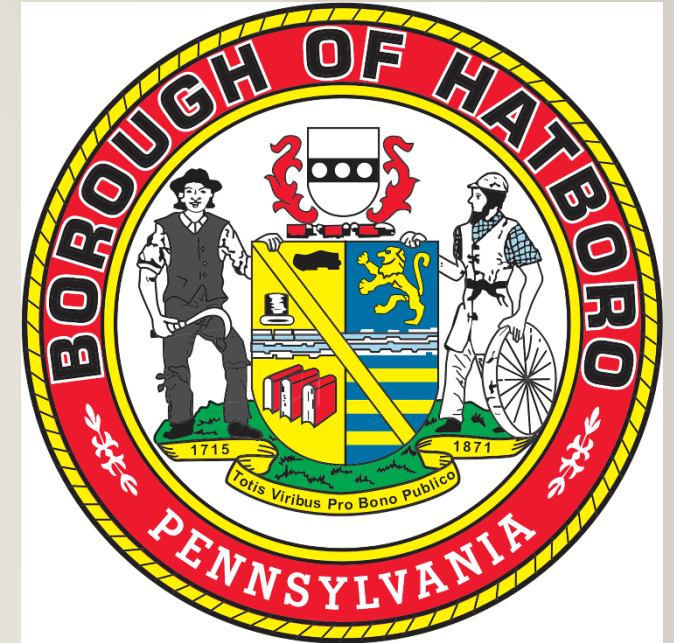


Hatboro Zoning Re-write

Planning Commission Meeting

October 14, 2025

John Miklos



MONTGOMERY COUNTY PLANNING COMMISSION

MCPC

Part 1: General

Setting the tone

Part 1: General

§27-101 Establishes the title of the ordinance and the zoning map.

§27-102 The ordinance takes effect 10 days after official.

§27-103 Legislative Intent offers assistance in interpreting zoning.

§27-104 Further guidance for interpreting the ordinance.

§27-105 An even more detailed description of zoning's goals/intent.

- “Maintain a balance and variety of housing types: single-family, apartments, duplexes, and townhouses.”
- “Maintain the necessary service levels for water, sewers, streets, police, and fire protection, and cultural, recreational, commercial, and educational facilities.”
- “Insure compatibility with surrounding land uses and with prevailing physical features, as described in the future land use plan of the Borough Comprehensive Plan.”

Part 2: Definitions

Defining useful terms and phrases

Two-Family: Twin

Existing

- A building designed for and occupied by two families, the building having one party wall serving both dwelling units.

Proposed

- A building designed for and occupied by two families, the two dwelling units being located on separate lots and separated by a vertical party wall located on the shared lot line, and having no other party wall in common with an adjoining building.

Two-Family: Duplex

Existing

- A building designed for and occupied by two families, one living above the other, each family occupying the entire area of the structure at one of two floor levels and having no party wall in common with an adjoining building.

Proposed

- A building designed for and occupied by two families, with the two dwelling units being located on one lot and separated by either a vertical party wall or a horizontal floor and having no party wall in common with an adjoining building.

Multi-Family

- “Apartment” and “Apartment House/Apartment Building” are added to this group.
- “Multiplex” is added.
- “Mid-Rise Apartment” removed
 - A multi-family dwelling which is not more than seven and not less than three stories in height.
- “High-Rise Apartment” removed.
 - A multi-family dwelling which is more than seven stories in height.

Multi-Family: Garden Apartment

Existing

- A multi-family dwelling as defined above, which is not more than two stories in height.

Proposed

- A multi-family building which is not more than two stories in height, in which each dwelling unit has direct entrances from the outside.

Multi-Family: Multiplex

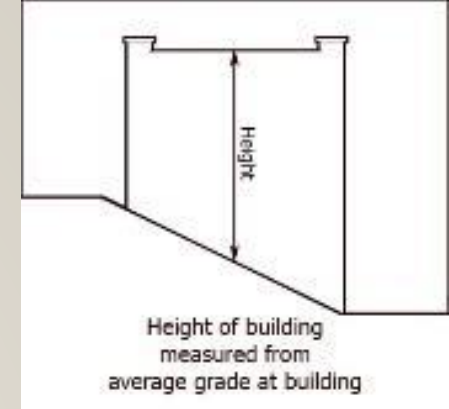
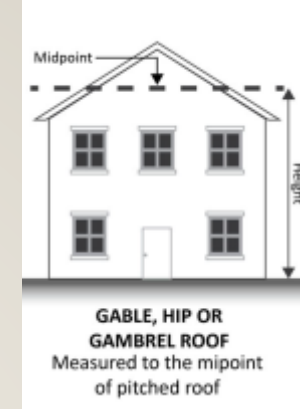
Existing

- N/A

Proposed

- A multi-family building which is not more than three stories in height, contains no more than four dwelling units, and has the outward appearance of a single-family house.

Height



Existing

- A building or structure's vertical measurement from the mean level of the ground surround the building or structure to a point midway between the highest and lowest points of the roof, provided the chimneys, tanks and towers, elevator, penthouses and similar projections shall not be included in calculating the height of a building or structure.

Proposed

- A building or structure's vertical measurement from the mean level of the ground surrounding the building or structure to a point midway between the highest and lowest points of a sloped roof or to the top of the parapet of a flat roof, provided the chimneys, tanks and towers, elevator, penthouses and similar projections shall not be included in calculating the height of a building or structure.

Impervious Surfaces

Existing

- Those surfaces which do not absorb rain. All buildings, parking areas, driveways, roads, sidewalks, and any areas in concrete, asphalt, and packed stone shall be considered impervious surfaces within this definition. In addition, other areas determined by the Borough Engineer to be impervious within the meaning of the definition will also be classed as impervious surfaces.

Proposed

- A surface that prevents the infiltration of water into the ground. Impervious surfaces (or areas) shall include, but not be limited to, roofs, additional indoor living spaces, patios, garages, storage sheds and similar structures, swimming pools, and any new streets or sidewalks. Decks, parking areas, and driveway areas are not counted as impervious areas only when they do not prevent infiltration of water into the ground directly beneath them. In addition, other areas determined by the Borough Engineer to be impervious within the meaning of the definition will also be classed as impervious surfaces.

Story

Existing

- That part of a building between any floor and the floor or roof next above.

Proposed

- That part of a building between any floor and the floor or roof next above. A story which has at least half of its floor-to-ceiling height located above the eaves of the roof shall be considered a half-story.

Part 3: Zoning District Classifications

Naming the districts, reading the map

Zoning Districts

Existing

- FP Floodplain Conservation District
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-4 Residential District
- O Office District
- RC-1 Retail Commercial District
- RC-2 Retail Commercial District
- HB Highway Business District
- LI Limited Industrial District
- HI Heavy Industrial District
- HI-MU Heavy Industrial – Mixed Use District
- OD-1 Overlay District
- OD-2 Overlay District
- OD-3 Overlay District
- OD-4 Overlay District
- LI-TOD Limited Industrial – Transit Oriented Development Overlay District

Proposed

- FP Floodplain Conservation District
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- RO Residential-Office District
- CMX Community Mixed-Use District
- LMX Limited Industrial Mixed-Use District
- IN General Industrial District
- JC Jacksonville Corridor District
- YC York Corridor District
- TC-1 Town Center Core District
- TC-2 Town Center General District

Part 4: General Regulations

Standards for the whole borough

Part 4: General Regulations

- No changes proposed at this time



Questions?

Next Up: Back to York Road...

Zoning Concept

