

**TOWNSHIP OF ABINGTON  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2199**

**AN ORDINANCE AMENDING CHAPTER 162 – “ZONING”, BY ADDING A NEW ARTICLE XVIII A TO ESTABLISH AN AR AGE-RESTRICTED CARRIAGE HOME OVERLAY DISTRICT, BY ADDING A NEW LAND USE CATEGORY IDENTIFIED AS AGE-RESTRICTED CARRIAGE HOME DWELLING UNIT AND BY ADDING A PARKING USE REQUIREMENT FOR AGE-RESTRICTED CARRIAGE HOME DWELLING UNIT, AND TO ADD AGE-RESTRICTED CARRIAGE HOME DWELLING UNIT TO THE COMPREHENSIVE USE MATRIX, AND BY AMENDING THE ABINGTON TOWNSHIP ZONING MAP TO ESTABLISH AN AR AGE-RESTRICTED CARRIAGE HOME OVERLAY DISTRICT.**

**WHEREAS**, the Township of Abington is a Township of the First Class, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, pursuant to Section 1502.44 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. § 56544 and Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, the Board of Commissioners has the authority to enact and amend provisions of the Abington Township Code (“Code”) at any time it deems necessary for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof; and

**WHEREAS**, the Board of Commissioners of the Township has determined that the Code of Ordinances of the Township of Abington shall be amended at Chapter 162 – “Zoning” to create an AR Age-Restricted Carriage Home Overlay District and the Zoning Map of Abington Township shall be amended to establish an AR Age-Restricted Carriage Home Overlay District on property located on the northeast side of Fox Chase Road, identified as Tax Parcel Nos. 30-00-22424-00-1 and 30-00-22420-00-5, consisting of approximately 46.37 acres, for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof.

NOW, THEREFORE, the Board of Commissioners of the Township of Abington does hereby ENACT and ORDAIN as follows:

**SECTION I. ZONING TEXT AMENDMENTS.** The Code of the Township of Abington is amended at Chapter 162 – “Zoning” as follows:

1. The Revised Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add a new Article XVIIIA as follows:

**ARTICLE XVIIIA: AR AGE-RESTRICTED CARRIAGE HOME OVERLAY DISTRICT**

**SECTION 1709. PURPOSE:** The purpose and intent of the AR Age-Restricted Carriage Home Overlay District is to provide a specialized overlay district to facilitate residential living by persons that qualify for housing under The Housing for Older Persons Act of 1995, in areas of the Township that are otherwise zoned for certain institutional uses.

**SECTION 1710. USE REGULATIONS:** A building may be erected, altered or used, and a lot may be occupied or used, in whole or in part, for the following uses and no other, provided that such uses shall comply with the Overlay District regulations established in this Article and all applicable sections of this Ordinance:

- A. *See Comprehensive Use Matrix, Appendix.*
- B. Accessory uses including clubhouse, swimming pool, bocce, indoor and outdoor recreational uses, trails, fitness center, guest parking, dog park, outdoor grilling, picnic areas and other similar uses to the foregoing.

**SECTION 1711. DIMENSIONAL REGULATIONS:** The dimensional regulations in the following chart are the Overlay District standards, which must be achieved any use, addition or alteration:

*Figure 17.2*

**AR Age-Restricted Carriage Home Overlay District: Dimensional Requirements**

Minimum Site Area		Lot Width	Lot Depth
40 acres gross		N/A	N/A
<b>MINIMUM YARD DIMENSIONS</b>			
Perimeter	Front	Side	Rear
Set back from tract perimeter:	30’ dwelling set back from face of	N/A	N/A

- From ultimate right-of-way: 100 feet - From other tract boundary line: 125 feet	curb/edge of cartway		
COVERAGE (percentage of gross site area)			
Maximum Building Area	Maximum Impervious	Minimum Green Area	
25%	50%	50%	
OPEN SPACE			
Gross Site Area (in acres) x .40			
DENSITY			
Gross Site Area (in acres) x 3.4			
BUILDING DIMENSIONS			
Maximum Height	Maximum Length	Minimum Separation	
35' maximum, as defined by the Building Code of Abington Township (ICC)	160'	20'	

**SECTION 1712. SPECIAL DEVELOPMENT REGULATIONS:**

- A. No retail operations or land uses are permitted even as accessory uses.
- B. Residential green area and buffer: Along any boundary line of the tract adjoining an existing residential use, an 125 foot wide green area shall be provided. In addition, a screening buffer conforming to **§ 2403.B.4 Buffer Specifications**, Medium Intensity Buffer Option A, with a depth of not less than 40 feet, shall be situated within the green area, the final location of which shall be determined during land development.
- C. Open Space Requirements: Land preserved for open space purposes shall be in compliance with **Open Space Standards of the SALDO** for the Township Zoning Ordinance; provided however that age-restricted carriage home accessory uses such as clubhouse, swimming pool, bocce, indoor and outdoor recreational uses, trails, fitness center, dog park, outdoor grilling, picnic areas, and other similar uses to the foregoing shall be permitted in the open space. Guest parking otherwise serving the community shall not be permitted in the open space.

**SECTION 1713. SEVERABILITY:** If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

2. The Revised Abington Township Zoning Ordinance, as heretofore amended, Section 2103 (entitled “Categories of Permitted Uses”), Subsection H (entitled “Residential Uses”) thereof, is hereby amended to add a “Use H-13: Age-Restricted Carriage Homes” as follows:

**Use H-13: Age-Restricted Carriage Home Dwelling Unit (Single-Family Attached):** A single-family attached dwelling unit that is age-restricted as provided for by The Housing for Older Persons Act of 1995, as amended. An age-restricted carriage home dwelling unit is a single-family attached dwelling within a multi-dwelling unit building consisting of at least 3 such dwelling units, but not more than 6 such dwelling units, with each unit occupying the total space from ground to roof, and joined to each other by not more than 2 vertical, common party walls, which also serve as the lot line dividing the properties.

1. Age-restricted carriage homes may be one- or two-level dwelling units above grade, provided they do not exceed the district height limitation and may have a third level serving as a basement.
2. All age-restricted carriage home dwelling units must connect to public water and sewer.
3. Age-restricted carriage homes may be defined by the footprint of the dwelling unit. There is no minimum lot size requirement.
4. Age-restricted carriage homes shall be a minimum of 28’ wide and 50’ in depth.
5. Age-restricted carriage homes shall be setback at least 30’ from the face of curb/edge of cartway.
6. Age-restricted carriage homes shall have a minimum building separation of 20’.

3. The Revised Abington Township Zoning Ordinance, as heretofore amended, Section 2304 (entitled “Parking Use Requirements”), Subsection H (entitled “Residential Uses”) thereof, is hereby amended to add a new Subsection 13 thereto as follows:

13. Use H-13: Age-Restricted Carriage Home Dwelling Unit (Single-Family Attached):

- a. 2 parking spaces exclusive of garage space, plus one quarter (1/4) parking space per dwelling unit for visitors and overflow parking. The visitor and overflow parking may be provided in designated on-street parking spaces.

b. Parking spaces may be reduced to 9 feet x 18 feet.

c. Single-car garages may not be utilized as required parking spaces, unless a basement is provided.

4. The Revised Abington Township Zoning Ordinance, as heretofore amended, the Comprehensive Use Matrix thereof, is hereby amended to add a new residential use category, H-13, Age-Restricted Carriage Home Dwelling Unit (Single-Family Attached), which shall only be permitted in the AR Overlay District, as follows: **See Attachment “A”**.

**SECTION 2. ZONING MAP AMENDMENT.**

The Abington Township Zoning Map, Montgomery County, as heretofore amended, is hereby amended as follows:

An AR Age-Restricted Carriage Home Overlay District is established on property located the northeast side of Fox Chase Road, Montgomery County, Pennsylvania, identified as Tax Parcel Nos. 30-00-22424-00-1 and 30-00-22420-00-5, consisting of approximately 46.37 acres, as delineated on Attachment “B”, which shall overlay all existing and hereafter created underlying districts applicable to the property in the area designated as “AR Age-Restricted Carriage Home Overlay District” on Attachment “B” hereto.

**SECTION 3.** All other ordinances, portions of ordinances, or any section of the Code inconsistent with this Ordinance are hereby repealed.

**SECTION 4.** This Ordinance shall become effective five (5) days after enactment.

**ORDAINED AND ENACTED** this 10th day of November, 2022.

TOWNSHIP OF ABINGTON  
BOARD OF COMMISSIONERS

Attest:

DocuSigned by:

*Richard J. Manfredi*

Richard J. Manfredi  
Township Manager, Secretary

DocuSigned by:

By: *Thomas Hecker*

Thomas Hecker  
President

**ATTACHMENT "A"**

Code	Use	Class (for MS Districts)	AO	BC: Lot < 1 Ac	BC: Abington Towne Center	BC: Foxcroft	BC: Huntingdon Valley	BC: Noble	BC: Willow Grove Park	CS	LP Overlay	MS-H	MS-L	MS-VC	R1	R2	R3	R4	RC	SI-G	SI-W	SNR	AR Overlay
<b>A Accessory Uses</b>																							
A-6	Clubhouse	1	Y							Y	Y								Y			Y	Y
A-18	Outdoor Recreation, Uses Accessory to	N/A		N	N	N	N	N	N	Y		N	N	N			SE	SE	Y				Y
A-24	Swimming Pool	1	NOTE 4	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			Y	Y
A-25	Tennis/Sports Court	1	NOTE 4	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			Y	Y
<b>H Residential Uses</b>																							
H-12	Age-Restricted Carriage Home Dwelling Unit (Single-Family Attached)	N/A		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y

**ATTACHMENT "B"**

EXHIBIT "B"

Abington Township  
Jenkintown and  
Rockledge Boroughs  
Montgomery County,  
Pennsylvania

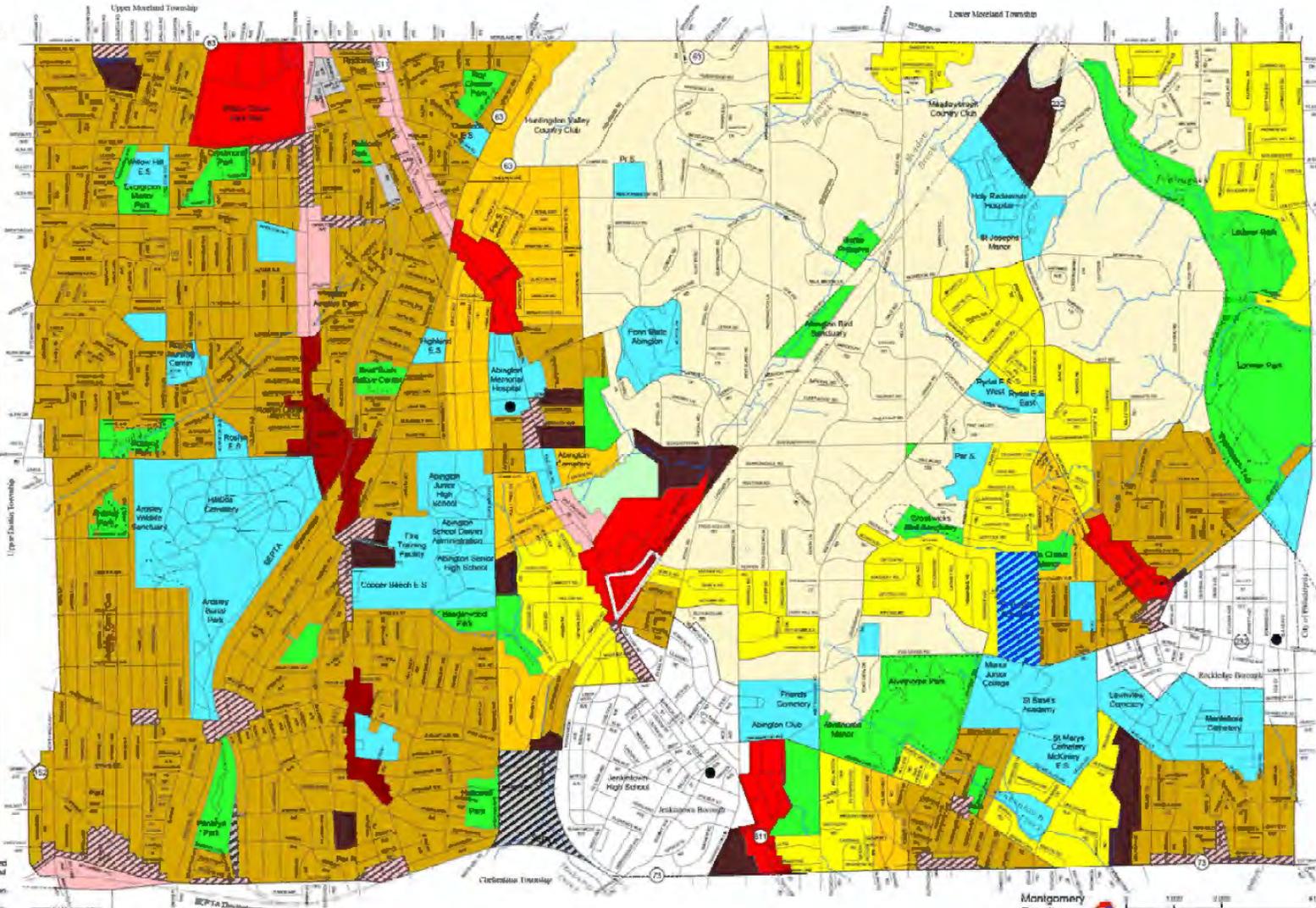
 Proposed AR  
Age-Restricted  
Carriage Home  
Overlay District

Zoning Map

-  streets
-  railroads
-  Triangle Area (Applicable to part of BC District)
-  railroads
-  Trail
-  streams
-  Water Bodies
-  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
-  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 April 2017

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 questions regarding the location of a district boundary should be directed to the Township.



Montgomery  
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PO Box 311 • Norristown PA 19384-0311  
(p) 610.278.3722 • (f) 610.278.3941  
www.montco.org/planning

The map is based on 2015 aerial photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.