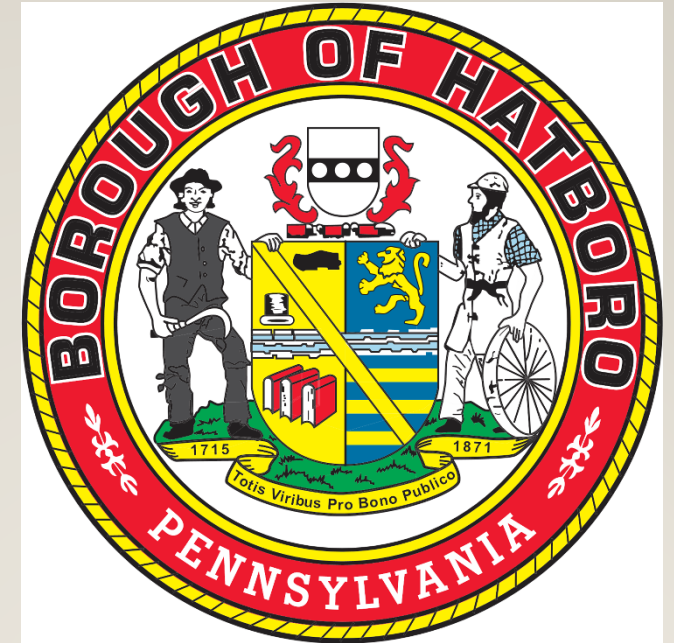


Hatboro Zoning Re-write

Planning Commission Meeting

July 8, 2025

John Miklos



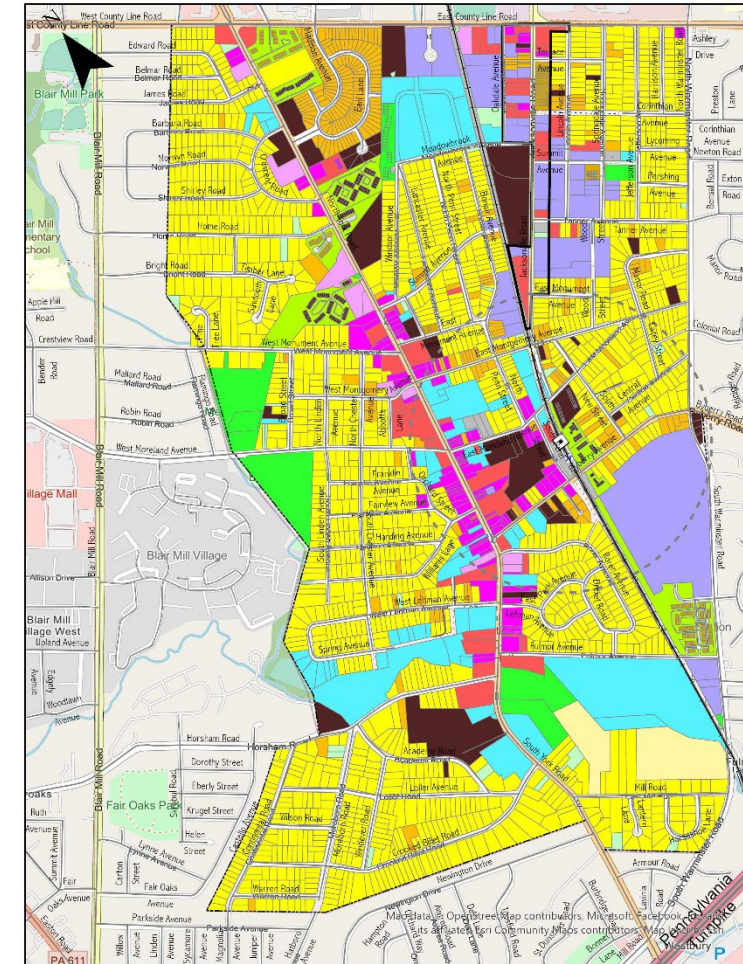
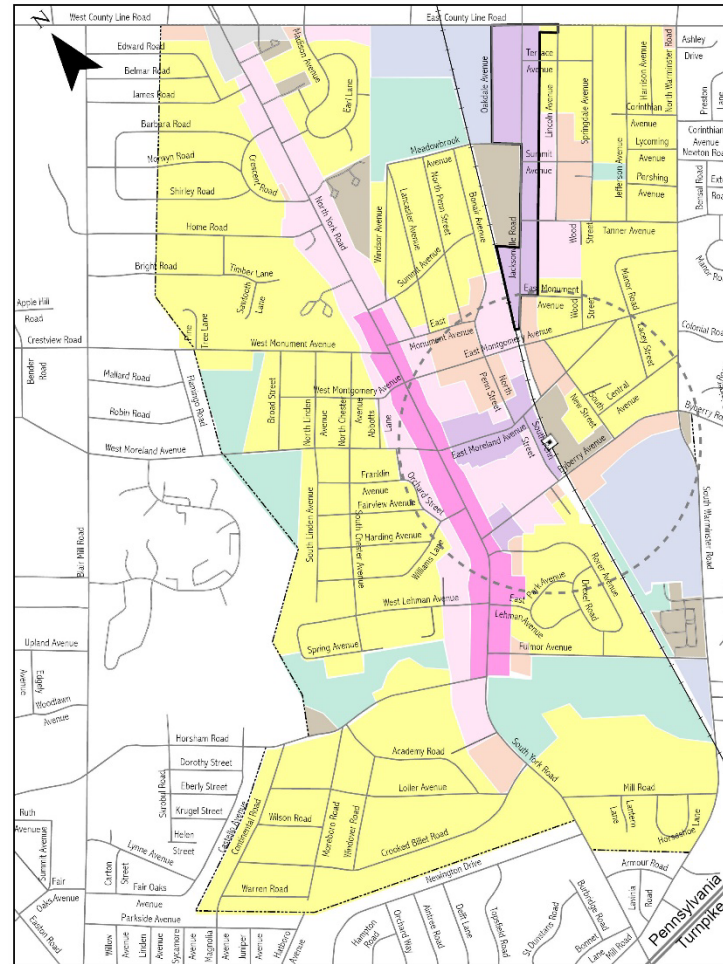
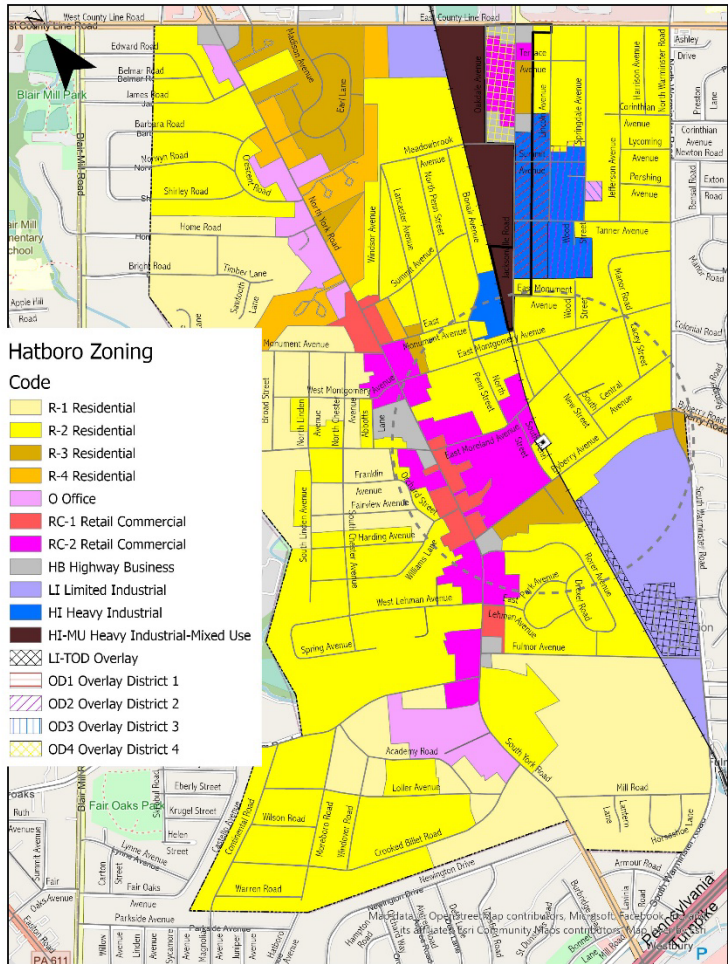
MONTGOMERY COUNTY PLANNING COMMISSION

MCPC

Proposed JC Jacksonville Corridor District

Setting a place for transformation

Proposed JC Jacksonville Corridor



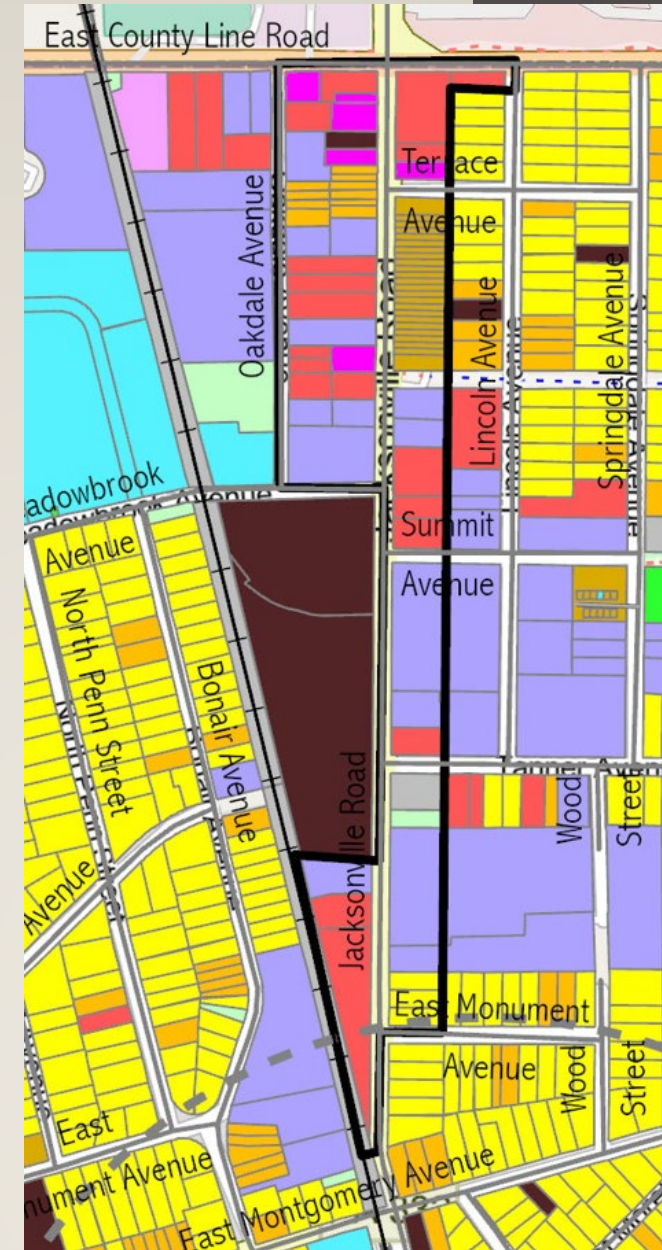
JC Jacksonville Corridor Current vs. Proposed

What's proposed:

- The Jacksonville Corridor District is intended to foster a new, walkable street where industrial uses are transitioning to a mix of residential uses and compatible retail, services, office, and other nonresidential uses.
- The proposed JC District is drawn from areas currently zoned RC-2 Retail Commercial, HI Heavy Industrial, HB Highway Business, R-3 Residential, and HI-MU Heavy Industrial Mixed-Use. This area also currently features the OD4 and OD 1 Overlay Districts.
- The Jacksonville Corridor District shares traits with the adjacent Community Mixed-Use District, but adds mixed-use standards that are adapted from the Town Center Districts, to ensure that mixed-use development is supportive of a walkable street corridor.

Proposed JC Jacksonville Corridor

- The proposed JC District is one, narrow area focused on Jacksonville Road between County Line Road and Montgomery Avenue.
- The area currently has an eclectic mix of industrial, retail, services, small mixed-use and residential types including multifamily, twin homes, row houses, and a small number of single-family homes.



JC District Use Regulations Comparison

Land Uses	Proposed JC	Existing RC-2	Existing HI
gym/health club	P		
Specialty Class Studio	P	P	
artisan manufacturing	P	SE	P
funeral home	P		
Jacksonville Corridor Mixed-Use	C	*	
business office	P	P	P
industrial design	P	P	P
medical office	P	SE	P
co-working site	P	P	P
professional office (studio for teachers or musicians, real estate, insurance, artist)	P	P	P
scientific research, engineering, training	P		P
specialized medical treatment service office (dialysis, urgent care, outpatient services)	P		
single-family detached dwelling unit	P		
Village House	P		
Twin	P		
Duplex	P		
Townhouse	P		
multiplex (3-4 unit)	P		
multifamily apartment	P	C	

JC District Use Regulations Comparison

Land Uses	Proposed JC	Existing RC-2	Existing HI
bank	P	P	
brewery, winery, distillery	P	P	P
coffee shop or tea room	P	P	
convenience store	P	P	
restaurant	P	P	
retail store	P	P	
specialty food store	P	P	
tavern/bar	P	P	
custom embroidery, repair, or sewing of cloth items	P	P	
food preparation/catering	P	P	
laundry (self-service)	P	P	
personal care business	P	P	

JC District Dimensional Standards

	JC (proposed)	TC-1 (proposed)	TC-2 (proposed)	RC-2 (existing)
Min. Lot Area	7,000 sq. ft. for house-scale residential 4,000 sq. ft. for JC Mixed-Use 40,000 sq. ft. for other non-residential	4,000 sq. ft.	4,000 sq. ft.	5,000 sq. ft.
Min. Lot Width	50 feet (30 feet for JC Mixed-Use)	30 feet	30 feet	50 feet
Max. Building Coverage	N/A	N/A	N/A	60%
Max. Impervious Coverage	50% for house-scale residential 75% for JC Mixed-Use 40% for other non-residential	85% (up to 95% by conditional approval)	85%	N/A, except for <i>Town Center Mixed-Use: 85%, up to 95% by conditional approval</i>

JC District Dimensional Standards

	JC (proposed)	TC-1 (proposed)	TC-2 (proposed)	RC-2 (existing)
Min. Front Setback	25 feet (with averaging) for house-scale residential 15 feet from curb (max. 30 feet) for JC Mixed-Use 25 feet for other non-residential	9 feet from York Rd. curb (max. 20 feet) 8 feet from side street curbs (max. 14 feet)	9 feet from York Rd. curb (max. 20 feet) 8 feet from side street curbs (max. 14 feet)	5 feet from ROW <i>Town Center</i> <i>Mixed-Use: (see TC Districts)</i>
Min. Rear Setback	25 feet (except where JC Mixed-Use has a rear street frontage, then 15 feet)	6 feet from non-residential 14 feet from rear road 25 feet from residential districts	6 feet from non-residential 14 feet from rear road 25 feet from residential districts	25 feet <i>Town Center</i> <i>Mixed-Use: (see TC Districts)</i>
Min. Side Setback	8 feet for house-scale residential JC Mixed-Use: see TC-1 8 feet for other non-residential, except when bordering a residential district: 25 feet.	0 feet if party wall exists, 6 feet from non-residential 12 feet if driveway is required for access 25 feet from residential districts	0 feet if party wall exists, 6 feet from non-residential 12 feet if driveway is required for access 25 feet from residential districts	5 feet <i>Town Center</i> <i>Mixed-Use: 0 feet if party wall exists, 6 feet from non-residential</i> <i>25 feet from residential districts</i>

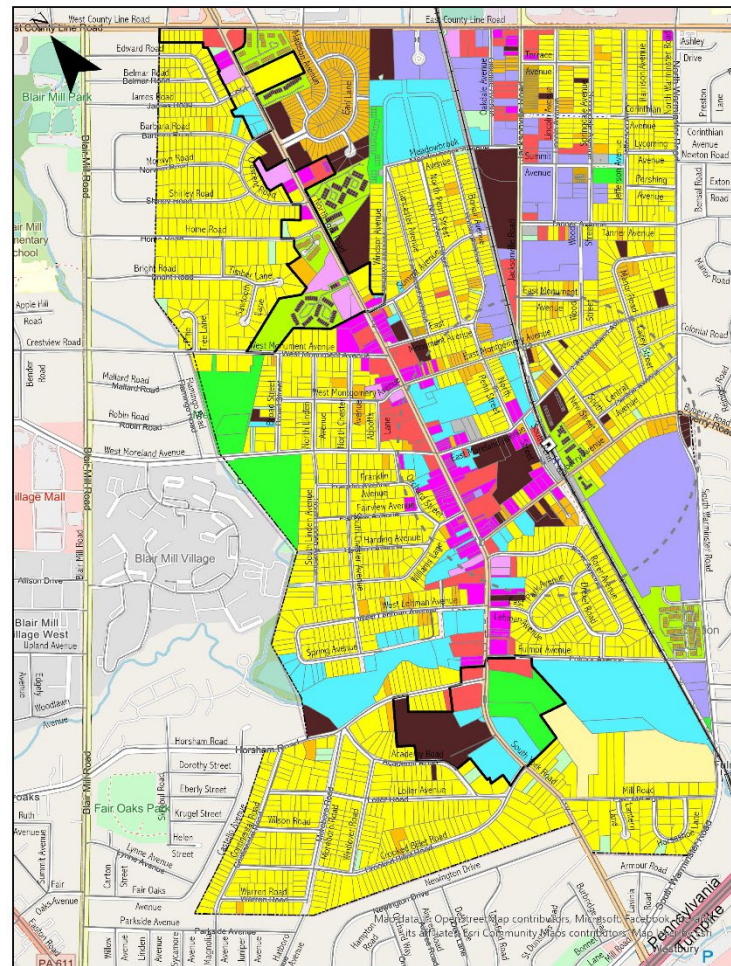
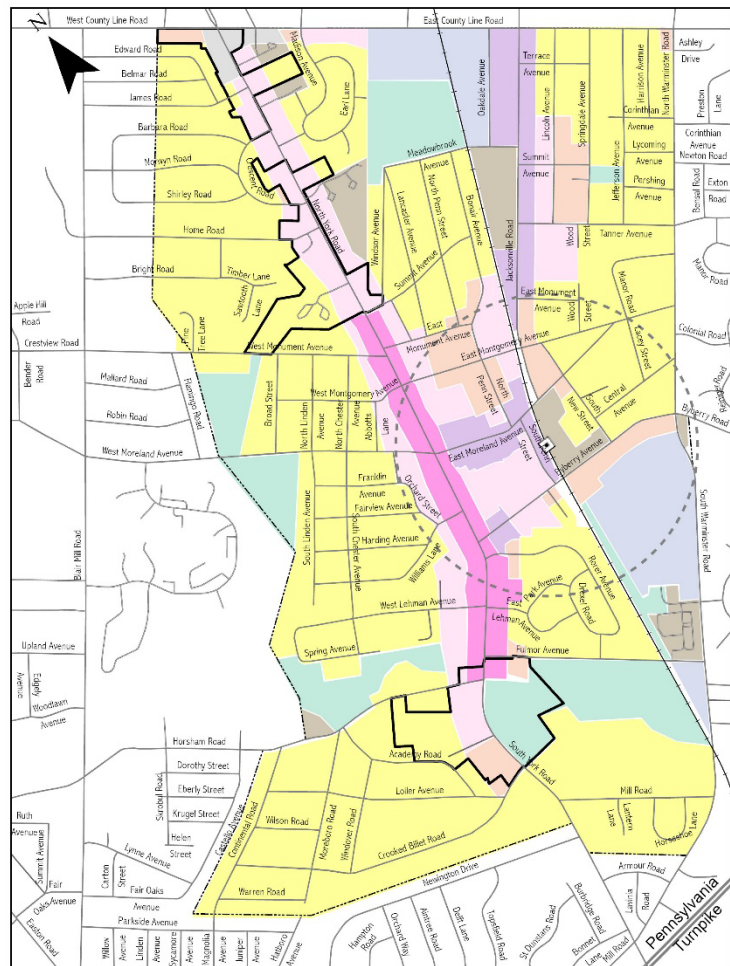
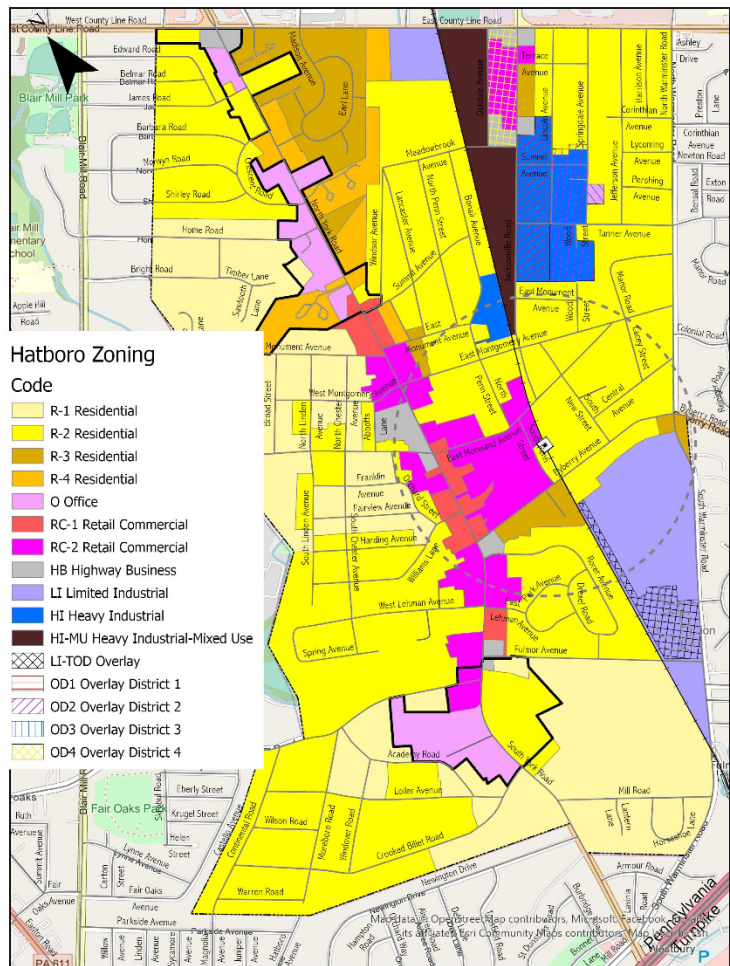
JC District Dimensional Standards

	JC (proposed)	TC-1 (proposed)	TC-2 (proposed)	RC-2 (existing)
Max. Height	32 feet (2.5 stories) 35 feet (3 stories) for JC Mixed-Use	35 feet (3 Stories) without bonuses 50 feet (4 stories) with bonuses when abutting a residential district 60 feet (5 stories) with bonuses when not abutting residential	35 feet (3 Stories)	35 feet, exception: 65 feet for mid-rise apartments <i>Town Center Mixed-Use: (see T-1 District)</i>
Min. Non-residential Lot Frontage Occupation	40%	75%	N/A	N/A
Min. Non-residential Building Frontage Occupation	75% for buildings up to 75 feet wide, 85% for buildings over 75 feet	75% for buildings up to 75 feet wide, 85% for buildings over 75 feet	50%	<i>Town Center Mixed-Use: 60%</i>
Maximum Density	30 units per acre	30 units per acre without bonuses, may be increased by up to 75 units per acre by conditional approval	30 units per acre	30 units per acre <i>Town Center Mixed-Use: 30 units per acre without bonuses, up to 75 units per acre with bonuses</i>

Proposed YC York Corridor District

York Road outside the town center.

Proposed YC York Corridor



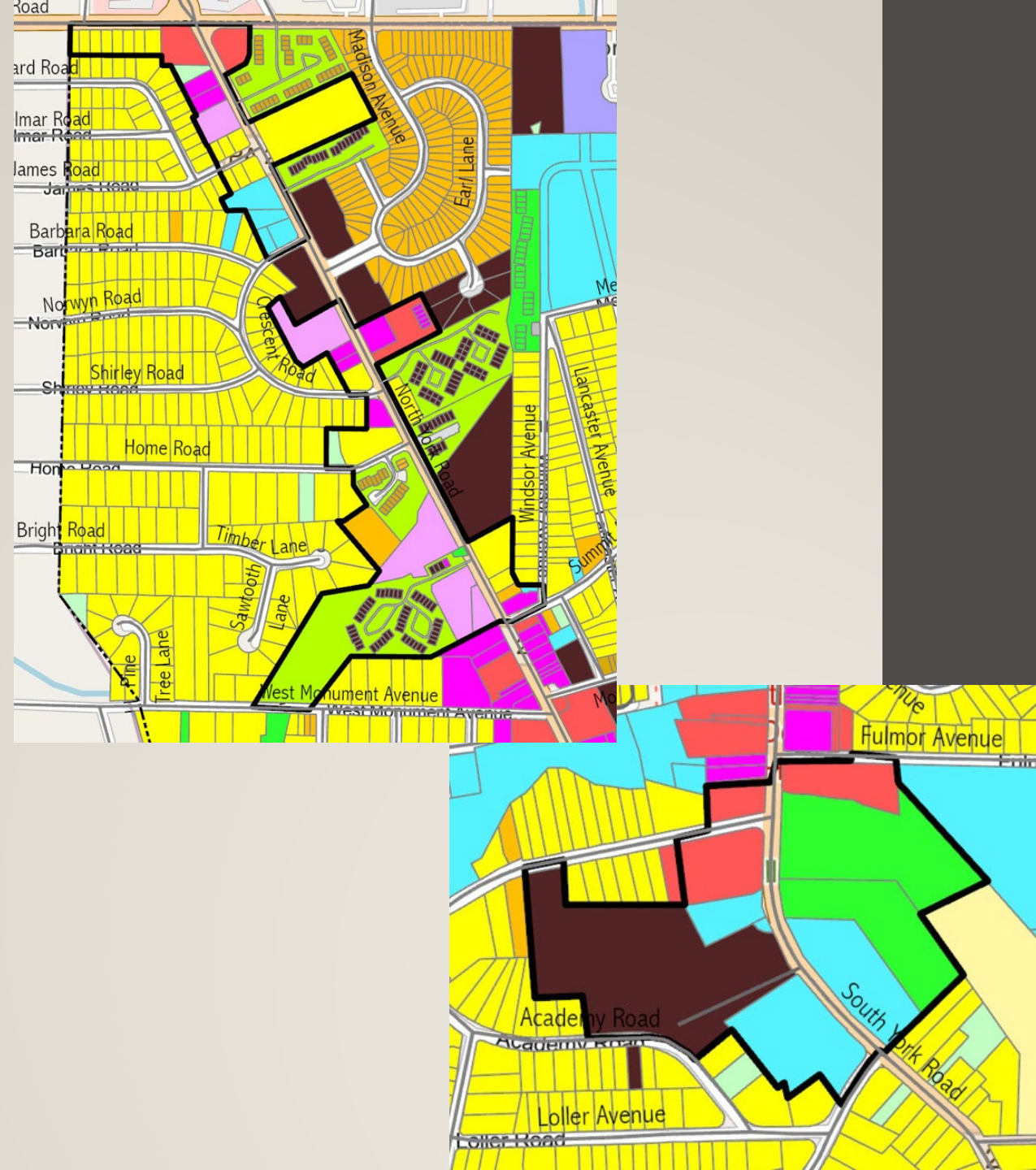
YC York Corridor Current vs. Proposed

What's proposed:

- The York Corridor District is intended to manage the mix of land uses outside the town center, where community/institutional uses are more common, offices are more plentiful, and coexist with a mix of residential uses.
- The proposed YC District is drawn from areas currently zoned O Office, RC-2 Retail Commercial, R-4 Residential, HB Highway Business, R-2 Residential, and small areas of R-1 Residential and RC-1 Retail Commercial.
- The York Corridor District carries on the role of the existing O Office district's focus on office uses, but adds the Residential Conversion and Residential Office uses from the proposed RO District to allow for more flexibility on smaller lots.

Proposed YC Corridor

- The proposed YC District covers three areas: two at the north end of York Road, and one at the south end.
- The areas of the proposed YC District includes a diverse mix of land uses ranging from single-family homes to townhouse and garden apartment developments, gas stations, borough hall, medical offices, professional offices, Miller Meadow, and Victorian Village.



YC District Use Regulations Comparison

Land Uses	Proposed YC	Existing O	Existing RC-2
single-family detached dwelling unit	P		
Village House	P		
Twin	P		
Duplex	P		
Townhouse	P		
multiplex (3-4 unit)	P		
garden apartment	P		
senior independent/active living facility	C	C	
student housing	P		
group home - shared residence living facility	P		
amusement park	P		
event facility	P		
gallery or museum	P		
gym/health club	P		
performing arts center or theater	P		P
hookah bar/lounge	P		
recreation	P		
Specialty Class Studio	P		P

YC District Use Regulations Comparison

Land Uses	Proposed YC	Existing O	Existing RC-2
artisan manufacturing	P	SE	
medical marijuana grower/processor	P		
mixed-use building (residential plus at least one non-residential use in same structure)	P		C
Office (business, industrial design, medical, professional, co-working)	P	P	P
scientific research, engineering, training	P	P	
specialized medical treatment service office (dialysis, urgent care, outpatient services)	P	P	SE
mixed-use building (residential plus at least one non-residential use in same structure)	P		
specialized medical treatment service office (dialysis, urgent care, outpatient services)	P		
bank	P		P
brewery, winery, distillery	P		P
motor vehicle fueling station	P		
rental agency, vehicle	P		
repair shop, light	P		P
tool or equipment rental	P		

YC District Use Regulations Comparison

Land Uses	Proposed YC	Existing O	Existing RC-2
cemetery	P		
club, fraternal organization, or lodge	P		
Commercial, Trade, or Instructional School - GED, specialized training school (culinary, etc.)	P		
Educational Use	P	SE	
community or senior center	P		
day care center, adult	P		
day care center, child (includes preschool)	P	SE	
funeral home	P	P	
garden or agriculture	P		
hospital	P		
library	P		
municipal or emergency services	P		
nursing home/rehabilitation facility	P		
place of worship	P		P
playgrounds and parks	P		
radio/TV station	P		
senior life care community (continuing care)	P		
transit facility	P		
utility operating facility	P		

YC District Dimensional Standards

Land Uses	Proposed YC	Existing O	Existing RC-2
Min. Lot Area	7,000 sq. ft. for house-scale residential and RO uses 40,000 sq. ft. for other non-residential uses	7,000 square feet	5,000 sq. ft.
Min. Lot Width	50 feet	70 feet	50 feet
Max. Building Coverage	5,000 sq. ft. for RO uses: “Residential Conversion” and “Residential Office”	30%	60%
Max. Impervious Coverage	50% for house-scale residential 65% for RO uses 40% for other Non-residential uses	N/A	N/A, except for <i>Town Center Mixed-Use: 85%, up to 95% by conditional approval</i>

YC District Dimensional Standards

Land Uses	Proposed YC	Existing O	Existing RC-2
Min. Front Setback	25 feet (or averaging) for house-scale residential and RO uses 25 feet for other non-residential uses	35 feet	5 feet from ROW <i>Town Center Mixed-Use: (see TC Districts)</i>
Min. Rear Setback	25 feet	25 feet	25 feet <i>Town Center Mixed-Use: (see TC Districts)</i>
Min. Side Setback	8 feet for house-scale residential and RO uses 15 feet from boundaries not in a residential zoning district, 25 feet from boundaries with residential zoning district for other non-residential	20 feet	5 feet <i>Town Center Mixed-Use: 0 feet if party wall exists, 6 feet from non-residential 25 feet from residential districts</i>

YC District Dimensional Standards

Land Uses	Proposed YC	Existing O	Existing RC-2
Max. Height	32 feet, 2.5 stories	35 feet <i>Active Adult Community: up to 45 feet with increased setbacks, 4 stories</i>	35 feet, exception: 65 feet for mid-rise apartments <i>Town Center Mixed-Use: (see T-1 District)</i>
Min. Non-residential Lot Frontage Occupation	N/A	N/A	N/A
Min. Non-residential Building Frontage Occupation	N/A	N/A	<i>Town Center Mixed-Use: 60%</i>
Maximum Density	<i>Townhouse/Garden Apartments: 15 units per acre</i> <i>Active Adult Community: 20 units per acre</i>	<i>Active Adult Community: 20 units per acre</i>	30 units per acre <i>Town Center Mixed-Use: 30 units per acre without bonuses, up to 75 units per acre with bonuses</i>



Questions?

Next Up: Back to York Road...

Zoning Concept

