

# Zoning for the 21<sup>st</sup> Century

## Zoning Chapter 320

### From the CODE of the Municipality of Norristown

March 9, 2016



- Area: 3 ½ square miles
- Population: 34,324





13,420 Housing units

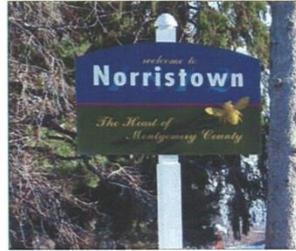


# Why Rewrite?

- Development patterns predate zoning
- Fully built-out community
- Neighborhood continuity under pressure from out of scale development
- Lot sizes and lot widths vary by block
- An intermingling of housing types by block
- An intermingling of commercial and light industrial throughout



# Comp Plan of 2010



## Norristown Comprehensive Plan

Montgomery County, Pennsylvania



# Plans and Studies

- 2000 Norristown Economic Revitalization Plan
- 2009 Norristown Economic Revitalization Plan Update
- 2006 Lafayette Street Land Use Access Study
- 2010 Comprehensive Plan



# Zoning Committee

- Municipal staff
- Members of the public
- Zoning Hearing Board
- Planning Commission
- Council
- MCPC



# Public Outreach

- Saturday April 20th, 2013 at 9:00 a.m. – Workshop for Council at Municipal Hall
- Thursday August 8<sup>th</sup>, 2013 at 6:00 p.m. – Public workshop at Hancock Fire Company
- Thursday August 29th, 2013 at 6:00 p.m. – Public workshop at Municipal Hall
- Thursday September 13<sup>th</sup>, 2013 “Open Door” at Municipal Hall between 11:00 a.m. and 2:00 p.m.
- Wednesday September 25<sup>th</sup>, - Presentation before the Greater Norristown Corporation
- Thursday September 26th, 2013 at 6:00 p.m. – Public workshop at the Human Services Building

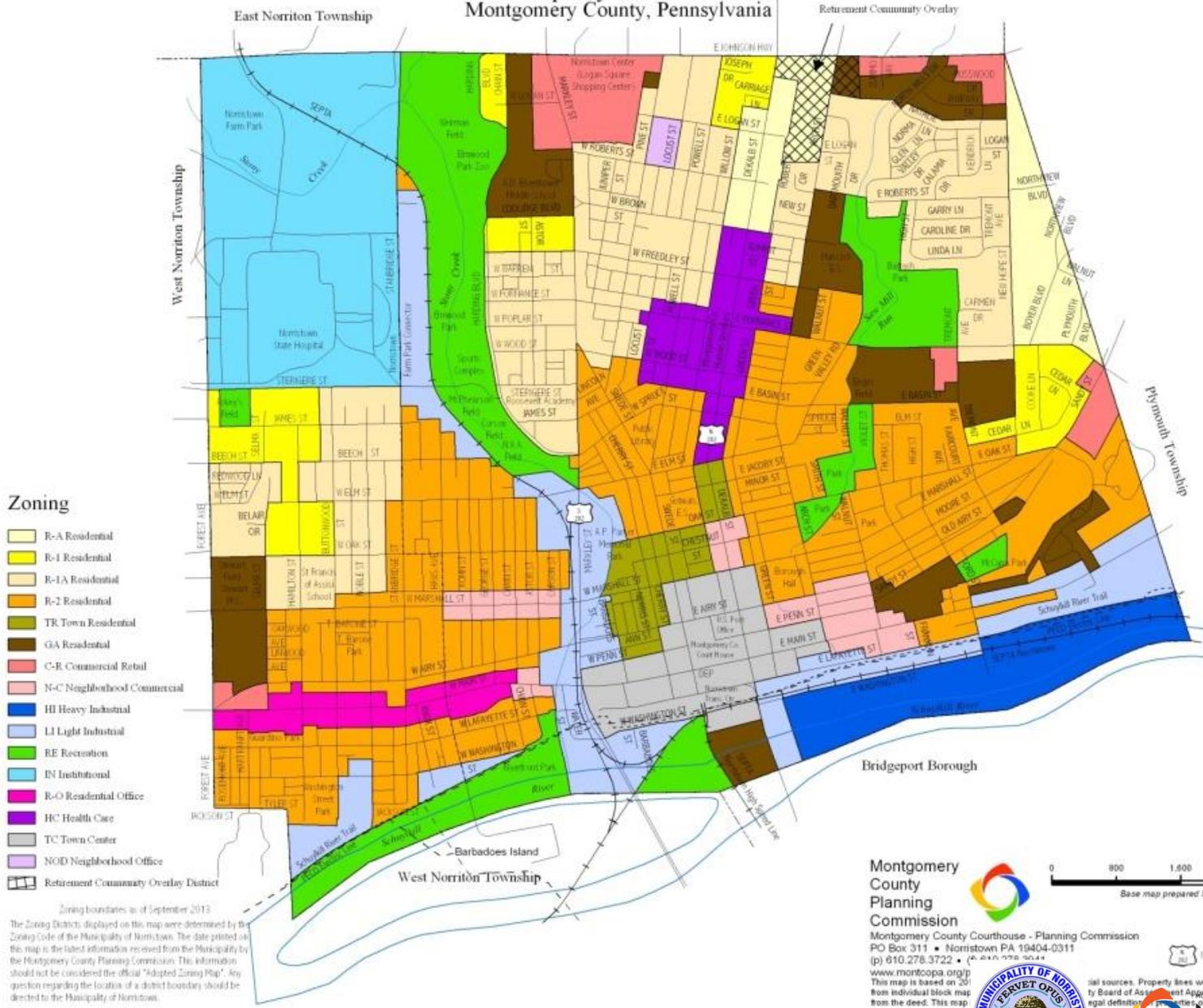


# Public Outreach

- Tuesday April 14, 2014 at 7:00 p.m. – Council briefing at Municipal Hall
- Wednesday May 21, 2014 at 6:30 p.m. – Council public hearing and adoption
- Wednesday March 9, 2016 at 6:30 p.m. – Council briefing on the current zoning code and an overview of the proposed minor house cleaning amendments to correct various typos and mislabeled citations
- Tuesday April 19, 2016 at 6:30 p.m. – Council public hearing to consider the adoption of various house cleaning amendments and the incorporation of the new, state mandated, floodplain ordinance into the zoning code.



# Municipality of Norristown Montgomery County, Pennsylvania



## Zoning

- R-A Residential
- R-1 Residential
- R-1A Residential
- R-2 Residential
- TR Town Residential
- GA Residential
- C-R Commercial Retail
- N-C Neighborhood Commercial
- HI Heavy Industrial
- LI Light Industrial
- RE Recreation
- IN Institutional
- R-O Residential Office
- HC Health Care
- TC Town Center
- NOD Neighborhood Office
- Retirement Community Overlay District

Zoning boundaries as of September 2013

The Zoning Districts displayed on this map were determined by the Zoning Code of the Municipality of Norristown. The date printed on this map is the latest information received from the Municipality 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 Municipality of Norristown.

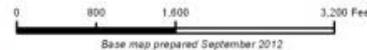
Montgomery  
County  
Planning  
Commission

Montgomery County Courthouse - Planning Commission  
PO Box 311 • Norristown PA 19404-0311

(p) 610.278.3722 • (f) 610.278.3044

www.montcopa.org/p

This map is based on 2011 individual block map from the deed. This map



Property lines were compiled by Board of Assessment Agents for Montgomery County Planning Commission. Property lines are not for engineering purposes. Legal definition.

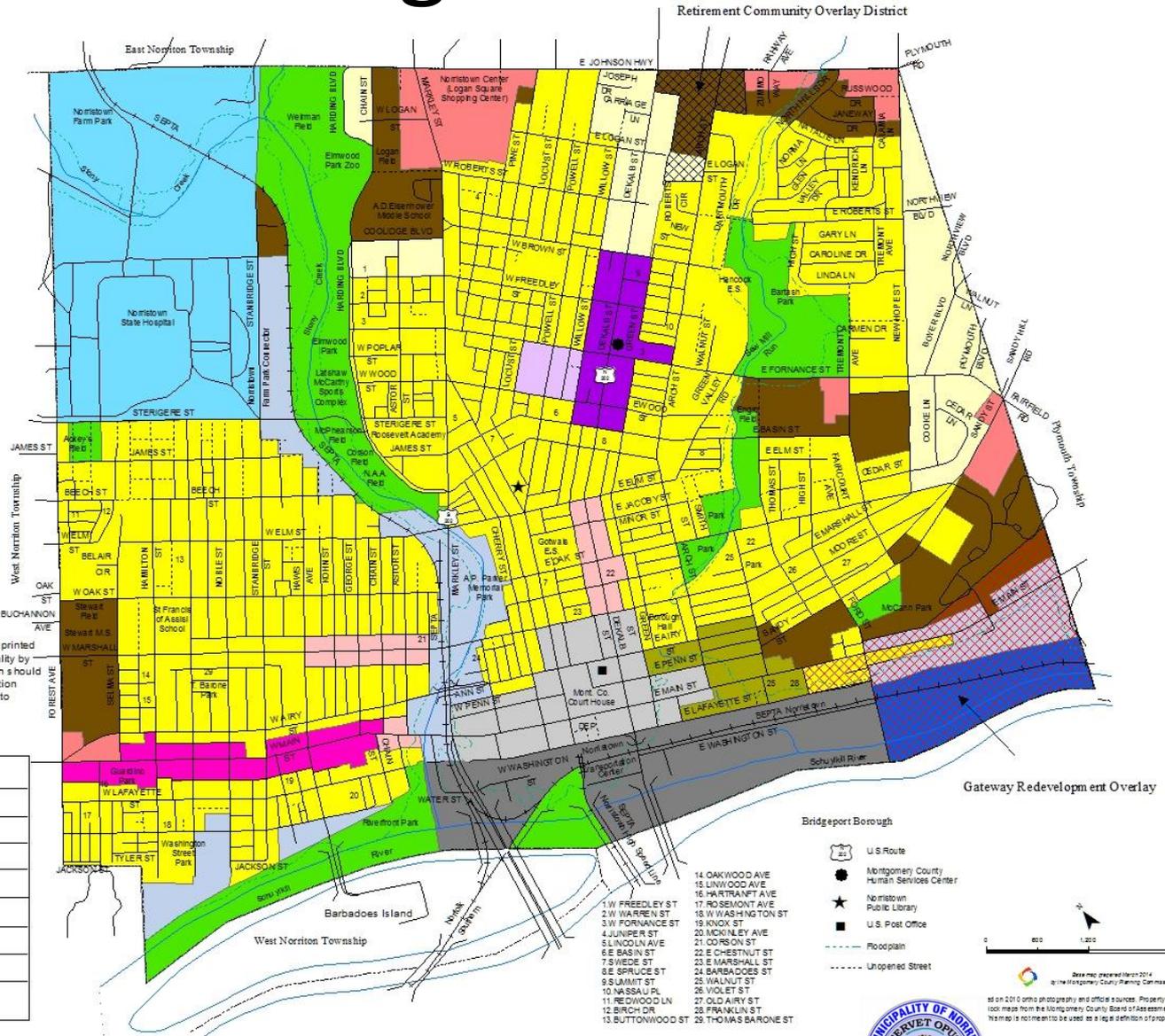


# Zoning Districts

## Zoning Map Municipality of Norristown Montgomery County, Pennsylvania

March 27, 2014

- R-1 Residential
- R-2 Residential
- MR Multifamily Residential
- N-C Neighborhood Commercial
- C-R Commercial Retail
- OCR Office Commercial Retail
- OR Office Residential
- DR Downtown Riverfront
- HI Heavy Industrial
- LI-MU Limited Industrial-Mixed Use
- RE Recreation
- IV Institutional
- MS-MU Main Street-Mixed Use
- TC Town Center
- TC-II Town Center II
- Gateway Redevelopment Overlay
- Retirement Community Overlay District



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Date	Ordinance	Revisions

- 14 OAKWOOD AVE
- 15 LINWOOD AVE
- 16 HARTRANF AVE
- 17 ROSEMONT AVE
- 18 W WASHINGTON ST
- 19 KNOX ST
- 20 MONKLEY AVE
- 21 CORSON ST
- 22 E CHESTNUT ST
- 23 E MARSHALL ST
- 24 BARBADOS ST
- 25 WALNUT ST
- 26 VIOLET ST
- 27 OLD OAKY LN
- 28 FRANKLIN ST
- 29 THOMAS BARONE ST

Bridgeport Borough

- U.S. Route
- Montgomery County Human Services Center
- Norristown Public Library
- U.S. Post Office
- Floodplain
- Unopened Street

Scale: 0 500 1,000 2,000 Feet

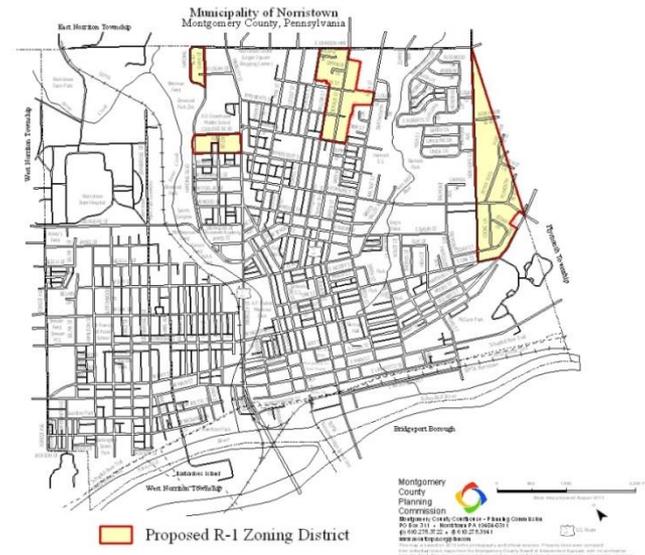
Map Date: Revised March 2014  
by the Montgomery County Planning Commission

© 2010 ortho photography and office sources. Property lines were compiled from maps from the Montgomery County Board of Assessment Appeals, with no verification that map is not meant to be used as a legal definition of properties or for engineering purposes.



# R-1 Residence District

- Intent: to preserve the unique character of areas of the Municipality that are developed with single-family detached homes



# Use Regulations

- Permitted Uses
  - Single-family detached dwelling



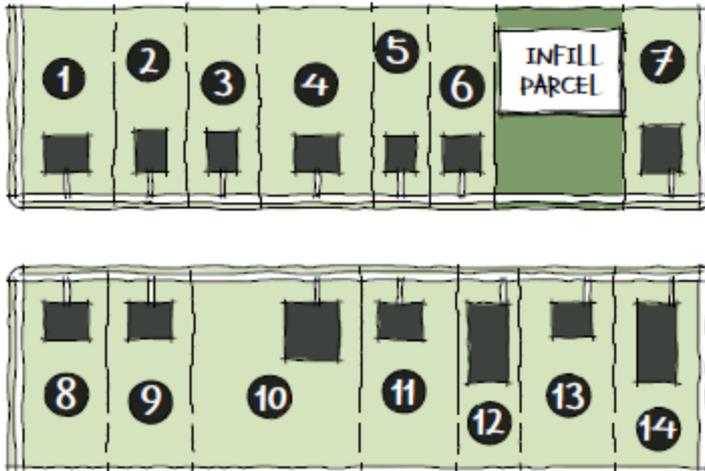
# Dimensional Criteria

- Single-family detached dwellings:
  - Minimum Lot Area = established median value of the single-family dwellings on the block, no less than 5,000 square feet



**LOT AREA**

The minimum allowable lot area is determined by established the median value of the existing single-family lots already existing on the block (see 320-11 for block definition), but in no case can the lot area be less than 5,000 square feet.



1. Determine the lot areas for all the single family lots existing on the block.
2. Arrange the lot areas in sequence from smallest to largest in size. See table below.
3. Find the median value, which is the middle number in a given sequence of numbers. When the sequence of numbers is even the median value is taken as the average of the two middle numbers.
4. The median lot area for this block in the example below is 11,000 sq ft.

*In this example, there are 14 single-family lots on the block. The lot areas are as follows:*

Lot No.	Lot1	Lot2	Lot3	Lot4	Lot5	Lot6	Lot7	Lot8	Lot9	Lot10	Lot11	Lot12	Lot13	Lot14
Lot Area SqFt	12,000	9,500	9,000	15,000	7,500	9,000	10,000	11,000	11,500	23,000	13,000	8,000	12,000	11,000

*Lot areas arranged from smallest to the largest in size.*

Lot Area SqFt	7,500	8,000	9,000	9,000	9,500	10,000	11,000	11,000	11,500	12,000	12,000	13,000	15,000	23,000
Lot No.	Lot5	Lot12	Lot3	Lot6	Lot2	Lot7	Lot8	Lot14	Lot9	Lot1	Lot13	Lot11	Lot4	Lot10



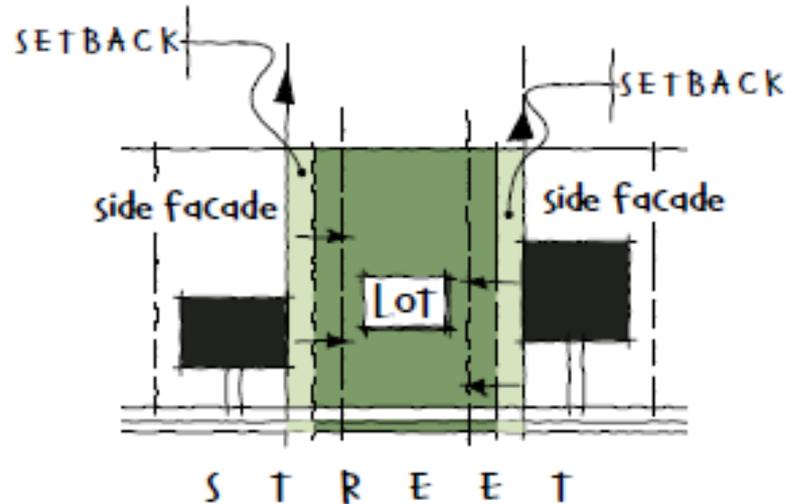
# Dimensional Criteria

- Single-family detached dwellings, continued:
  - Minimum Front Yard = either the front yard on the property immediately to the right or to the left, no less than 15 feet
    - *If bordered on both sides by vacant property: minimum 30 ft, maximum 35 ft*



# Dimensional Criteria

- Single-family detached dwellings, continued:
  - Minimum Side Yard = either the side yard on the property immediately to the right or to the left, no less than 10 feet
    - *If bordered on both sides by vacant property: minimum 20 ft*



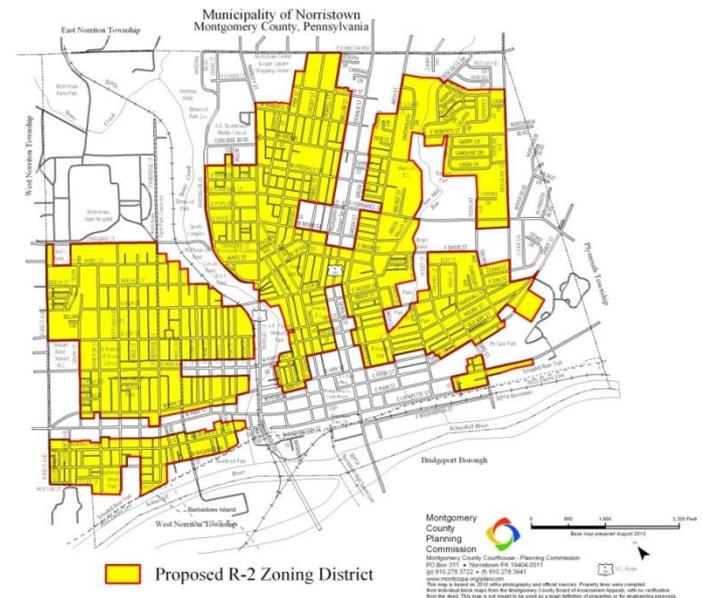
# Dimensional Criteria

- Single-family detached dwellings, continued:
  - Minimum Rear Yard = either the rear yard on the property immediately to the right or to the left, no less than 20 feet
    - *If bordered on both sides by vacant property: minimum 25 ft*



# R-2 Residence District

- Intent: to apply compatible regulations to the fully developed, residential portions of the Municipality with standards based on Traditional Neighborhood Development (MPC Article VII-A). These standards permit infill residential development that is of a similar scale, type, and appearance with existing homes on the same block while also allowing for the continuation, expansion, and development of non-residential uses that have minimal impact on the surrounding residential uses.



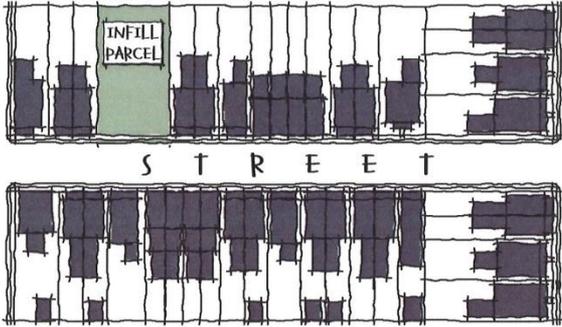
# Use Regulations

- Permitted Uses:
  - Single-family detached dwelling
  - Twin dwelling
  - Duplex dwelling, provided that the dwelling was designed and originally constructed as such
  - Rowhouse dwelling
- Allowable housing types determined by existing residential buildings on the same block:
  - At least 3 residential buildings of the same housing type must currently exist on the block

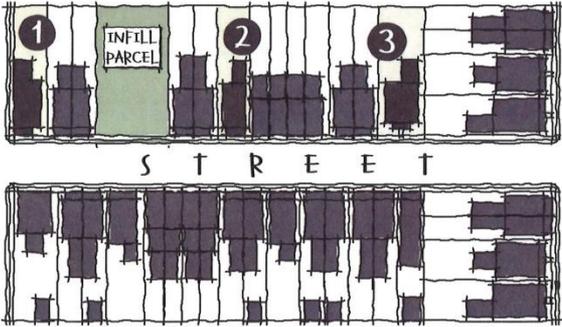


# Use Regulation

### ALLOWABLE HOUSING TYPES



In this example, the housing types currently found on the block are single-family or twin homes.



A single-family dwelling is permitted to be built in this example, since at least three single-family dwellings are currently existing on this block. (shown as 1, 2, and 3).

### DETERMINE HOUSING TYPE

To identify the housing types you are allowed to construct on each block (see 320-11 for definition of "Block") there must at least 3 dwellings of the same housing type currently existing on the block. The permitted housing types in the R-2 District include:

- single-family dwellings
- twin dwellings
- duplex dwellings
- rowhouse dwellings.



# General Development Regulations

- All new homes shall conform to basic design standards:
  - New homes shall be consistent with the pattern of size, mass and footprint, as with other similar homes on the block.
  - New homes shall be consistent with the proportion of height and width of similar homes on the block.
  - New homes shall have front porches or house stoops if the majority of homes of the same housing type on the block have those features.



# Municipality of Norristown

## R-1 or R-2 Zoning Districts

### Lot Size and Lot Width

To find the "Median Lot Size" and "Median Lot Width" by building type click on one of the "Find" buttons below depending upon the zoning district. You will be asked for 3 street names, the "Street of Interest", the "North (or West) Bounding Street", and the "South (or East Bounding Street)". See the diagram below. Alleys are not considered as streets. You may enter the full name of the street, or only a portion of the street. For example, "Main Street" may be entered as "Main Street", "Main St", or "Main". Directional prefixes such as "N", "S", "E", or "W" are NOT used. If you are not sure of the "Bounding" streets, simply enter the "Street of Interest" and enter nothing for the "Bounding" streets. This will give you a list of all of the "Streets of Interest". Click on "Reference Maps" to locate your zoning district.

Zoning: R-1 Residential

Reference Maps

Zoning: R-2 Residential

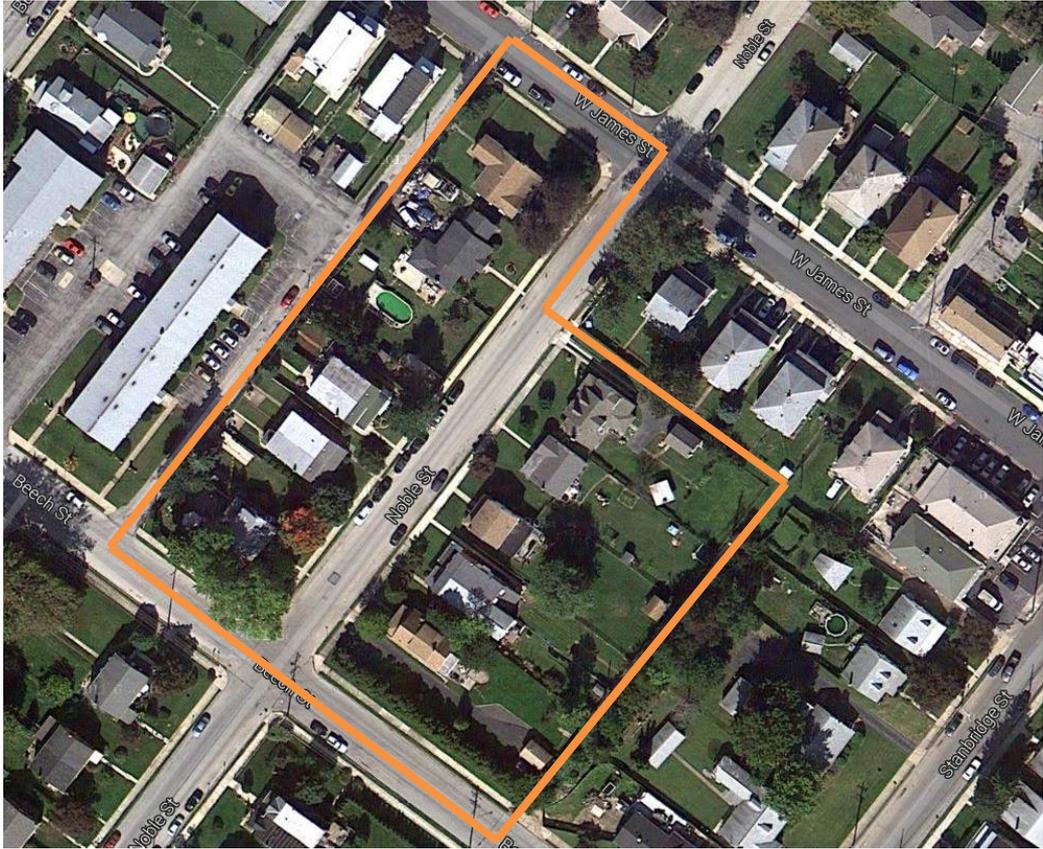
Exit



File Home Create External Data Database Tools

Filter Ascending Selection Descending Advanced Refresh All New Save Totals Spelling Find Replace Go To Select Text Formatting

Street	Boundary1	Boundary2	Type	Median Lot Size	Median Lot Width
Noble Street	James Street	Beech Street	Single Family Detached	8600	60
Noble Street	James Street	Beech Street	Twin	2500	25

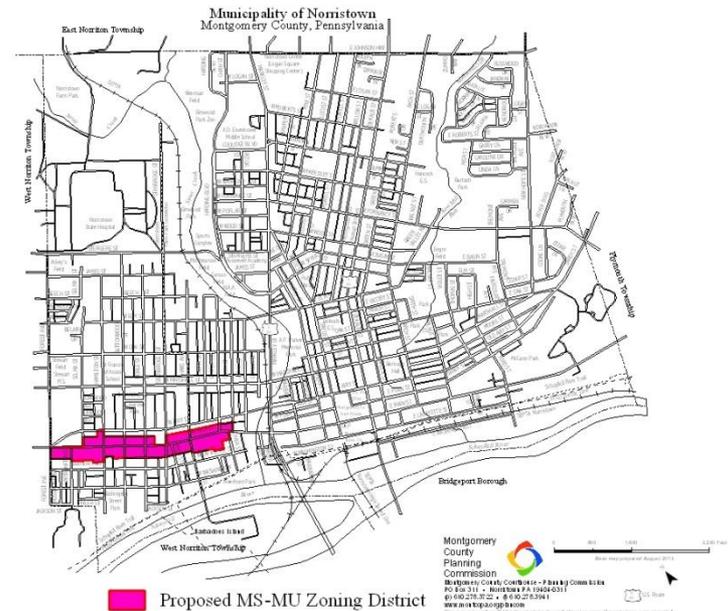


Navigation Pane



# MSMU Main Street Mixed Use District

- Intent: to preserve the character of West Main Street by allowing a mix of commercial, office, and residential uses in a manner compatible with existing Victorian and early-20<sup>th</sup> Century homes that predominate the streetscape and encouraging retention of the historic housing stock by permitting their adaptive reuse.



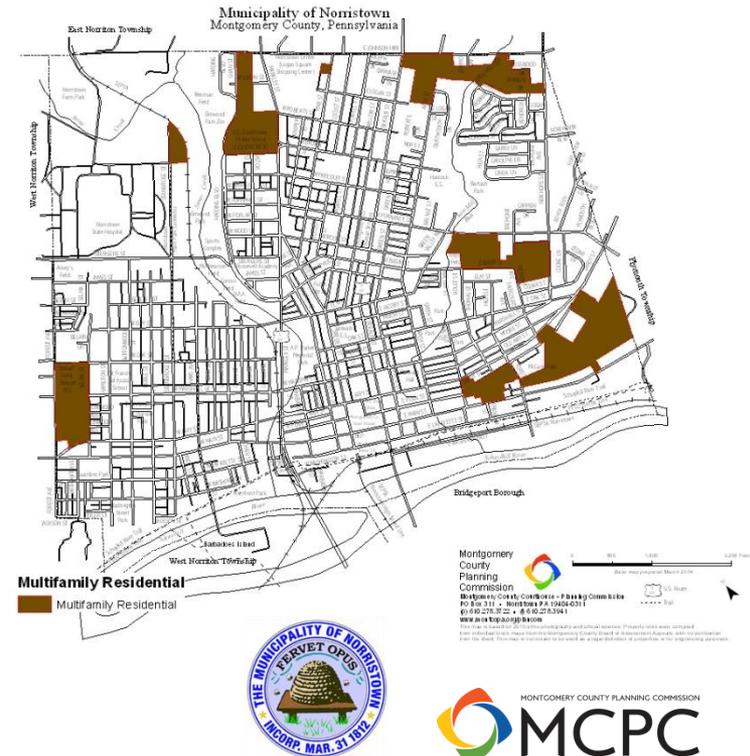
# Use Regulations

- Allowable housing types:
  - Permitted types:
    - Single-family detached dwelling
    - Twin dwelling
    - Duplex dwelling, provided that the dwelling was designed and originally constructed as such
    - First floor commercial/retail
- Special exception uses:
  - Conversion of an existing residential building to all commercial/office
  - Stand alone commercial/office uses such as:
    - General retail commercial establishments for the sale of dry goods, variety merchandise, and hardware
    - Drugstores with drive-through facilities
    - Banks with drive-through facilities
    - Restaurants with drive-through facilities
    - Laundromats
    - Professional offices



# MR Multi-Family Residential District

- Intent: to provide for quality garden apartment, townhouse, mixed-residential, and age-restricted housing development in those locations within the Municipality best suited to accommodate increased density.



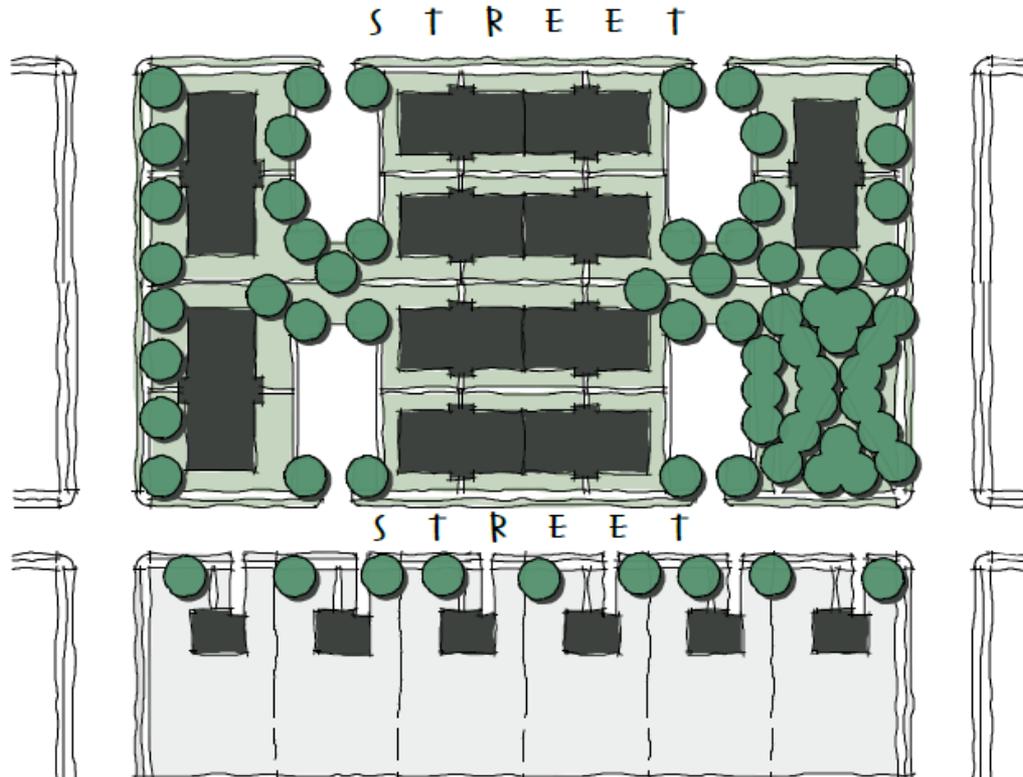
# Use Regulations

- Any R-2 residential use on a single lot, as per the standards of the R-2 district
- Multi-family development (garden apartments, townhouse dwellings, single-family and twin dwellings (provided the single-family and twin dwellings comprise no more than 40% of all units built))
- Personal service shop, provided they are located wholly within a garden apartment building, limited to the first floor only, and no more than 20% of the first floor gross square footage
- Accessory uses (e.g., pool, community center or recreation facility, carports or freestanding garages, pavilions or gazebos, maintenance buildings)



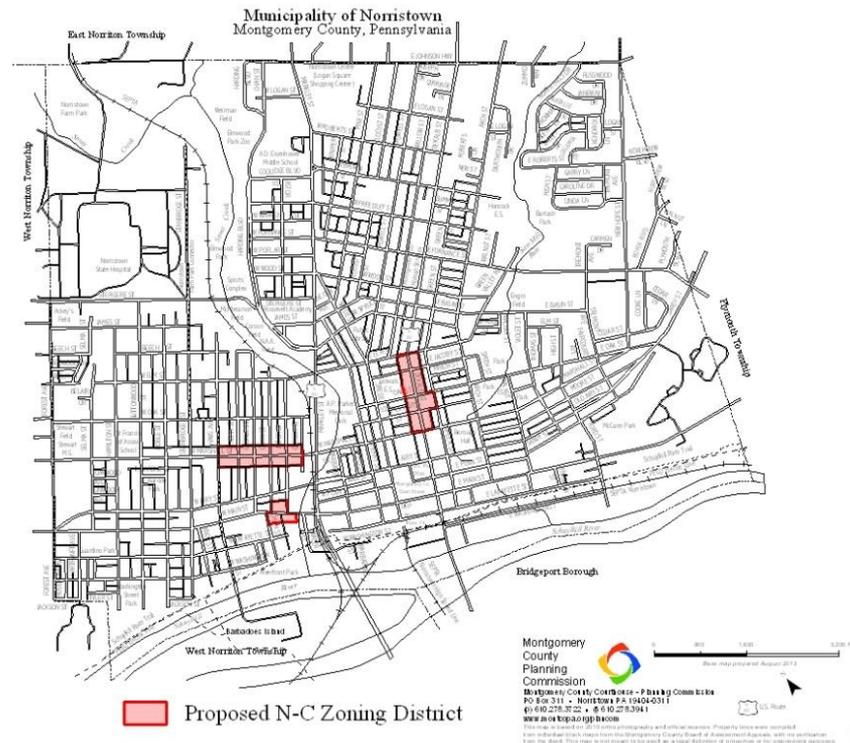
# Development Regulations

- Minimum tract size 5 acres
- 15 Dwelling units per acre



# NC Neighborhood Commercial District

- Intent: to provide for commercial areas that cater to the daily convenience shopping and service needs of the surrounding residential neighborhoods while preserving the existing streetscape.



# Use Regulations

- Permitted uses:
  - Any R-2 residential use on a single lot, as per the standards of the R-2 district
  - Conversion of an existing residential building where the commercial use occupies more than one floor after conversion as per the standards of the MSMU district
  - Small scale retail establishments
  - Establishment serving food or beverages to the general public
  - Banks, credit unions, and savings and loans
  - Small market grocery stores
  - Business office
  - Professional office
  - Laundromats



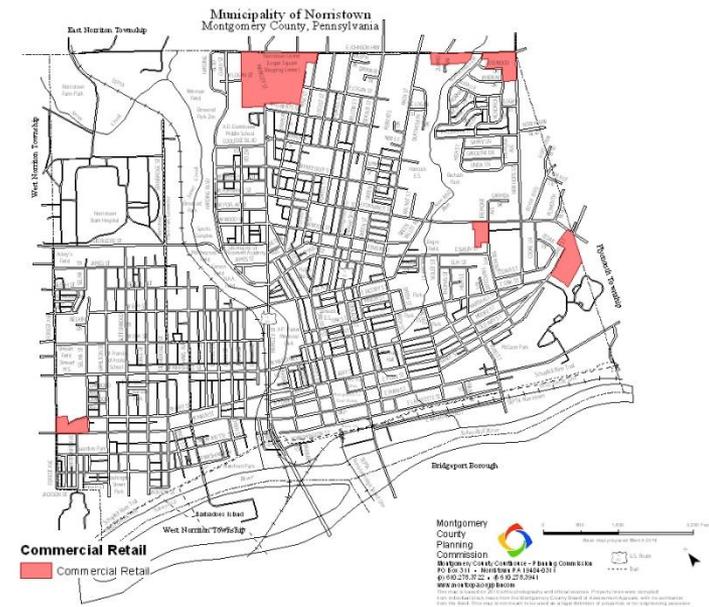
# Development Standards

- General Standards
  - Only one building per lot with a maximum gross floor area of 8,000 square feet
  - Building additions shall be located to the rear and compatible with existing building
  - Parking shall be to rear or side of building
  - Buildings directly facing a public street must have a customer entrance and direct sidewalk connection to that street
- Design Standards
  - Alterations to the front façade must conform to standards and criteria of HARB
  - Demolition may only occur if the building has limited or no historic value (determined by HARB) or is shown to be structurally unsound and cannot be stabilized
  - New infill developments shall be visually compatible
  - Blank façades not permitted



# CR Commercial Retail District

- Intent: to provide for a variety of goods and services that are typically located in larger commercial/retail centers while encouraging site and building design that is pedestrian-friendly and harmonious with the surrounding residential neighborhoods.



# Use Regulations

- Class I Permitted Uses

- Retail stores and retail sale of professional instruments and equipment
- Convenience stores without fuel pumps
- Funeral homes
- Personal service shops, laundromats
- Offices for doctor, dentist, other health care providers
- Administrative offices
- Business services
- Bank or financial institution
- Automotive parts and accessories stores
- Restaurants, delicatessens, coffee shops, etc., without drive-through facilities
- Drug store without drive-through facilities

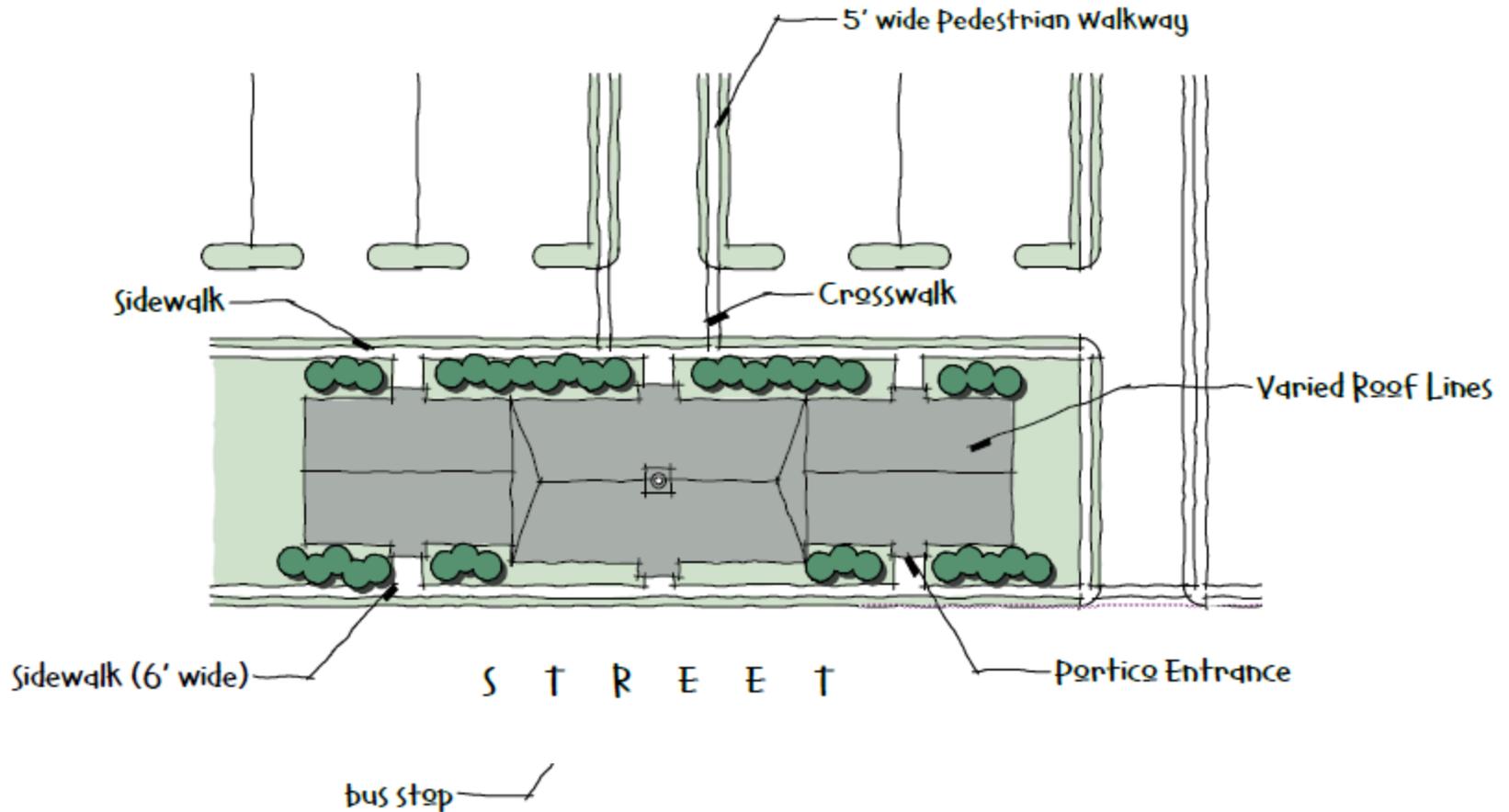


# Use Regulations

- Class II Permitted Uses
  - Animal hospital, veterinarian offices
  - Gas stations and convenience stores with gas pumps
  - Car wash facilities
  - Class I use with drive-through facilities
- Class III Permitted Uses
  - Shopping centers
  - Lawn and garden centers
  - Nursery, garden center, greenhouse
  - Health clubs and indoor recreation
  - Movie theatres
  - Automobile dealerships

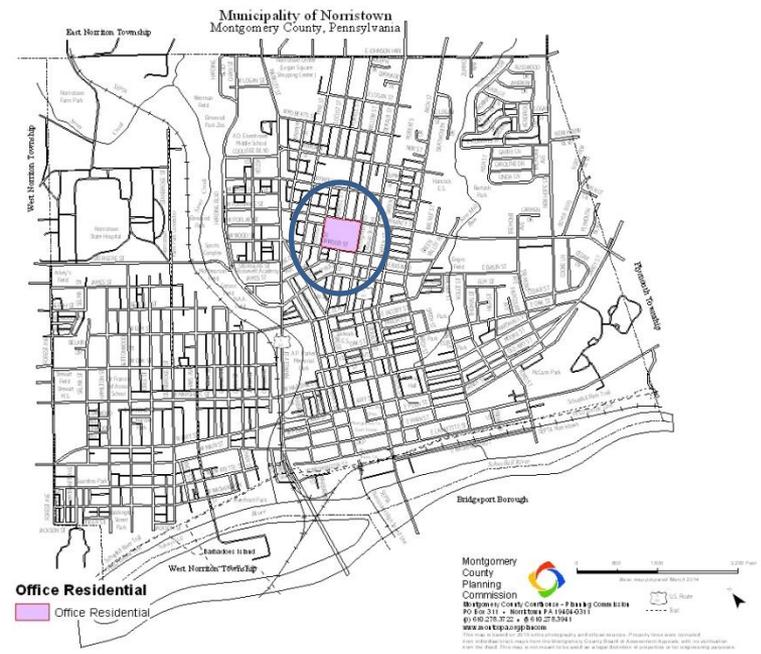


# General Development Regulations



# OR Office Residential District

- Intent: to provide for (as circumstances warrant) the orderly transition of the medical/office and hospital complex into uses that are compatible with, and complementary to, the adjacent residential neighborhoods.



# Use Regulations

- Permitted uses:
  - Any R-2 residential use, as per the standards of the R-2 district
  - Stand-alone housing for the elderly in the Retirement Community Overlay District
- Special exception uses:
  - Hospitals
  - Professional or medical office buildings
  - High density housing for the elderly



# Development Standards

- General Standards

- Only one building per lot with a maximum gross floor area of 8,000 square feet
- Building additions shall be located to the rear and compatible with existing building
- Parking shall be to rear or side of building
- Buildings directly facing a public street must have a customer entrance and direct sidewalk connection to that street

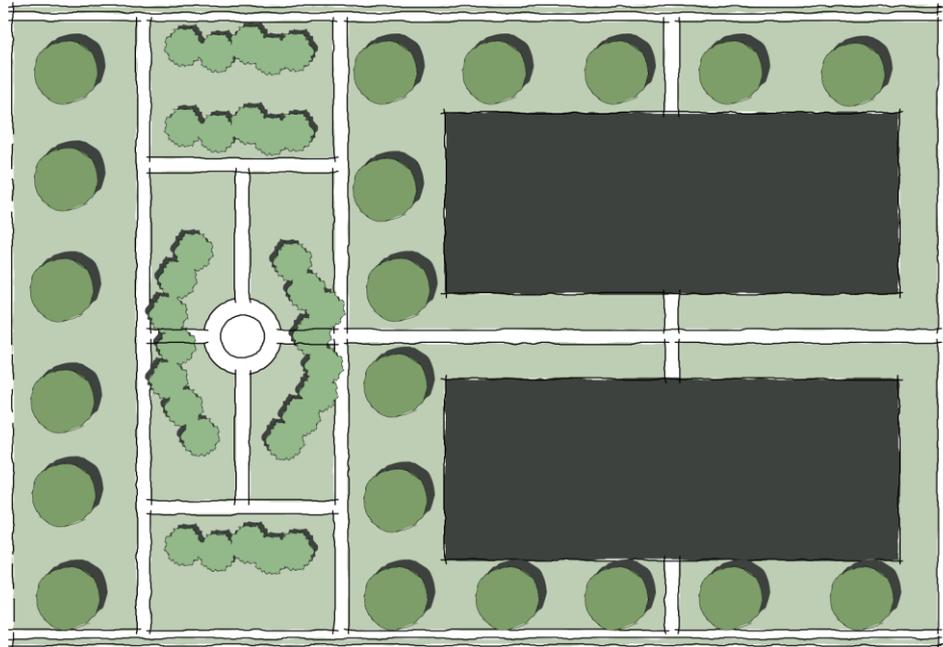
- Design Standards

- All development shall be reviewed by the Design Review Board
- Architectural elevations shall be submitted for review
- 10% of the lot must be in common open space
- All buildings must have well designed public entrances accessible from the sidewalk



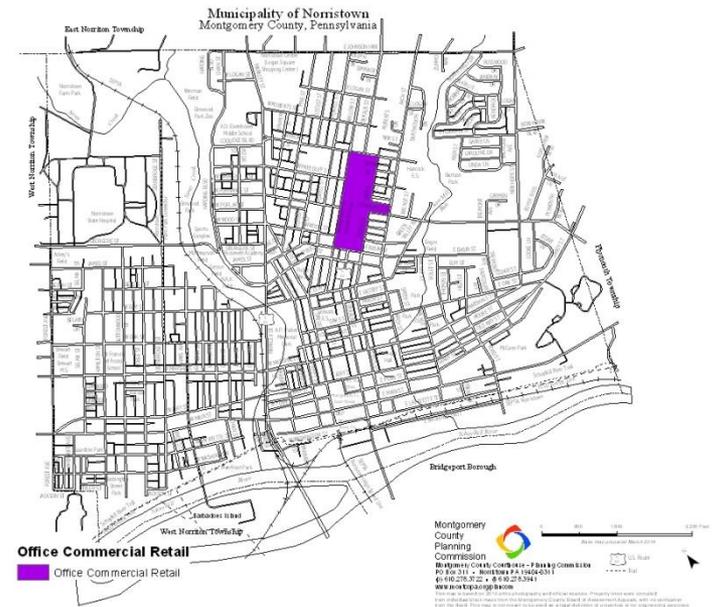
# Development Standards

L O C U S T   S T R E E T



# OCR Office Commercial Retail District

- Intent: to provide for office, government, and commercial employment opportunities, as well as limited residential, along the DeKalb Street corridor while preserving the unique historic character of the corridor, creating a pedestrian-friendly environment, and discouraging strip-style commercial development.



# Use Regulations

- Permitted uses:
  - Business and professional offices
  - Medical offices
  - R-1 Residential uses
- Special exception uses:
  - Residential mixed use conversions
  - Bed and breakfasts
  - Restaurants
  - Shopping centers
  - Parking garages
  - Professional or medical office buildings
  - High density housing for the elderly



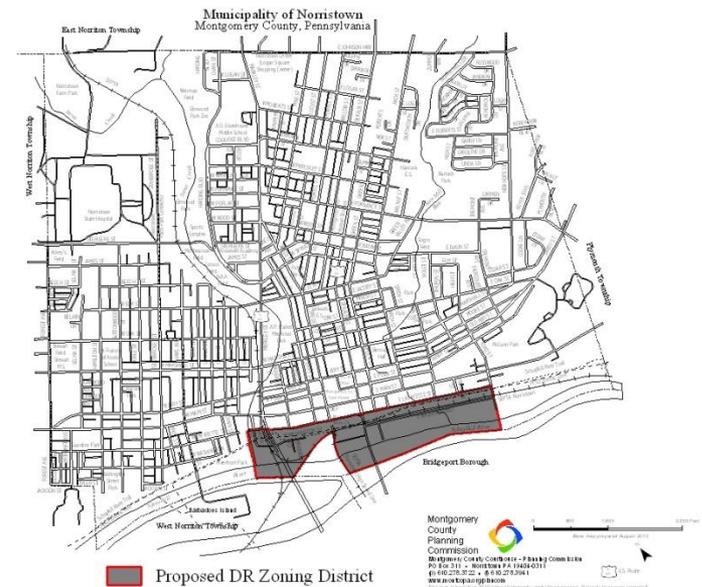
# Development Standards

- General Standards
  - No blank wall shall be permitted along street frontages
  - All buildings shall have a clearly defined pedestrian entrance to the street
  - Parking shall be to rear or side of building
  - Rooftop HVAC systems shall be screened from view
  - All development shall be reviewed by the HARB or Architectural Review Board, which ever has standing



# DR Downtown Riverfront District

- Intent: to encourage a mix of uses that are compatible and complementary with the historic character of the community and its downtown; to assist in its revitalization; and to create accessible public areas along the riverfront for year-round outdoor recreation opportunities.



# Use Regulations

- Permitted Uses
  - Retail establishments
  - Business, professional, and government offices and office buildings
  - Research and development facilities
  - Institutional and educational facilities and accessory services
  - Banks and financial institutions, without drive-through facilities
  - Public or private transit stations
  - Public or private communications company offices
  - Restaurants, tearooms, coffee shops, ice cream shops, taverns, etc., including outdoor dining but excluding drive-through facilities
  - Hotels, convention centers
  - Sports and recreational facilities
  - Parks, urban plazas
  - Business services



# Use Regulations

- Permitted Uses, Continued:
  - Multi-family residential uses, including mid- and high-rise apartment buildings which may include a mix of uses
  - Parking garages and parking lots, with standards
  - Museums, art galleries, aquariums
  - Child day care facilities
  - Personal service shops
- Special Exception Uses:
  - Pinnacle buildings



# Dimensional Criteria

- General Standards
  - No minimum lot area
  - Building height minimum 2 stories and a maximum of 4
  - Maximum building height 6 stories with bonuses
- Bonuses
  - Public restrooms
  - Public boat launch area
  - A scenic overlook of the Schuylkill River that is open to the public
  - Outdoor recreational facilities that are open to the public
  - Outdoor public fountain, garden, pavilion, or similar amenity available for public use



# Special Exception Criteria

- pinnacle buildings (maximum of 4)
  - Maximum height = 15 stories (225 feet)
  - Must be within 1,00 feet of an active passenger rail station
  - Cannot tear down a historic structure
  - As part of a planned multi-use complex
  - No single type of use shall comprise more than 60%



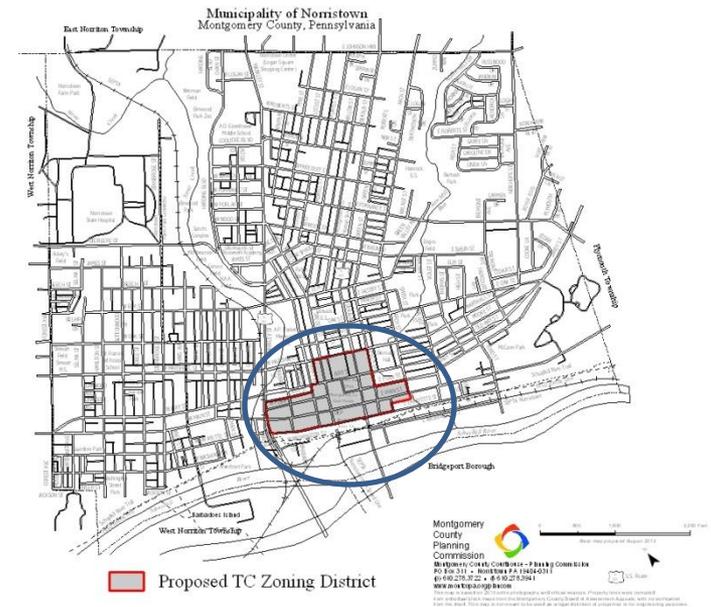
# General Development Regulations

- Riverfront access
  - At least 10% of the land area shall be permanent open space
  - Open to public for passive recreational use
  - Walking trail at least 10 feet wide at/near top of bank
- Landscaping
  - Shade trees along all streets, riverfront greenways, planting strips in parking lots, perimeters of plazas, etc.
- Off-Street Parking and Loading
  - Option to reduce parking with a parking needs analysis using ITE standards
  - Design standards for surface and structured parking
- Pedestrian Circulation



# TC Town Center District

- Intent: to encourage uses that are compatible with the historic character of the downtown and assist in its revitalization. New development must be pedestrian-friendly and preserve the existing streetscape.



# Use Regulations

- Permitted Uses
  - Retail establishments
  - Business, professional and government offices, office buildings
  - Banks and financial institutions, without drive-through facilities
  - Telephone, telegraph, other public utility offices
  - Restaurants, delicatessens, coffee shops, taverns, bars, etc., including outdoor dining; drive-through facilities prohibited
  - Hotels
  - Indoor theaters and performing arts centers
  - Antique stores
  - Studios for dance, music, photography, or martial arts
  - Art galleries



# Use Regulations

- Special Exception Uses
  - Mid-rise apartment houses (3-6 stories)
  - High-rise apartment houses (6-10 stories)
  - Residential mixed use (residential on second floor and above)
  - Public transit stations or terminals
  - Any permitted use that has a GFA greater than 10,000 SF
  - Parking garages as a principal use
  - Bed and breakfast
  - Tailors, barbers, beauty salons, shoe repair, dressmaking, etc.
  - Health spas
  - Retail dry cleaning
  - Job printing and photocopying
  - Consignment shops



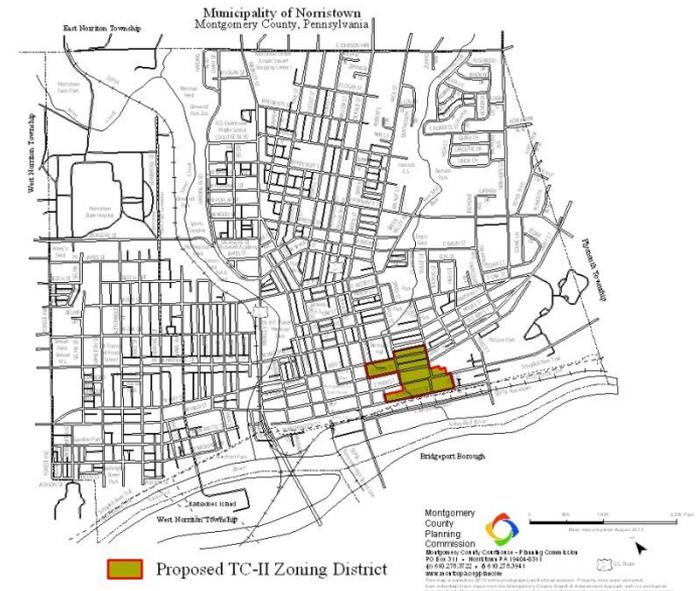
# Dimensional Criteria

- No minimum lot area
- Front façades must be built to the edge of the public sidewalk, unless utilizing a historic façade
- Building height:
  - Minimum = 2 stories and 25 feet
  - Maximum = 10 stories and 120 feet
- No minimum lot area



# TCII Town Center II District

- Intent: to encourage uses that are compatible with the urban core of downtown (TC Town Center District) in areas that are adjacent to the TC District and encourage redevelopment.



# Use Regulations

- Permitted Uses
  - Any R-2 residential use, as per the standards of the R-2 district
  - The following uses, provided each property contains at least 20 feet of frontage along either East Main Street or Lafayette Street
    - Apartments
    - Retail establishments
    - Business, professional and government offices, office buildings
      - Medical offices only on second floor or above
    - Banks and financial institutions, without drive-through facilities
    - Restaurants, delicatessens, coffee shops, taverns, bars, etc., including outdoor dining; drive-through facilities prohibited
    - Antique stores
    - Studios for dance, music, photography, or martial arts
    - Art galleries



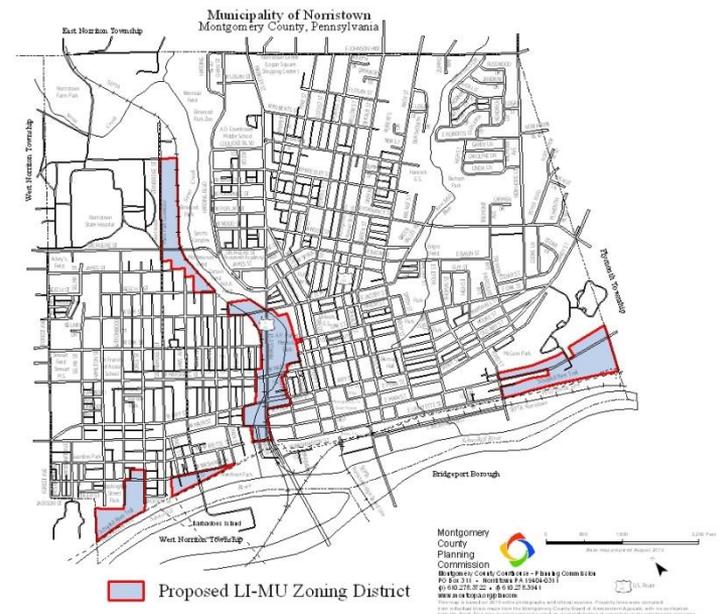
# Dimensional Criteria

- Front façades must be built to the edge of the public sidewalk, unless utilizing a historic façade
- Building height
  - Minimum = 2 stories or 25 feet
  - Maximum = 4 stories or 50 feet



# LIMU Limited Industrial Mixed Use District

- Intent: to provide for a variety of low-impact light industrial, office, and commercial uses in a mixed-use, live-work environment while protecting adjacent residential neighborhoods from adverse impacts.



# Use Regulations

Class I Permitted Uses	Class II Permitted Uses
<ul style="list-style-type: none"><li>• Artisans' and crafts works</li><li>• Bookbinding, copying, or other printing</li><li>• Building contractor</li><li>• Business offices</li><li>• Candy manufacturing</li><li>• Coffee roasting</li><li>• Commercial car washing facilities</li><li>• Fence manufacturing</li><li>• Furniture and fixtures manufacturing</li><li>• Glass products from previously prepared materials</li><li>• Mini storage facilities</li><li>• Machine shops</li><li>• Natural and man-made stone finishing and manufacturing</li><li>• Public or governmental building or use</li><li>• Retail or wholesales of industrial products</li><li>• Scientific or industrial research, engineering, training, and testing facilities</li><li>• Upholstering</li><li>• Warehousing and storage</li><li>• Window blinds, shades, and awnings manufacturing</li><li>• Any R-2 residential use, as per the standards of the R-2 district</li><li>• Accessory uses</li></ul>	<ul style="list-style-type: none"><li>• Automotive and other vehicle sales and repairs</li><li>• Automotive body shops, provided all work is done in an enclosed space</li><li>• Banks, including drive-through facilities</li><li>• Gas stations</li><li>• Fully-enclosed automobile showrooms</li><li>• Recreational facility of limited scale</li><li>• Restaurants, tearooms, delicatessens, coffee shops, etc., including outdoor dining, excluding drive-through facilities</li><li>• Retail dry cleaning and launderette drop-off facilities</li></ul>

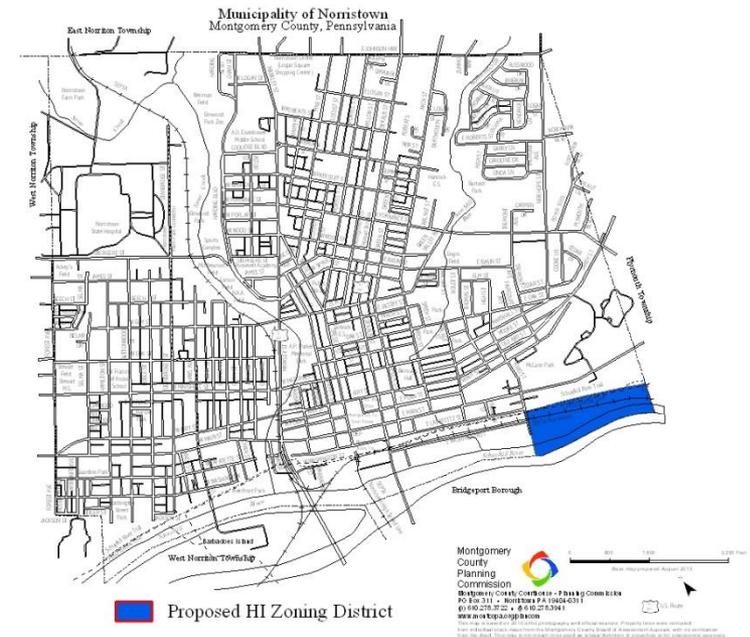
# General Development Regulations

- Class II Permitted Uses
  - Shall take direct access from, and front on, Markley Street or Main Street
- Special Exception Uses
  - Residential at a Maximum density of 12 DU/acre
  - Minimum building size = 25,000 SF
  - Parking shall be provided on-site



# HI Heavy Industrial District

- Intent: to provide for heavy industrial uses (e.g., manufacturing, warehousing) in locations which are suitable and appropriate and mitigate potential adverse impacts of heavy industrial uses.



# Use Regulations

- Permitted Uses
  - All uses permitted by-right in the LIMU District
  - Manufacturing of:
    - Abrasives
    - Acetylene gas
    - Asphalt
    - Brick
    - Cellulose
    - Cement/concrete and cement/concrete products
    - Fertilizer
    - Plastic and plastic products
  - Bulk fuel storage
  - Forge plant
  - Foundries
  - Outdoor storage of raw material or finished product
  - Sawmill
  - Truck terminal
  - Vehicle manufacturing and assembly
  - Wholesale distribution facility



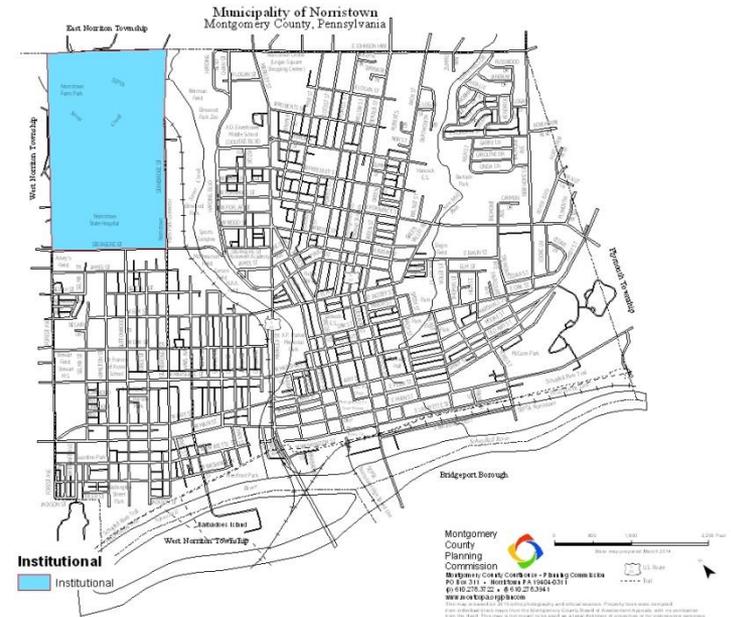
# Use Regulations

- Special Exception Uses
  - Any use of the same general character as allowed above, or any use not expressly permitted elsewhere in the Municipality
  - Adult uses
  - Tattoo parlors
  - Pawn shops
  - Methadone clinics
  - Mobile home parks
  - Rooming houses
  - Adult uses, tattoo parlors, pawn shops, and methadone clinics:
    - Minimum spacing between uses = 500 feet
    - Minimum spacing from residential district or use, public park playground, church or school = 500 feet (1,000 feet for adult uses)
  - Mobile home parks:
    - Maximum density = 8 DU/acre



# IN Institutional District

- Intent: to encourage the preservation and (as circumstances warrant) the logical and timely development of land for institutional purposes while protecting the environment and nearby neighborhoods.



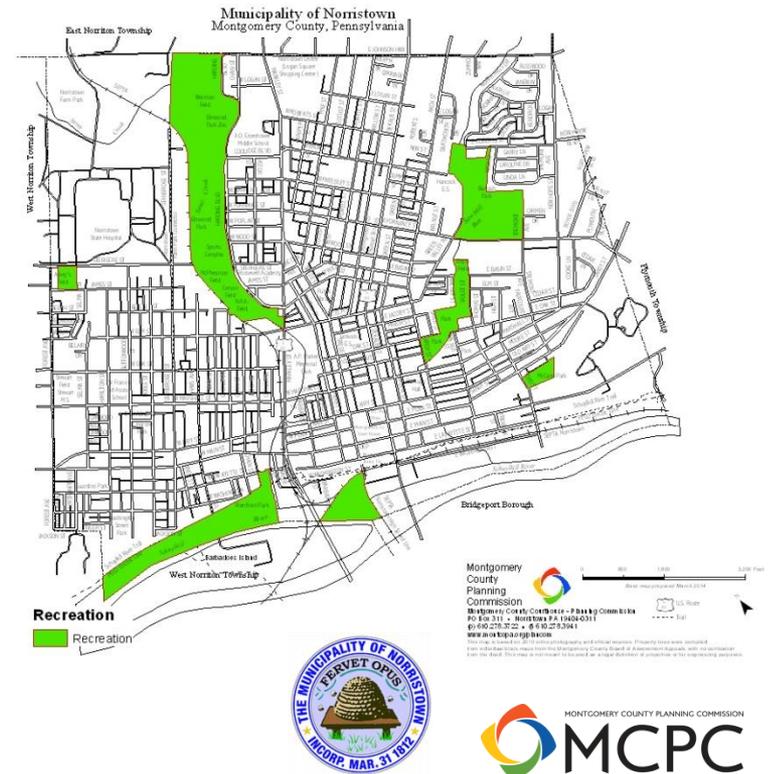
# Use Regulations

- Churches, chapels, places of worship and adjunct residential dwellings
- Public and private schools
- Mental, medical and surgical hospitals or clinics and sanatoriums
- Institutional headquarters for educational, fraternal, professional, religious, and other nonprofit organizations
- Agriculture and forestry
- Noncommercial recreational facilities and open space preservation areas
- Cemeteries
- Institutional homes



# RE Recreation District

- Intent: to provide the Municipality with active and passive recreational opportunities in order to meet neighborhood and community needs.



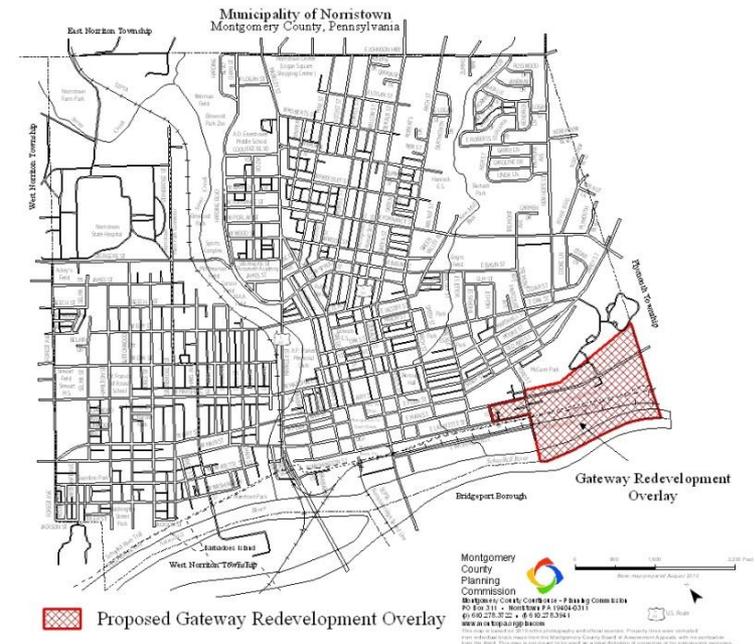
# Use Regulations

- Permitted uses:
  - Public park or recreation area owned and operated by the Municipality of Norristown or School District
- Special exception uses:
  - Zoos
  - Privately owned outdoor recreational area or use



# GRO Gateway Redevelopment Overlay District

- **Applicability:** The GRO District shall apply to a mapped area located within the established redevelopment area boundary, as created by the Montgomery County Redevelopment Authority.
- **Intent:** to encourage uses that are compatible and complementary with the historic character of the community and its downtown and to assist with its revitalization. Pedestrian-oriented uses and an urban character of design are encouraged.



# Use Regulations

- Permitted uses:
  - Retail establishments, including department stores
  - Business offices, professional offices, government offices, office buildings
  - Banks, financial institutions, excluding drive-thru facilities
  - Telephone central offices or other public utility offices
  - Restaurants, delicatessens, coffee shops, bars, etc., including outdoor dining but excluding drive-thru facilities
  - Hotels
  - Indoor theaters and performing arts centers
  - Antique stores
  - Studios for dance, music, photography or martial arts
  - Private schools or colleges
  - Art galleries
- Special exception uses:
  - Mid-rise apartment houses, second floor and above
  - High-rise apartment houses, second floor and above
  - Residential mixed uses, residential second floor and above



# Use Regulations

- Special exception uses, continued:
  - Public transit stations or terminals
  - Any permitted use which contains a gross floor area > 10,000 sq. ft.
  - Parking garages as a permitted use
  - Bed-and-breakfasts
  - Tailors, barbers, beauty salons, etc.
  - Health spas
  - Retail dry cleaning
  - Job printing and photocopying
  - Consignment shops
  - Thrift stores



# Dimensional Criteria

- No minimum lot area
- Maximum building coverage:
  - Lot size < 5,000 SF = 100%
  - Lot size ≥ 5,000 SF = 90%
- Minimum green space = 10% of lot area
  - If site contains 100% coverage, 10% minimum green space can be transferred to another lot within the district and added to that lot's minimum green space
- Front façades must be built to the edge of the public sidewalk (or within 15 feet), unless utilizing a historic façade
- Maximum Building height: = 10 stories and 150 feet



# Dimensional Criteria

- Bonuses
  - Public restrooms
  - Public boat launch area
  - A scenic overlook of the Schuylkill River that is open to the public
  - Outdoor recreational facilities that are open to the public
  - Outdoor public fountain, garden, pavilion, or similar amenity available for public use



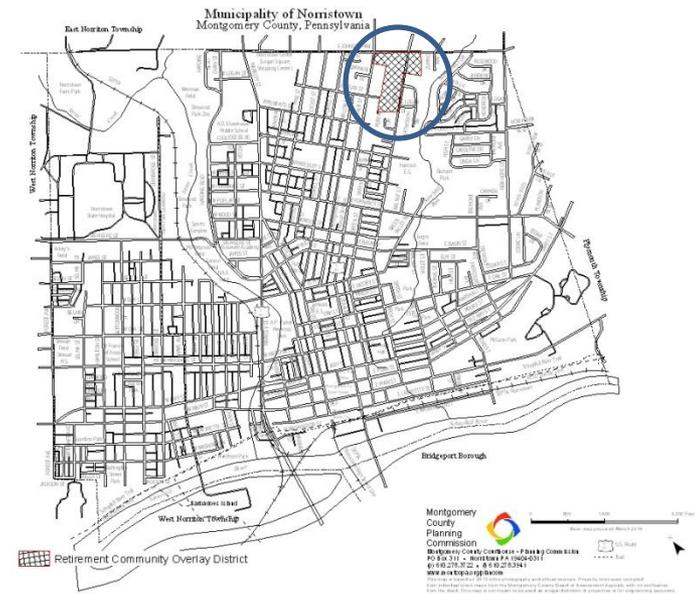
# General Development Regulations

- Building bulk:
  - No principal building shall be longer than 350 feet (500 feet for parking garages)
  - Parking garages and principal buildings can be connected, but when they would exceed the maximum length provision, they must be separated by 30 feet (can be connected by pedestrian passageways)
  - Minimum distance between principal buildings = 50% of height of tallest building, not to exceed 75 feet
- Riverfront access and open space:
  - At least 10% of the land area shall be permanent open space
  - Open to public for passive recreational use
  - Walking trail at least 10 feet wide at/near top of bank



# RC Retirement Community Overlay District

- Intent: to provide for the development of retirement communities (age 55 and older) within the Municipality.



# Use Regulations

- Single-family detached dwellings
- Single-family semi-detached dwellings
- Single-family attached dwellings, up to 6 units attached
- Multi-family dwellings
- Accessory uses
- Commercial/retail uses available to the public, provided they are stand-alone and no more than 5% of the tract is used for such use:
  - Retail store
  - Personal service shop
  - Professional, medical, business, or government offices
  - Restaurants, delicatessens, coffee shops, etc., excluding drive-thru facilities
  - Banks, financial institutions, excluding drive-thru facilities
  - Dance, exercise, music or art studio/gallery
  - Mini market



# Dimensional Criteria

	Retirement Community
Minimum tract size (acres)	12
Maximum density	15 du per gross acre
<u>Minimum front yard setback</u>	
Single-family, all types	25
Multi-family	35
Retail/commercial	30
Minimum side and rear yard setback	30
<u>Minimum distance between buildings</u>	
Single-family, all types	20
Multi-family	40
Retail/commercial	15
Maximum building coverage (% net lot area)	25%
Maximum impervious surface (% net lot area)	60%
Minimum common open space (% net lot area)	20%
<u>Maximum building height (feet)</u>	
Single-family, all types	35 or 2 stories, whichever is less
Multi-family	48 or 4 stories, whichever is less
Retail/commercial	35 or 2 stories, which ever is less

# General Development Regulations

