

Land Use Policies Implemented by Zoning

Zoning Map (Current)

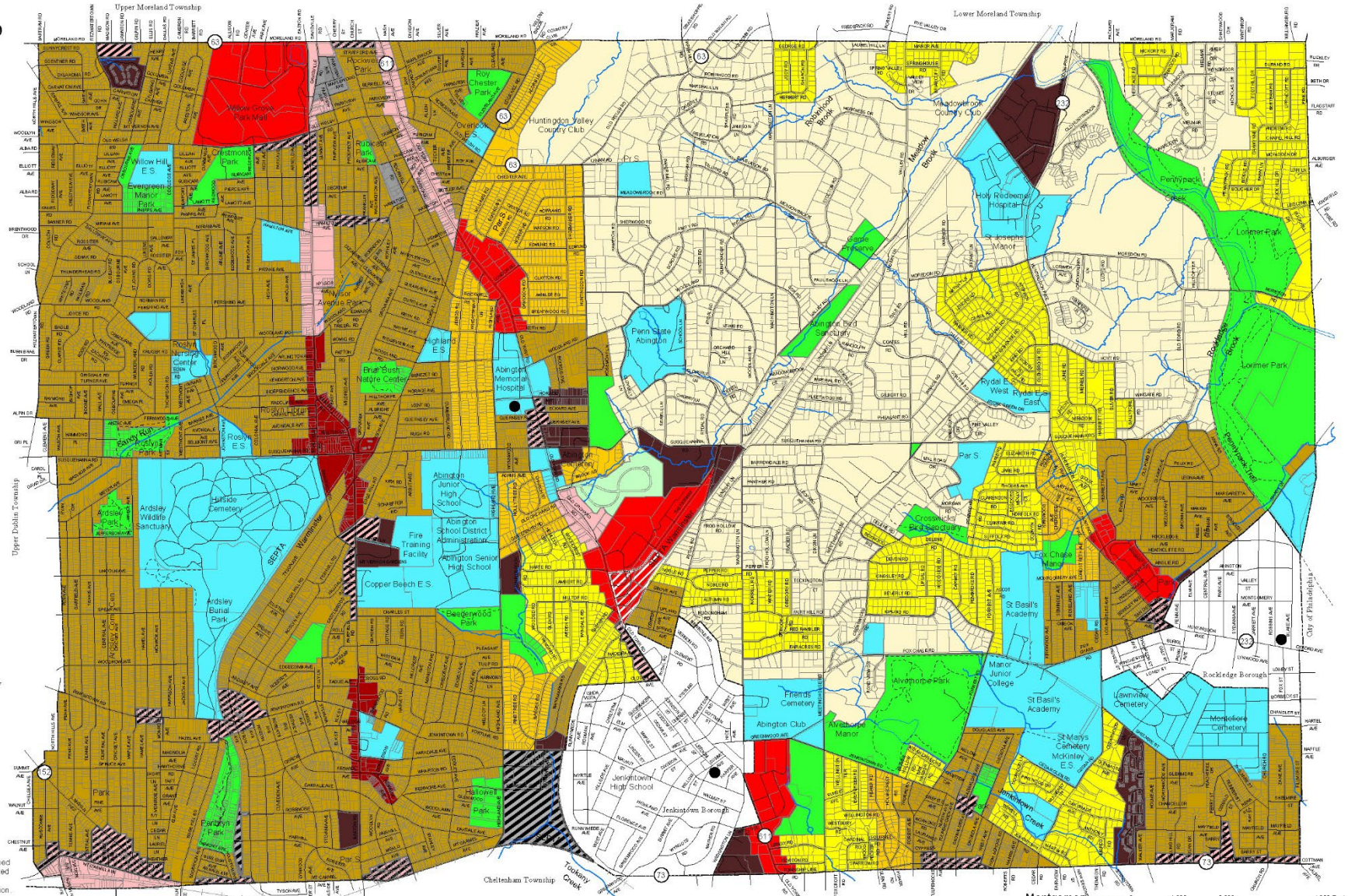
Abington Township
Jenkintown and
Rockledge Boroughs
Montgomery County,
Pennsylvania

Zoning

- RC Recreation/Conservation
- R1 Low Density Residential
- R2 Low-Medium Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- AO Apartment Office
- SNR Senior Neighborhood Residential
- BC Business Center
- BC Noble Triangle
- MS-H Main Street High Intensity Density
- MS-L Main Street Low Intensity Density
- MS-VC Village Center
- CS Community Service
- SI-G Suburban Industrial Glenside
- SI-W Suburban Industrial Willow Grove

Zoning boundaries as of January 31, 2019

The Zoning Districts displayed on this map were determined by the Zoning Code of Abington Township. The date printed on this map is the latest information received from the Township by the Montgomery County Planning Commission. This information should not be considered the official "Adopted Zoning Map". Any question regarding the location of a district boundary should be directed to the Township.



- Pennsylvania Route
- Municipal Building
- Multuse Trail
- P.S. Parochial School
- Pr.S. Private School

Montgomery County Planning Commission
 Montgomery County Courthouse - Planning Commission
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 www.montcopa.org/plancom

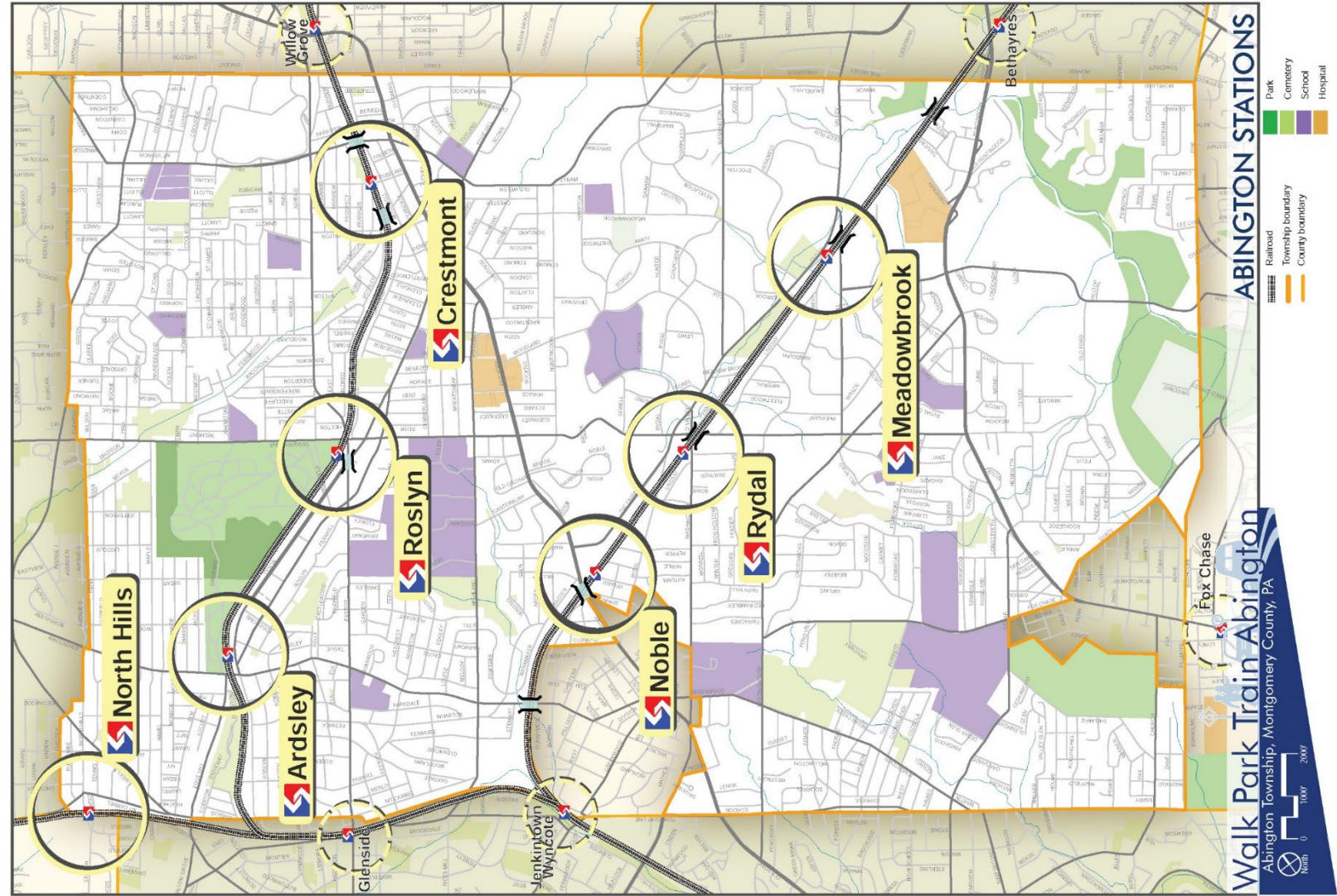
This map is based on 2018 orthophotography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

Scale: 0, 1,000, 2,000, 4,000 Feet
 Base Map prepared October 2018

Land Use Recommendations from Existing Plans

Walk-Park-Train Abington Plan (2017)

Caption: One of the objectives of the Walk-Park-Train Abington Plan was to “Assess existing Township zoning within ¼ miles of all seven township stations toward recommending changes to zoning that will encourage higher density, TOD growth in these locations.”



Land Use
Recommendations
from Existing Plans

Noble Transit-
Oriented
Development Plan
(2012)

*Caption: The Noble
Transit-Oriented
Development Plan
calls for a new,
pedestrian-oriented
street to connect
The Fairway with
Old York Road.*



Future Land Use Categories

Residential

Caption: The residential category includes vast neighborhoods of single-family homes (detached or attached). Pictured are homes in Roslyn, Crestmont, and Huntingdon Valley



Future Land
Use Categories

Residential

Caption: The residential category also includes medium-density and high-density residential homes. Pictured: Valley Green (apartments), Crest Manor (townhomes), and Mt. Vernon Garden (Apartments)



Future Land Use Categories

Residential

Caption: Institutional uses are secondary uses in the residential future land use area. These uses can enhance the quality of life for area residents. Institutional uses should be developed with landscaping, setbacks, and other mitigation measures, where necessary, to ensure that they fit in well with nearby homes.

Photos: Ardsley Burial Park (left and upper right)



Future Land Use Categories

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Future Land
Use Categories

Recreation/
Conservation

*Caption: Active and passive
recreation areas, along with
conservation areas, are seen in
these images from township parks
and Montgomery County's
Pennypack Trail*



Future Land
Use Categories

Recreation/
Conservation

*Caption: and Ardsley
Park (lower right).*



Future Land Use Categories

Mixed-Use Corridor

Caption: Old York Road at Chester Avenue is part of the Mixed-Use Corridor future land use category. It contains a mix of retail, office, institutional, and multifamily uses and is located in the “Main Street-H” zoning district.



Future Land Use Categories

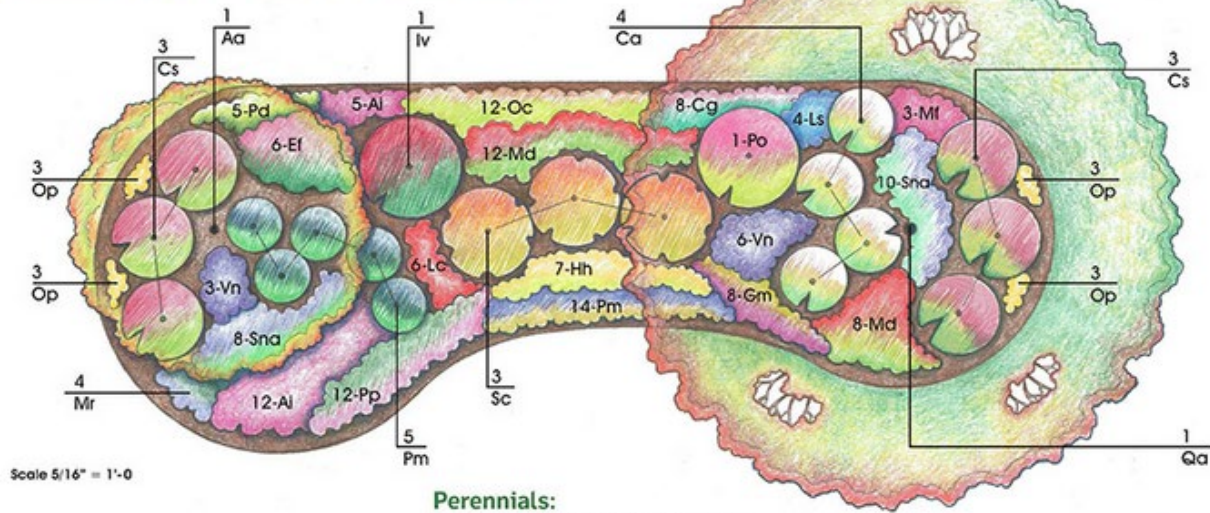
Mixed-Use Corridor

Caption: The Mixed-Use Corridor is one of the future land use areas that would benefit from much more landscaping, tree canopy, and naturalized stormwater management. Some of new landscaping may take the form of gardens. For DCNR's recommendations for gardens specific to the amount of sun, moisture, and ability to attract pollinators, see:

<https://www.dcnr.pa.gov/Conservation/WildPlants/LandscapingwithNativePlants/NativeGardenTemplates/Pages/default.aspx>



Sunny/Moist Garden



Scale 5/16" = 1'-0"

Shrubs:

- 5 - Pm *Phytolmia (Aronia) melanocarpa* - Black chokeberry
- 4 - Ca *Clethra alnifolia* - Summersweet
- 6 - Cs *Cornus stolonifera (sericea)* - Red-osier dogwood
- 1 - Iv *Ilex verticillata* - Winterberry holly
- 3 - Sc *Sambucus canadensis* - Elderberry
- 1 - Po *Physocarpus opulifolius* - Ninebark

Perennials:

- 17 - Al *Asclepias incarnata* - Swamp milkweed
- 18 - Sna *Symplocarpus novae-angliae* - New England aster
- 8 - Cg *Chelone glabra* - Turtlehead
- 6 - Ef *Eupatorium fistulosum* - Joe-pye-weed
- 8 - Gm *Geranium maculatum* - Wild geranium
- 7 - Hh *Helianthus scaberrimus* - Oxeye sunflower ("Summer Sun")
- 6 - Lc *Labelia cardinalis* - Cardinal flower
- 4 - Ls *Labelia siphilitica* - Great blue lobelia
- 4 - Mr *Mimulus ringens* - Monkey flower
- 20 - Md *Monarda didyma* - Bee-balm
- 3 - Mf *Monarda fistulosa* - Beebalm (Wild bergamot)
- 12 - Op *Oenothera perennis* - Sundrops
- 5 - Pd *Penstemon digitalis* - Beard-tongue
- 14 - Pm *Phlox maculata* - Wild sweet William
- 12 - Pp *Phlox paniculata* - Garden phlox
- 9 - Vn *Vernonia noveboracensis* - New York ironweed

Trees

- 1 - Aa *Amelanchier arborea* - Serviceberry
- 1 - Qa *Quercus alba* - White oak

Ferns:

- 12 - Oc *Osmunda cinnamomea* - Cinnamon fern



Modifications to the plan might be needed or desired based on space limitations, proximity to buildings or other factors. This garden depicts plants that prefer sunny moist conditions. As plantings mature, under story conditions will become shady and adaptations may be needed. You can find this and other native garden templates at www.dcnr.pa.gov/PlantNative

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Future Land Use Categories

Village Center

Caption: Keswick is one of the township's most attractive and well-known villages.



Future Land Use Categories

Village Center

*Caption: Roslyn (left) and
North Hills (right) are two
of the township's Village
Centers.*



Future Land Use Categories

Village Center

Caption: Abington's Village Center future land use area is an appropriate place for development and activities like many found in Ambler, Lansdale, and Phoenixville.



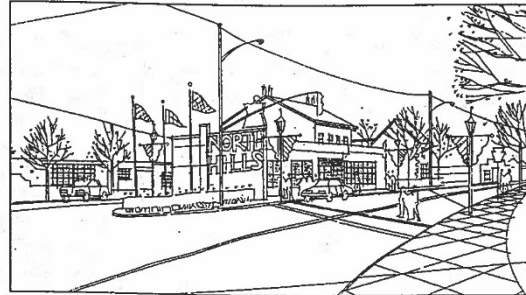
Future Land Use Categories

Village Center

Caption: Master plans will be created for selected main street areas in the Village Center future land use area. In the past, the township created architectural guidelines for selected commercial areas.

ABINGTON TOWNSHIP COMMERCIAL ARCHITECTURAL GUIDELINES

North Hills District



August 1998

Prepared for:
Abington Township
&
The Economic Development
Committee

Prepared by:
Carter van Dyke Associates
215-345-5053
Asher Associates - Architects
215-576-1413

Future Land Use Categories

Town Center

Caption:
These areas are the township's largest centers of development, and have the greatest potential for reinvention in the future.



Future Land Use Categories

Town Center

Caption: The township will prepare master plans for town center areas, showing conceptual land uses, intensity, form, ample public parks and plazas, and interconnections with the surrounding area.



Future Land Use Categories

Town Center

Caption: On the whole, these areas will feature more mixed-use development, entertainment, public gathering spaces, and pedestrian-oriented, transit-supportive development.



Future Land Use Categories

Industrial/Employment

Allowing for industrial, research & development, and similar uses allows the township to maintain diverse economic development options.

(Photos: SPS Technologies, Glenside)



Future Land Use Categories

Transit-Oriented Overlay

(Photos: Noble station, right, is an example of an excellent location for transit-oriented development (TOD). Delwyn Apartments, Bala Cynwyd, lower left, Madison at Lansdale Station, lower middle, and The Courts at Spring Mill, lower right, are examples of mixed-use TOD development in Montgomery County.)



Future Land Use Categories

Mixed Residential Overlay

(Photos: A local example of a mixed-residential zoning districts is Cheltenham's R3 Residential District, which includes nearby Glenside Avenue. This district allows single-family detached homes as well as twins, duplexes, and townhomes).



Future Land Use Categories

Mixed Residential Overlay

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The brown colors show existing housing that is a duplex, single-family attached (townhome), or apartment.

Additional Future Land Use Considerations

New Land Uses

Caption: Abington will add new zoning regulations to address stacked townhomes, one of the newer forms of housing in the county. Pictured: Penn Square, Lansdale.



Additional Future Land Use Considerations

Subdivision and Land Development Ordinance (SALDO)

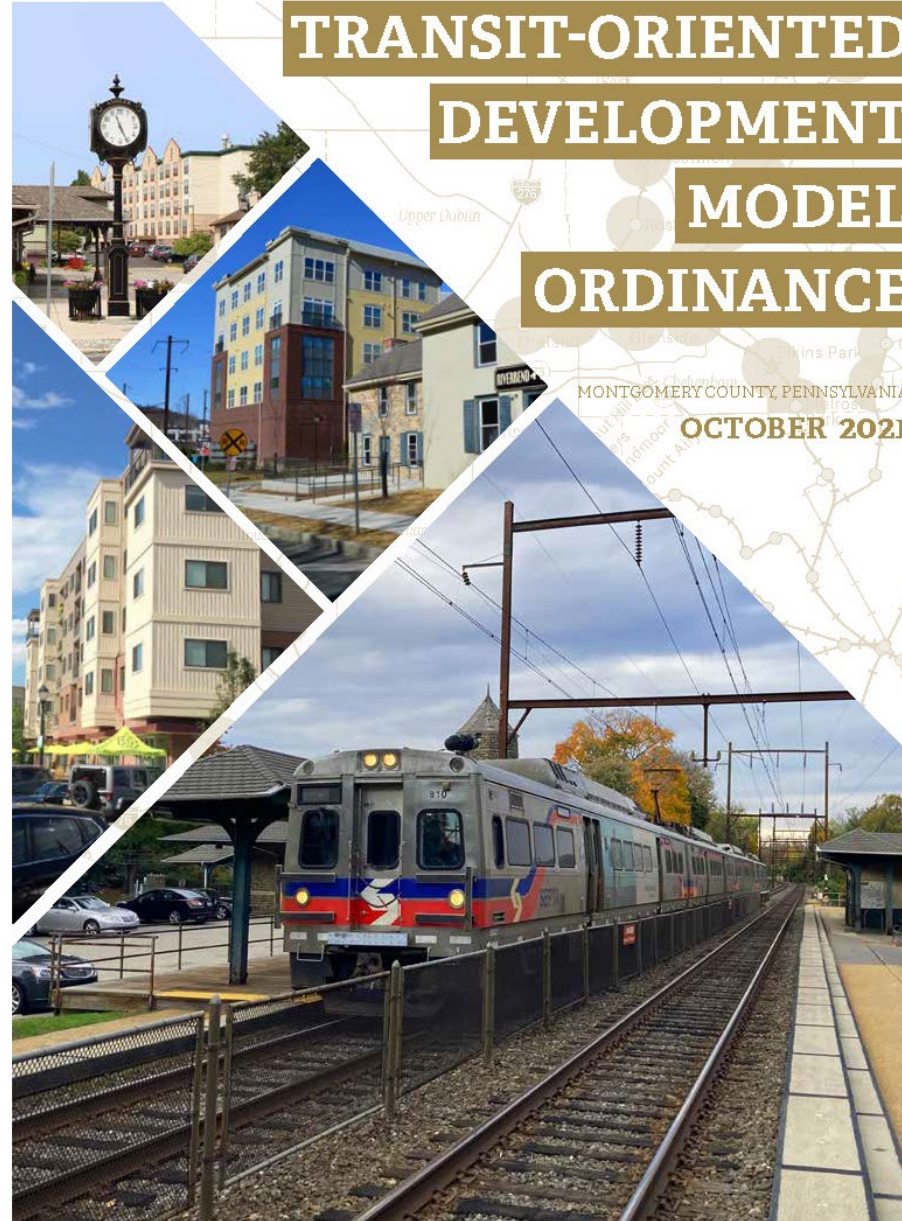
Caption: The draft SALDO adds provisions for establishing greener, shadier parking lots with more effective stormwater management.



Recommendations

Priority 1: "Must Do"

Caption: Montgomery County's new Transit-Oriented Development Model Ordinance can be used as a guide for strengthening zoning regulations promoting transit-oriented development.



Recommendations

Priority 2: "Should Do"

Caption: Pop-up dining in Collingswood demonstrates the concept of converting part of a parking lot into outdoor dining.

