor storage	Permitted		Permitted
Warehouse storage	Permitted		Permitted
Child day care center		Conditional	Special Exception
Accessory uses as authorized by the "General Regulations" of this chapter, and subject to restrictions as set forth in Subsection 1C(6), herein.			Permitted

LMX Dimensional Standards

Lot Regulations			
	Minimum Lot Area	Minimum Lot Width	Maximum Impervious Coverage
All uses	20,000 square feet	75 feet	75%

Minimum Building Setbacks			
	Front	Side	Rear
All uses except those specified below	25 feet	10 feet	25 feet
Non-Industrial Accessory Building	35 feet	10 feet	25 feet

Minimum setback of **75 feet** from residential districts is required

LMX Mixed-Uses

Limited to 15% or less of floor area:

- Retail sale of dry goods, general merchandise, clothing, food, flowers, beverages, pharmaceuticals, household supplies, or furnishings. Any retail uses shall be limited to the ground floor.
- Restaurant, tearoom, cafe, or similar establishment serving food and beverage, and having facilities for the indoor seating of their patrons, but without drive-in or drive-through service. Any restaurant uses shall be limited to the ground floor.
- Business or professional office, studio, bank, and financial institution.

Permitted 85%-95% of floor area:

- Multi-family dwellings at a maximum density of 20 units per acre, except for reuse and conversion of an existing building, which may develop to a maximum density of 35 units per acre (if Borough Council permits).

Proposed IN Industrial District

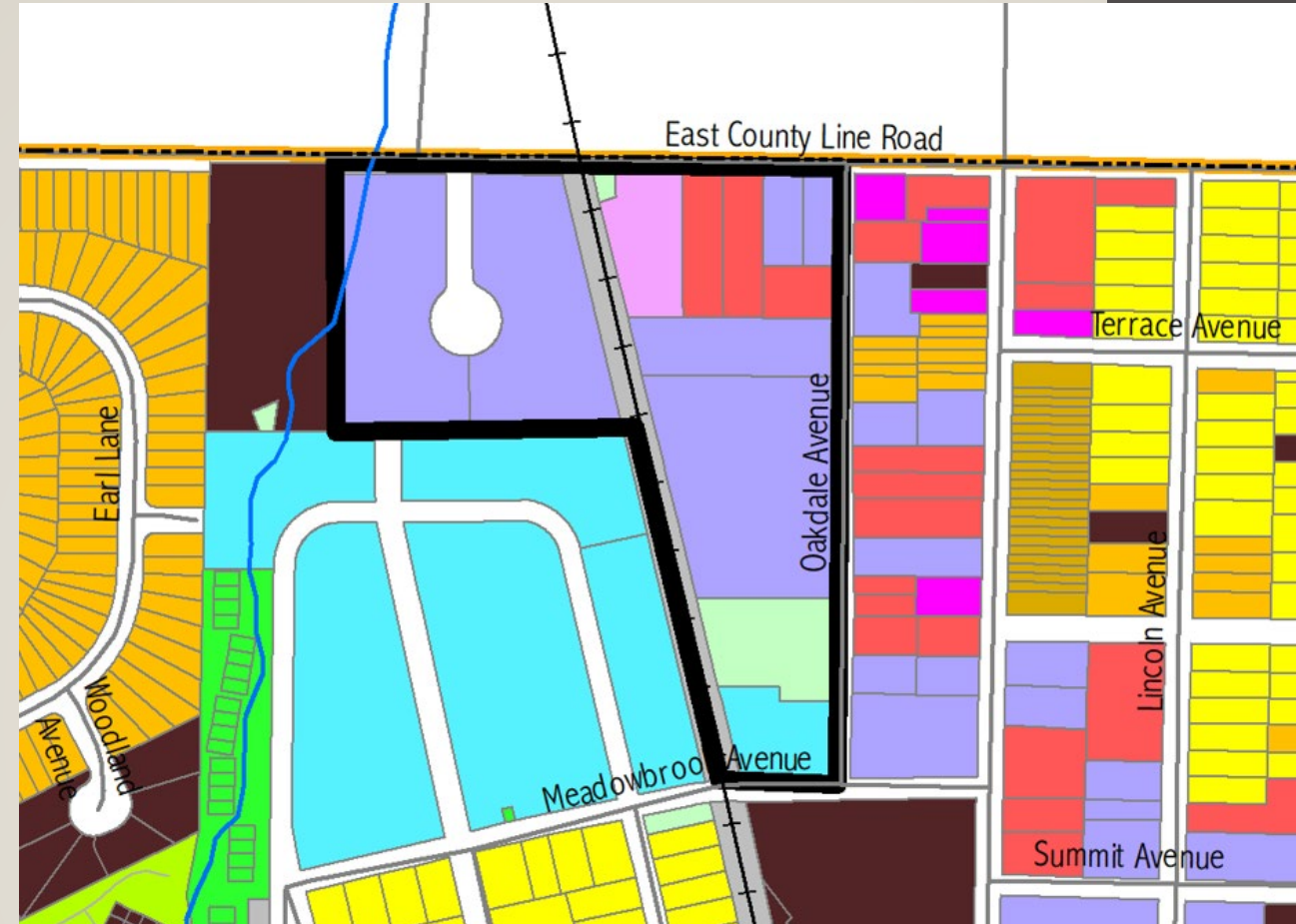
IN Current vs. Proposed

What's proposed:

- IN is proposed for an area that is currently zoned LI Limited Industrial and HI-MU Heavy Industrial Mixed-Use.
- IN standards closely match those of the existing HI Heavy Industrial District.
- IN seeks to retain heavier industrial uses where they are least likely to conflict with residential neighborhoods, helping Hatboro to zone for all reasonable uses, while also protecting quality of life.

Proposed IN Industrial District

- IN is proposed for an area that is currently zoned LI Limited Industrial and HI-MU Heavy Industrial Mixed-Use.
- The proposed IN District area is primarily occupied by a mix of industrial and retail uses.



IN District Use Regulations

Uses	Existing LI	Existing HI-MU	Proposed IN
Artisan manufacturing	Permitted	Permitted	Permitted
Production, manufacturing, and assembly facilities	Permitted	Permitted	Permitted
Professional office for the practice of medicine, law, engineering, architecture or design, real estate, insurance or financial consultation	Permitted	Conditional	Permitted
Scientific, engineering, training or research and development	Permitted	Permitted	Permitted
Mixed-Use Development		Conditional	Special Exception
Motor vehicle fueling station			Permitted
Automotive detailing or car wash			Permitted
Educational, religious, or philanthropic use, excluding the following: correctional, penal or mental institutions, group homes or other similar institutions.			Special Exception
Public utility facility, park, or other municipal recreational use.		Conditional	Special Exception
Cemetery			Special Exception
Passenger station for public transportation		Conditional	
Outdoor storage	Permitted		Accessory
Warehouse storage	Permitted		Permitted
Child day care center		Conditional	
Accessory uses as authorized by the "General Regulations" of this chapter, and subject to restrictions as set forth in Subsection 1C(6), herein.			

IN Dimensional Standards

Lot Regulations			
	Minimum Lot Area	Minimum Lot Width	Maximum Impervious Coverage
All uses	20,000 square feet	75 feet	75%

Minimum Building Setbacks			
	Front	Side	Rear
All uses except those specified below	25 feet	10 feet	25 feet
Non-Industrial Accessory Building	35 feet	10 feet	25 feet

Minimum setback of **150 feet** from residential districts is required



Questions?

Next Up: Back to York Road...

Zoning Concept

