

Chapter 10

Planning and Zoning in Surrounding Municipalities and the Region

Neighboring communities as well as Montgomery County and the Delaware Valley region have established policies for land use and development patterns, and have experienced growth trends within the recent past that will influence Horsham Township.

Listed below is an enumeration of land use relationships with adjoining municipalities situated in both Montgomery and Bucks Counties. The land use patterns in adjoining communities have essentially been established. However, there are some mutual interests that are also highlighted below.

Attached are copies of the most recent Land Use plans taken from municipal comprehensive plans and where available pertinent zoning exhibits. The first regional map which is attached identifies Horsham Township within the context of the immediate adjacent municipalities and highlights both residential and non-residential land uses, major arterial roadways, significant employment and shopping centers, and large scale open space components.

As can be seen, the perimeter of Horsham Township is in close proximity to two regional malls: Montgomery Mall at the intersection of North Wales Road and Route 309 in Montgomery Township and the Willow Grove Mall, a short distance south of the Township boundary at Welsh Road and Easton Road. A short distance north of the Township in Warrington Township along Route 611 are the new retail centers of Valley Square, Wegmans, and retail center including a theater along County Line Road. Large employment centers exist in Upper Moreland Township - Willow Grove Industrial and Office Center; Upper Dublin Township - Prudential Office Campus and Fort Washington Office Center; Lower Gwynedd Township - McNeil and Rohm & Haas Research and Corporate facilities; and Montgomery Township - Montgomeryville Industrial Center, Bethlehem Pike Industrial Park, and the Welsh Valley Industrial Park. Two noteworthy educational facilities of higher learning also exist a very short distance south of the Township: the Temple University Ambler Campus at Meetinghouse Road and Gwynedd Mercy College less than half a mile southwest from the perimeter of the Township in the Spring House section of Lower Gwynedd Township.

Montgomery Township

The Vision Plan component of the Comprehensive Plan Update 2008 suggests a virtual identical relationship along the boundary with Horsham Township. Important trail connections are also proposed along the PECO power lines and the commercial components of the

Gwynedd Crossing Shopping Center/Shoppes at English Village Shopping Center at Route 309 are very much in concert with each other, including planned and controlled access along opposite sides of Route 309. Two areas of land use departure exist south of Horsham Road, where Horsham has permitted the development of the Abramson Center for Jewish Life – a campus retirement and continuing care community which is situated adjacent to single family residential in Montgomery Township, and Montgomery Township which has approved the development of a medium density age-qualified community which abuts both single family and apartment style development in adjoining Horsham Township. Future planning and zoning are consistent with the recently adopted Vision Plan.

Lower Gwynedd Township

Lower Gwynedd is south of a very significant length of Horsham Township along Welsh Road between the Route 309 Expressway and Tennis Avenue. At the Route 309 intersection with Welsh Road Lower Gwynedd and Horsham share similar goals of commercial and a limited office plan has been approved at Lower State Road, which is considered compatible with the retail office community in adjoining Lower Gwynedd. Residential aligns the south side of Welsh Road and a short distance below Welsh Road an office campus exists in Lower Gwynedd and is proposed to continue pursuant to zoning which is generally opposite the golf course components of Talamore Country Club. The Conceptual Township Zoning Map and Township Land Use Plan from the Lower Gwynedd Township Comprehensive Plan Revision 2000 follow at the end of this chapter.

Upper Dublin Township

The proposed Upper Dublin Comprehensive Plan (which is considered for adoption 2010) matches very closely the existing and proposed land uses along Welsh Road which is the mutual boundary between Upper Dublin and Horsham Townships. In all instances non-residential abuts non-residential uses in the adjoining townships. It should be noted that the Upper Dublin Township Comprehensive Plan recommends the consideration of a Maple Glen Overlay District, which also suggests an expansion both east and west of Limekiln Pike to “facilitate a broader range of development types that could create an incentive to reinvest . . .” (See additional discussion in the section on Maple Glen in Chapter 9, Recommendations.)

Upper Moreland Township

Upper Moreland abuts Horsham Township along its entire southeasterly boundary. In virtually all instances, existing and proposed land uses are compatible. In some instances retail on the Horsham side abuts industrial in Upper Moreland and vice versa. Older industrial development is being recycled in both communities to permit new modern shopping center development revitalization, particularly at the intersection of Blair Mill Road and Welsh Road.

South of Route 611 the entirety of Horsham Township consists of a campus industrial park, which for short sections abuts older residential development in Upper Moreland along the easterly side of Blair Mill Road. It is believed that the setbacks and landscaped buffers in Horsham provide adequate protection for the residential uses which front along Blair Mill Road on the Upper Moreland side. The Upper Moreland Township Conceptual Zoning Map and Land Use Plan of 2008 follow at the end of this chapter.

Warrington Township

Warrington Township abuts Horsham Township between Lower State Road and a short distance east of Route 611. In many situations the land uses are compatible with the likely exception that there are greater densities of both residential and industrial uses along the north side of County Line Road when compared to either vacant properties or lower density uses on the Horsham side of County Line Road. Warrington has instituted open space setbacks for their higher density residential which helps mitigate inconsistencies in density. The industrial park at Titus Road in Warrington abuts permanent open space at Graeme State Park and Strawbridge Park in Horsham Township situated east of Kenas Road. Significant inconsistencies are not observed along County Line Road. The Future Land Use Plan and Zoning Map exhibits from the Warrington Township Comprehensive Plan Update 2006 follow at the end of this chapter.

Warminster Township

Warminster Township abuts the northerly side of Horsham Township east of Warrington, generally between Easton Road and Blair Mill Road. Similar consistencies exist along County Line Road which serves as the common boundary between the two. However, the roadway creates a distinct separation and in many cases residential abut residential and in some instances commercial abuts commercial. The most significant departure exists for the government and institutional use in Warminster Township which abuts residential and retail uses across County Line Road in Horsham Township. The Future Land Use Plan from the Warminster Township Comprehensive Plan Update 2003 and the Warminster Township Parks, Recreation, and Open Space Recommendations map from August 2000 follow at the end of this chapter.

Montgomery County

The Montgomery County Commissioners on August 18, 2010 adopted amendments to the County Comprehensive Plan which contain minor changes to the original Comprehensive Plan.

The 2010 Growth and Preservation Plan basically addresses what should become of the County's remaining undeveloped areas. For Horsham Township, the undeveloped land in the west/northwest quadrant of the Township is identified as either "*Proposed Open Space*" or "*Rural Resource Area*". Specific parcels in the southerly and easterly portions of the Township are identified as "*Designated Growth Areas*" with the exception of the large open space areas of the Natural Lands Trust, College Settlement Farm, and Kuhn Day Camp, which are identified as "Proposed Open Space". The plan incorrectly suggests the current Ag Security parcel (also known as the Thompson property) is identified as a Designated Growth Area whereas the Horsham Existing Land Use Plan will suggest a continuation of its use for open space.

Undeveloped areas in the vicinity of Route 611 and County Line Road are identified as "Designated Growth Areas".

The 2010 Future Land Use Plan offers a more specific comment on what places are appropriate and for which types of development; and what the ultimate character of the new developments should have. For Horsham Township, areas suggested for in-fill development are to have the character of "*Suburban Residential Area*" which is defined as "Residential areas that are oriented towards the automobile and often have extensive landscaping on individual properties. These areas will have a variety of housing types, with single-family detached homes the most prominent type."

The lands of the Naval Air Station Willow Grove are identified as an "*Employment Center*" and an overlay designation as: "unique *County wide* uses". General rural lands in the northwest quadrant which are largely undeveloped are suggested as "*Rural Areas*" which are defined as "Primarily consist of open land with a traditional rural appearance that includes farms, small woodlands, some low density residential homes, and rural villages."

Two undeveloped tracts between Park Road and Keith Valley Road are identified as "*Employment Center*" and a third is identified as "*Rural Area*" in the Future Land Use Plan prepared by Montgomery County Planning Commission.

The 2010 Growth and Preservation Plan and the Future Land Use Plan follow at the end of this chapter.

The Transportation Plan lists the following proposed projects for portions of Horsham Township:

Project Name

Project Description

Transportation Improvement Projects – Bridge and Highway

Limekiln Pike Bridge Bridge replacement/removal over Little Neshaminy Creek.

County Line Road Restoration Bring roadway up to current standards, including base repair, milling, overlay, resurfacing, and drainage improvements, from Kulp Road to PA 611 for approximately 2.8 miles.

County Line Road widening Widen to four lanes, install turning lanes, and upgrade signals from Stump Road to Kulp Road.

First Priority Projects and Studies

I-276 PA Turnpike/PA 63
Electronic Toll Interchange Study Study westbound-on, eastbound-off electronic toll interchange.

PA 309 Bethlehem Pike: Upper
State Road to PA 63 Welsh Road Widen to 6 lanes (3.25 miles).

Second Priority Projects and Studies

Route 611 Easton Road: County
Line Road to PA 463 Horsham
Road Add center turn lane (2.8 miles).

PA 63 Welsh Road: PA 309
Bethlehem Pike to Jarrettown
Road Upgrade signals; intersection improvements.

County Line Road: Lower
State Road to PA 611 Widen to 5 lanes.

Third Priority Projects and Studies

Blair Mill Road: PA 63 Welsh Road to County Line Road Widen Blair Mill Road for additional lanes.

PA 463 Horsham Road at Lower State Road Widen Lower State Road to provide left-turn lanes and shoulders.

Regional Planning

The Year 2035 Long-Range Plan for the Greater Philadelphia Region titled *Connections: The Regional Plan for a Sustainable Future* was adopted by the Board of the Delaware Valley Regional Planning Commission (DVRPC) on July 23, 2009. DVRPC is the designated metropolitan planning organization for the Philadelphia metropolitan area, including the five counties in southeastern Pennsylvania (Bucks, Chester, Delaware, Montgomery, and Philadelphia). The Year 2035 Plan provides a vision of the region's future growth and development; determines regional plan consistency; provides guidance and direction for municipal, county, and state agencies to make infrastructure and conservation protection investments; and serves as a foundation for developing the region's transportation improvement program.

A key aspect of the goals and policies that form the basis for the Year 2035 Plan is a concept of *planning areas and centers*. Horsham/Willow Grove has been identified as a *suburban center*. Centers are forecasted to have increasing concentrations of people, jobs, and services. They have land available for new development, existing or planned sewage capacity, and current county and municipal policies favoring continued growth and expansion.

Characteristics of suburban centers include:

- Are significant region-wide,
- Perceived as single "places",
- Generally have more jobs than residents,
- Are defined primarily by a concentration and variety of commercial, professional, and light industrial uses,
- Are suburban in character,
- Are less dense than town centers,

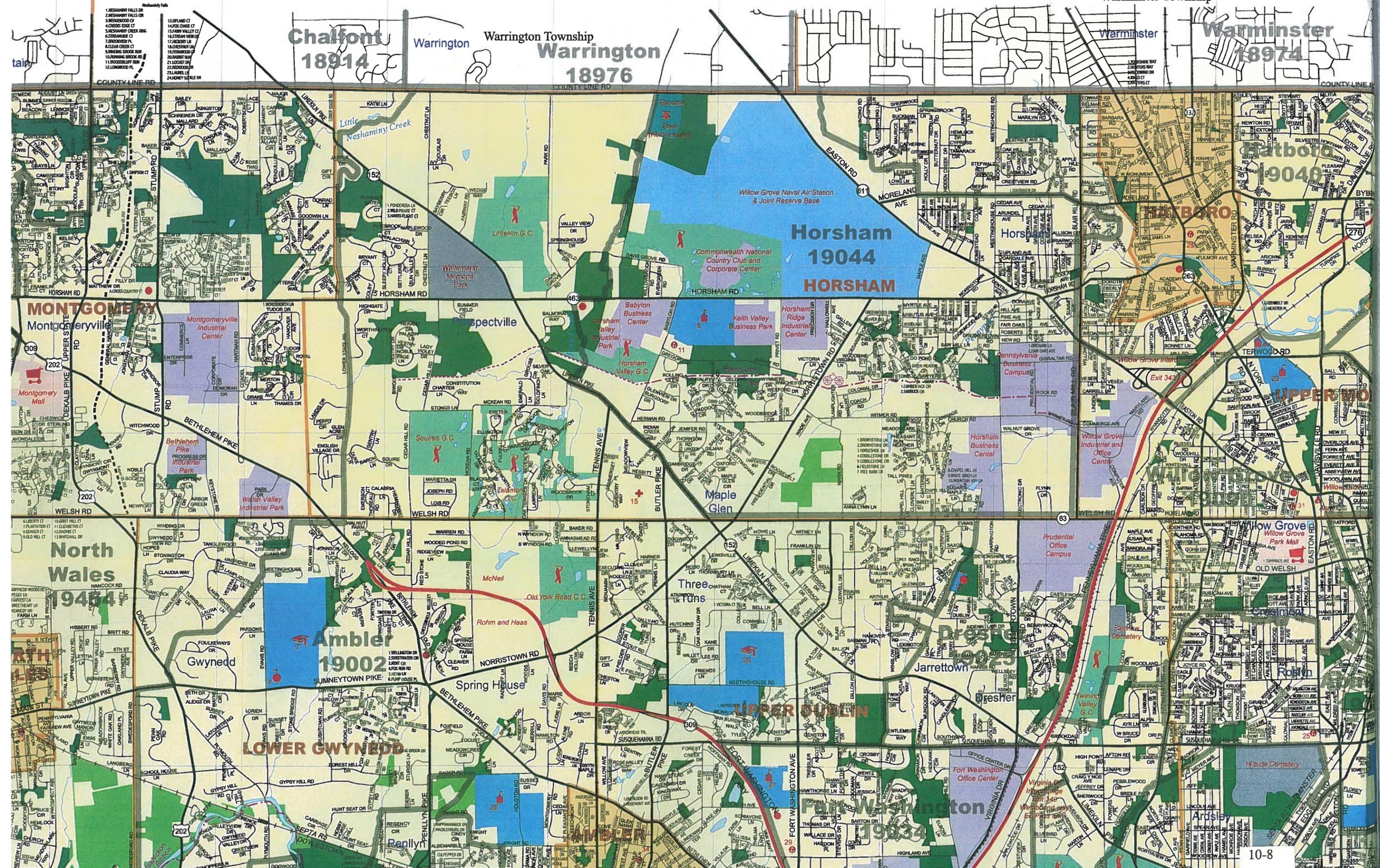
- Are generally auto-dependant rather than transit oriented or pedestrian scale.

The Connections Plan identifies four integrated principles to achieve a sustainable future by 2035:

- **Manage growth and protect resources.** The Connections Plan proposes protecting one-half of the just over one million acres of the undeveloped, unprotected land remaining in the region by 2035. This target can be achieved by focusing new development as in-fill and redevelopment in existing developed areas, and by targeting new development to designated Future Growth Areas.
- **Develop livable communities.** The Connections Plan recommends that “livable communities” can be found in the region’s core cities and their component neighborhoods . . . and in town and rural centers scattered throughout the region’s suburbs and exurban areas. Centers serve as a basis for organizing and focusing the development landscape, while coordinating the more efficient provision of supportive infrastructure systems, including water, sewer, and transportation.
- **Build an energy-efficient economy.** The Connections Plan says that in coming decades there will be a profound transformation to the global economy which will require it to use less energy and produce less greenhouse gas. The Plan says that the region should build on its historic advantages of mixed-use development and transit infrastructure, while providing opportunities for transforming business and workforce infrastructure.
- **Establish a modern, multimodal transportation system.** The Plan says that the emphasis now and in the future is not on building new roads, but on making the roads and other facilities that we have perform better. The top priority for transportation investment is the maintenance and modernization of the existing transportation system.

The 2035 Land Use Plan identifies four categories of land use for Horsham Township:

- **Existing development** – Most of the Township is designated as this land use.
- **Future growth** – Two small nodes in the eastern section of the Township are identified.
- **Green space network** – A major open space ribbon is identified along the Little Neshaminy Creek.
- **Rural conservation land** – Refers to a portion of the Township in the greater northwest sector, generally parallel to County Line Road.



THE VISION

Historic Preservation



Continue to protect and restore the township's valuable heritage and places of historic character for future generations.

Township Coordination Efforts



Expand coordination efforts to enhance planning and quality of life in the township.

Economic Development



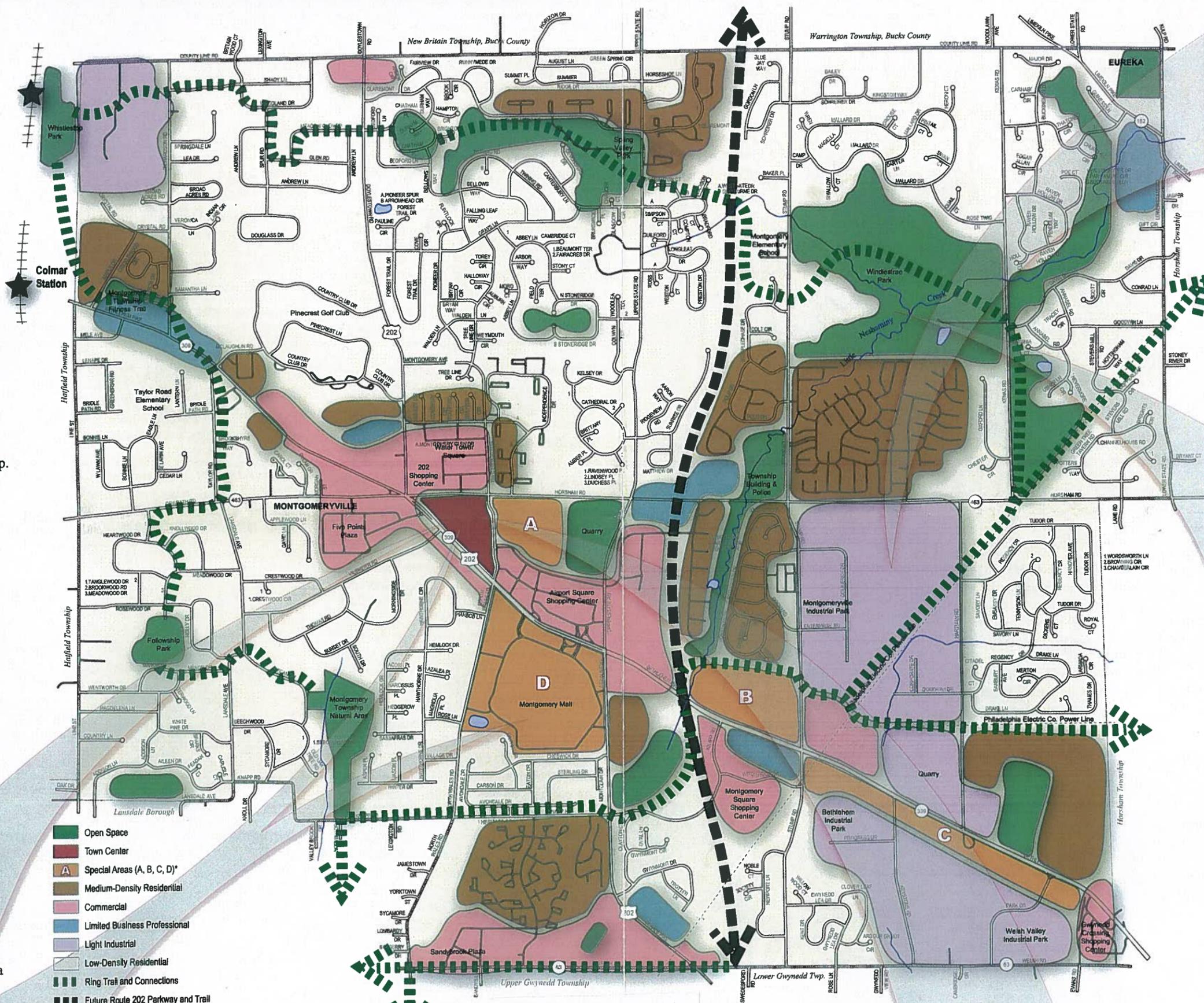
Stimulate the growth of businesses in the township by expanding, modernizing, and adding new businesses.

Housing



Redevelop or create new housing that includes a diversity of housing types and mixed-use buildings, in conjunction with a new town center concept.

Retail and Services



- Open Space
- Town Center
- Special Areas (A, B, C, D)*
- Medium-Density Residential
- Commercial
- Limited Business Professional
- Light Industrial
- Low-Density Residential
- Ring Trail and Connections
- Future Route 202 Parkway and Trail

*These areas have special conditions and issues:
 A: Currently zoned Industrial, this vacant land area has some open space opportunities, is centrally located in the township, bounded by roads on three sides, and adjacent to the new town center area.
 B: Located along 309, upgrades to these buildings are desirable, but driveways are not. Impacts on nearby residential properties should be minimized and a segment of the county trail system included. A coordinated plan for the transformation of all of the properties in this

Montgomery Township
 Montgomery County, Pennsylvania
 0 800 1600 Ft.
 Base map prepared January 20-08
 Serial Number 1534

Office and Industrial



Replace, expand, modernize, or convert outdated or underutilized industrial and office buildings, primarily in the new town center and along the Bethlehem Pike corridor.

Parks and Recreation



Continue to increase and improve passive and active recreation areas, including trails that connect destinations.

Open Space



Preserve and improve the natural environment through public and private efforts.

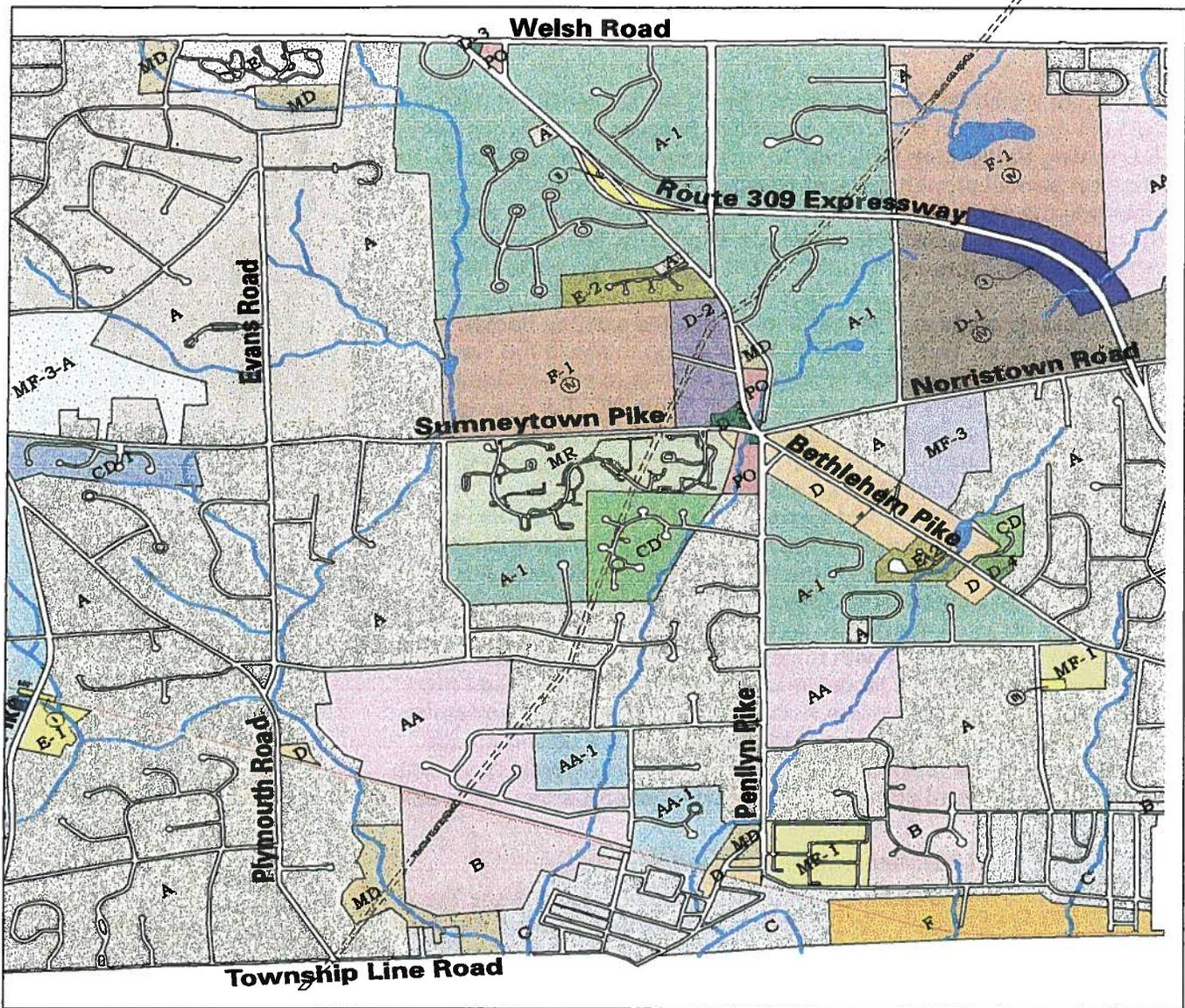
Redevelopment



Identify and work toward renewing or replacing older buildings that are not historic. Changes may result in a new use or mix of uses.



Environmental
 Provide a long-term sustainable



Zoning Map: Except for the transformation of Bethlehem Pike into Town Center, and the consideration of a few alternate uses along Route 202, the existing zoning will remain in place.

Communication Facilities Overlay District

- Structure Zone**
- I 150' @ SIDE OF C OF RT. 309
 - II 150' x 250' @ RT. 202 & R.R.
- Attachment Zone**
- I RAILROAD PARCEL @ RT. 202 & 202 R/W SOUTH OF R.R.
 - II INSIDE ON AND OFF RAMPS TO RT. 309
 - III WATER TOWER PARCEL
 - IV ENTIRE F-1 AND D-1 DISTRICTS ARE ATTACHMENT ZONE OVERLAY DISTRICTS

Township Zoning

Single Family Residential District:

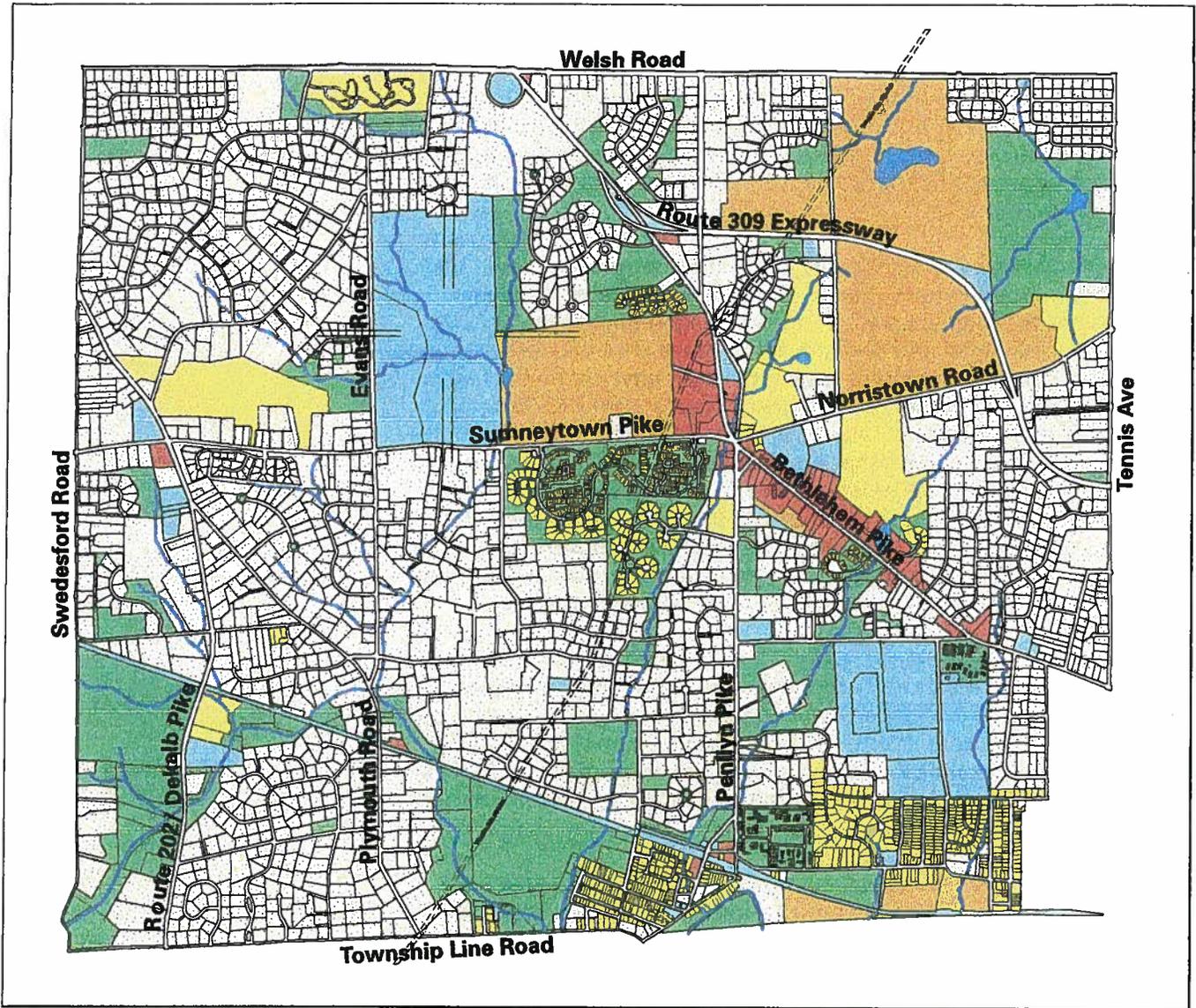
- AA - Residential District
- AA-1 - Residential District
- A - Residential District
- A-1 - Residential District
- R - Residential District
- C - Residential District
- CD - Cluster Development Residential District
- CD-1 - Cluster Development Residential District

Multi-Family Residential Districts:

- E - Residential District
- E-1 - Residential District
- E-2 - Residential District
- MF-1 - Multifamily Residential District
- MF-3 - Multifamily Residential District
- MF-3-A - Multifamily Residential District
- MR - Mixed Residential Development District

Non-Residential District:

- M.D. - Municipal District
- D - Business District
- D-1 - Special Use District
- D-2 - Planned Business District
- B-1 - Special Business District
- D-4 - Special Business District
- F - Industrial District
- F-1 - Limited Industrial District
- PO - Professional Office District



The existing pattern of Land Uses should remain, except, as in Zoning, for the areas along Bethlehem Pike and Route 202.



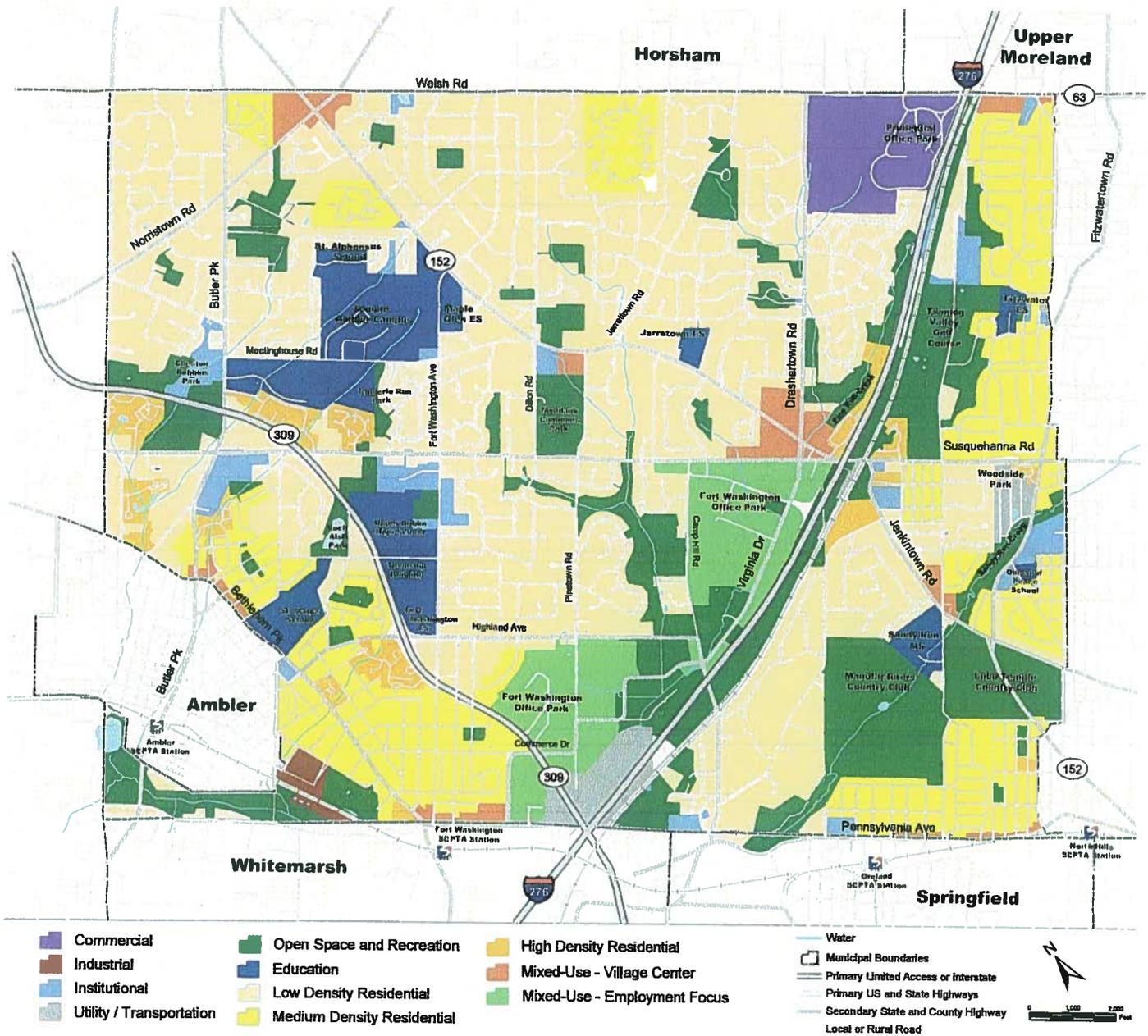


UPPER DUBLIN COMPREHENSIVE PLAN

ADOPTION REVIEW DRAFT
AUGUST 2010

URS

FIGURE 4.3: FUTURE LAND USE



Low-Density Residential

38.9% of Land Area

0.5 to 2 units per acre

Existing areas of low-density residential as well as planned suburban-style development are included in this land use category. This category is the predominant land use in the Township. It is recommended that this land use category continue to include development standards that support clustered subdivisions to preserve natural resources and reduce impervious surfaces.

Property owners in the area have expressed considerable interest in creating a mixed-use center in the Dresher Triangle Area through a combination of redevelopment of the Dreshertown Plaza and development of the largely vacant site across Limekiln Pike. Upper Dublin should take advantage of this interest and revise the provisions of the Dresher Overlay District to support feasible development and redevelopment of this area for a mix of uses including retail, office and residential.

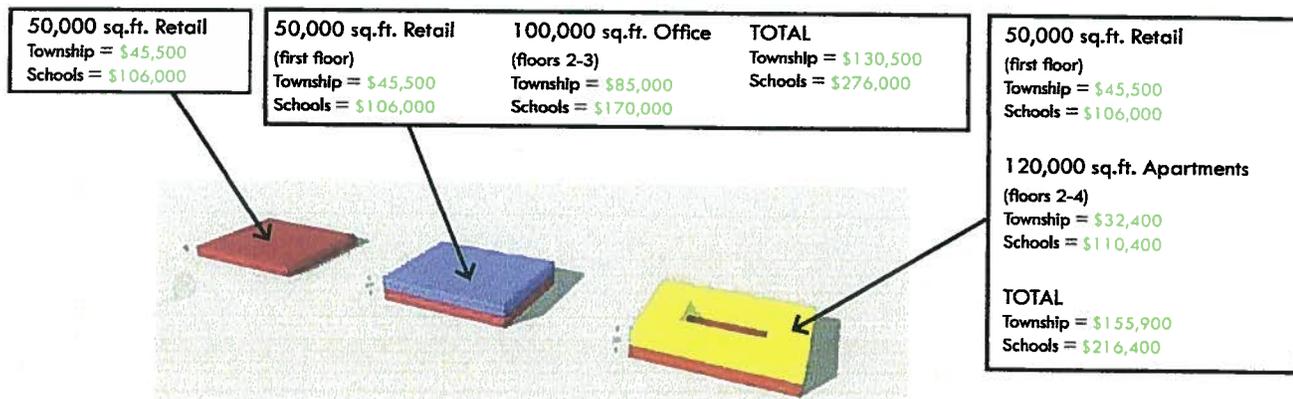
The areas surrounding the Dresher Triangle are single-family residential neighborhoods. It will be important to ensure that development standards are fully protective of community quality of life in surrounding neighborhoods as well as being realistic from a market perspective. Current standards in the Overlay are unrealistic in terms of permitted building heights – which are lower than those permitted in the base zoning in some cases – and the limits on vehicle trips generated.

The Township should regulate the design and density of mixed-use development under a conditional use process or a specific plan for the site. Either of these regulatory tools can be used to provide the Township with greater control over density, design, buffering and traffic standards. Development should be conditioned upon design and density standards that protect community character and quality of life. Standards should focus on design and buffering requirements that mitigate potential negative impacts to immediate residential neighbors. Standards should also require traffic circulation improvements needed to support a higher intensity of development in the area.

18. CONSIDER REVISING THE MAPLE GLEN OVERLAY DISTRICT

The Township should consider revising the Maple Glen Overlay District to include commercially zoned properties east of Limekiln Pike. Both the Maple Glen Shopping Center and the surrounding commercial development are in need of new

FIGURE 4.8: DIAGRAM OF RELATIVE TAX REVENUES BY DEVELOPMENT TYPE AND INTENSITY



investment. Extension of the Maple Glen Overlay would facilitate a broader range of development types that could create an incentive to reinvest sooner. The specific development standards of the Overlay should be reviewed and revised to permit the somewhat higher densities needed to make it economical to redevelop Maple Glen's commercial properties. As in the Dresher Triangle Area, the Township should consider using the conditional use process for any mix of uses to create enforceable design-based development standards.

19. DETERMINE THE APPROPRIATE ROLE FOR MIXED-USE DEVELOPMENT IN THE UPPER DUBLIN AND FAIRWAY SHOPPING CENTERS

The Upper Dublin Shopping Center has received recent investment in the form of façade improvements; however, during the 10 to 15 year time frame of this Comprehensive Plan it is not unlikely that additional investments will need to be made. The Fairway Shopping Center is in poor condition and continues to deteriorate, which could have negative effects on the surrounding neighborhood. However, the retail services offered by Fairway are an important community asset.

The Township should consider what development types it would like to see at each of these locations – including consideration of mixed-use development – and revise zoning accordingly. This could be accomplished through an overlay, as in Dresher Triangle and Maple Glen, or by changing the by-right zoning. If mixed-use development is proposed, it should be regulated under a conditional use process that includes enforceable design standards.

20. REVISE THE CR-L AND CR-I ZONING DESIGNATIONS TO ENCOURAGE APPROPRIATE REDEVELOPMENT OVER TIME

Outside of the four commercial centers discussed above, commercial areas in Upper Dublin are characterized by narrow strips, one located on Bethlehem Pike adjacent to Ambler Borough, the other three along Pennsylvania Avenue adjacent to the Fort Washington, Orelan and North Hills neighborhoods. None of them present a cohesive or attractive face for the Township or the neighborhoods in which they located.

The Township should review permitted land uses and the development standards in both districts and revised them to ensure compatibility with surrounding residential uses, existing lot sizes and depths and market demand. Specific issues to consider could include limitations on automobile-serving uses, reductions to front and rear yard setbacks, additional design criteria and expanded residential uses.

Upper Moreland Township

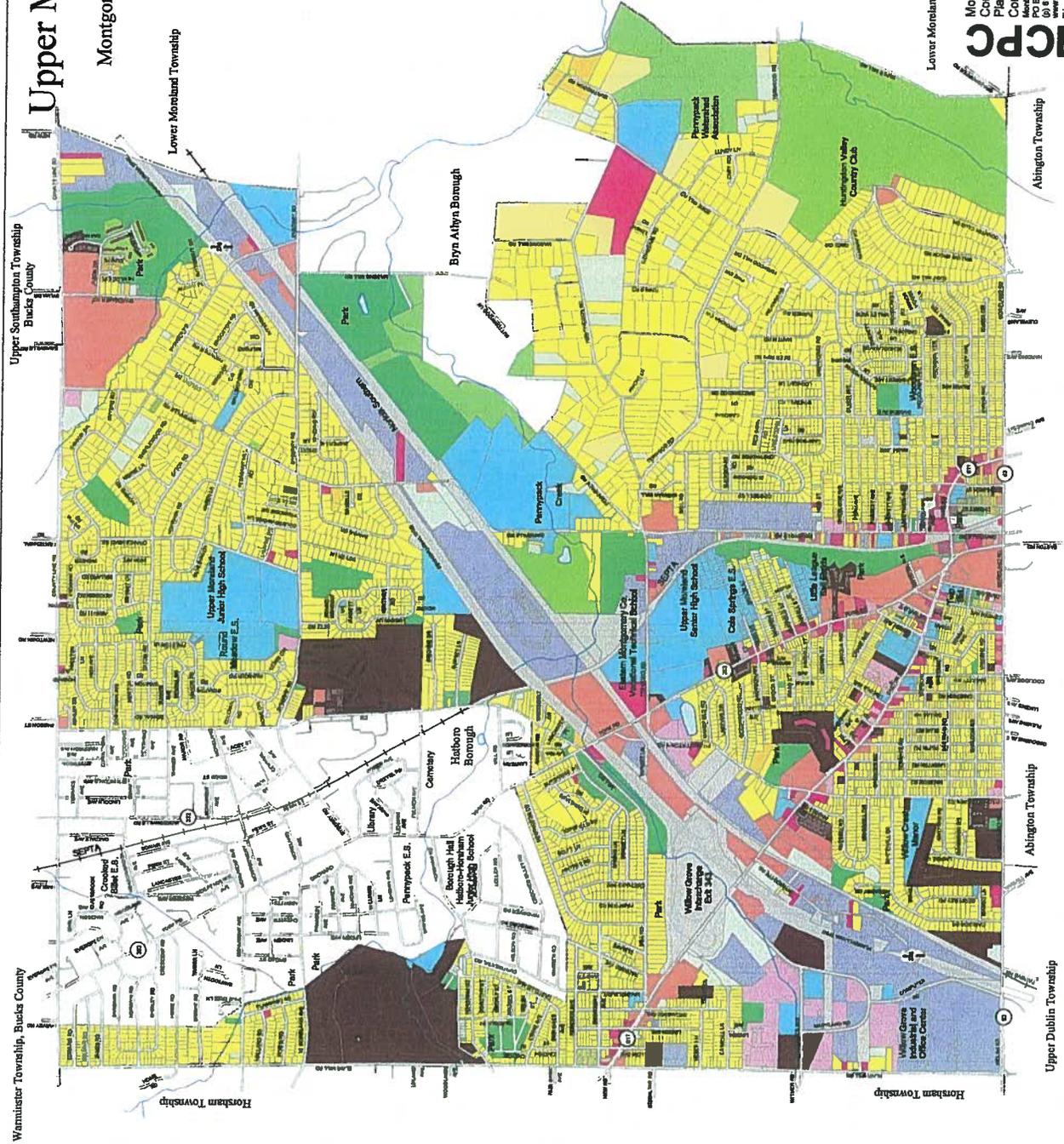
Hatboro Borough
Montgomery County, Pennsylvania

Land Use

- Multifamily
- Single-Family Attached
- Twin/Duplex
- Single-Family Detached
- Country Residence
- Mixed Use
- Retail
- Office
- Industrial
- Institutional
- Utilities
- Undeveloped
- Public Open Space
- Private Open Space
- Agriculture
- Water



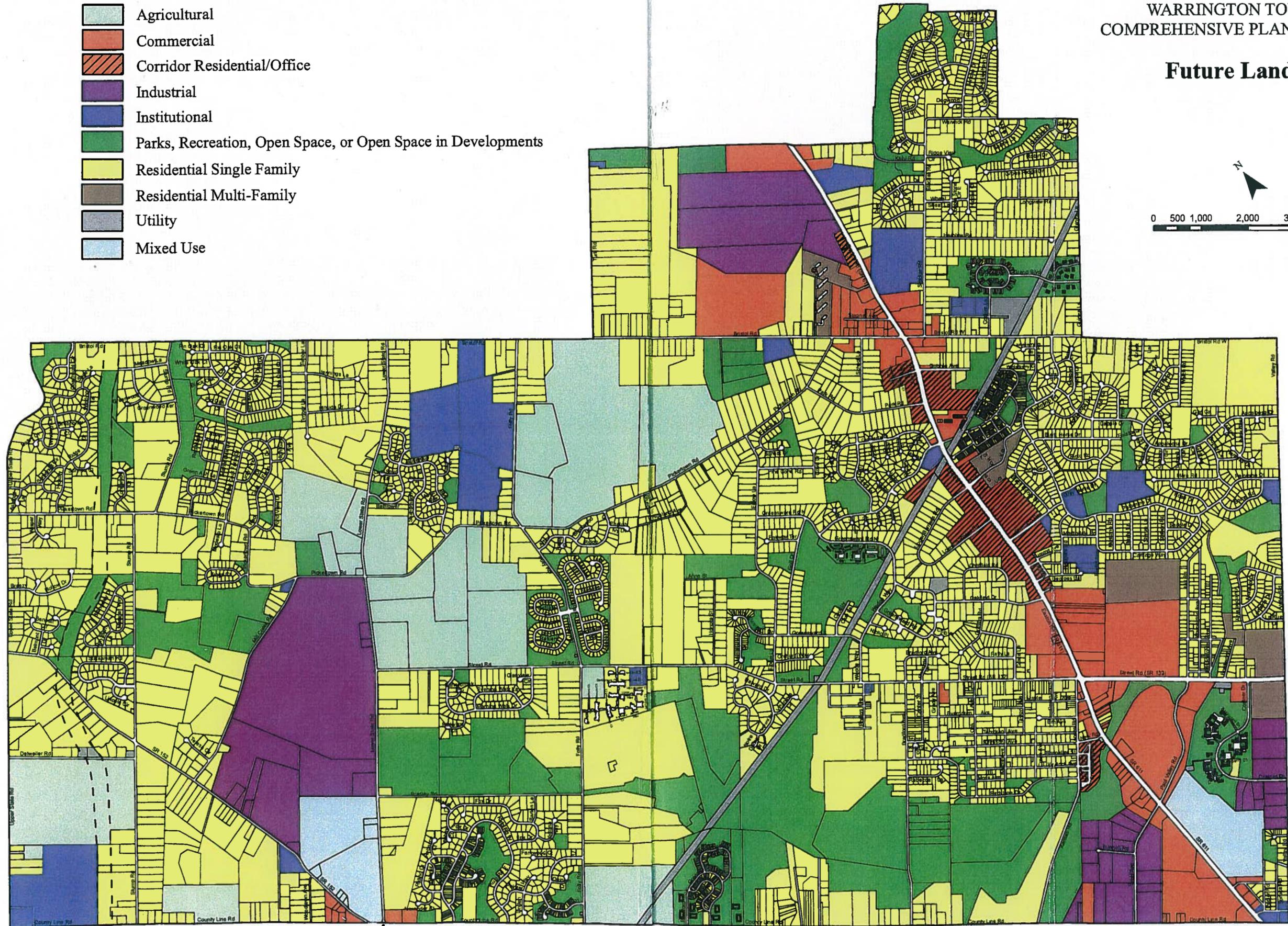
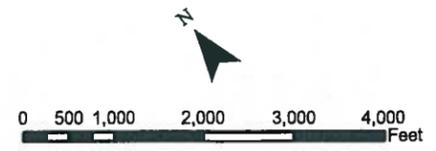
MCP
 Montgomery County
 Planning Commission
 400 North Merion Road
 PO Box 311 • Northtown PA 19040-0311
 (610) 278-3722 • (610) 278-3841



This map is based on 2005 data from the Montgomery County Board of Assessment Appeals, with no verification from the object. This map is not meant to be used as a legal definition of properties or for engineering purposes.

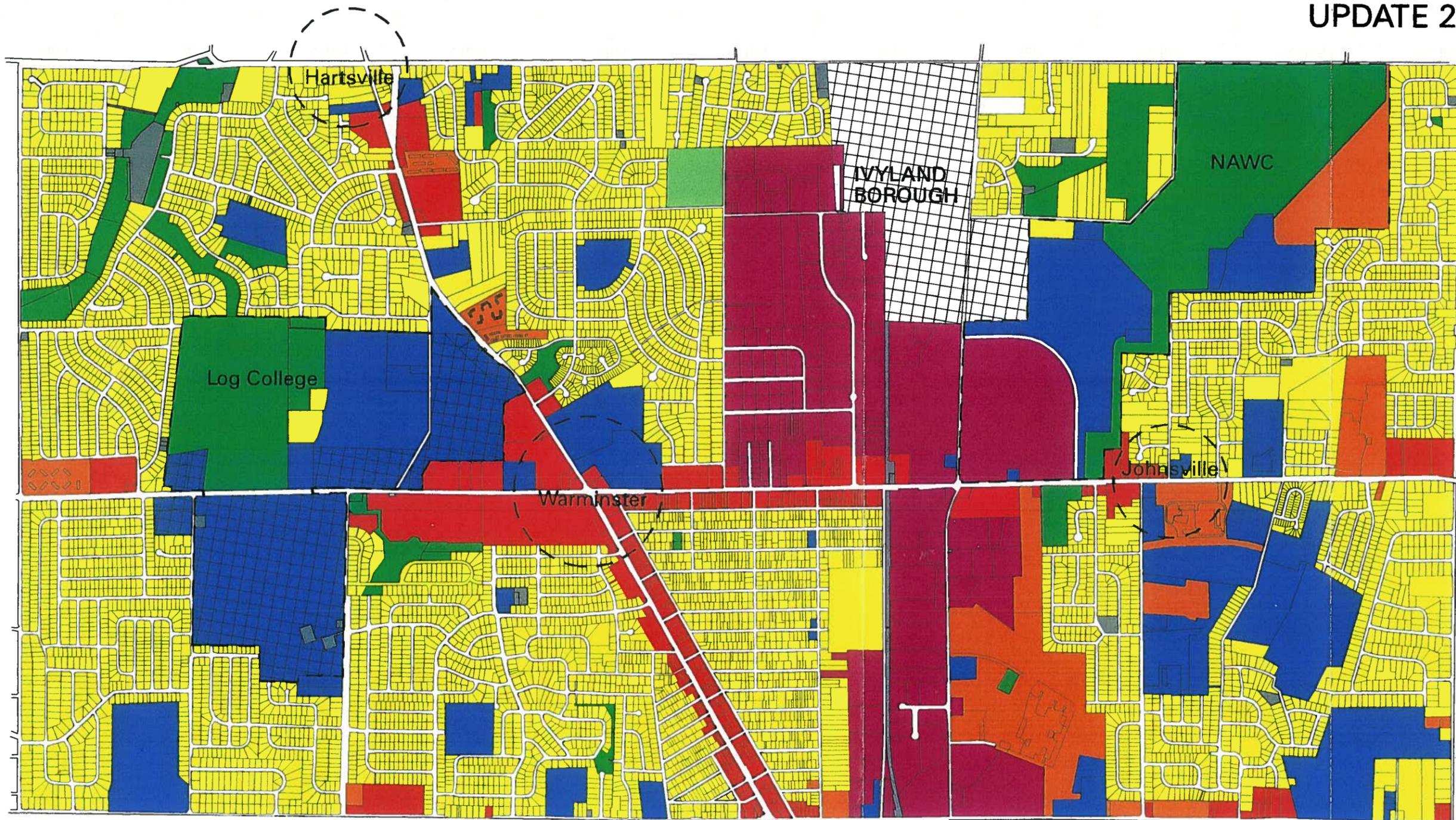
Future Land Use

-  Agricultural
-  Commercial
-  Corridor Residential/Office
-  Industrial
-  Institutional
-  Parks, Recreation, Open Space, or Open Space in Developments
-  Residential Single Family
-  Residential Multi-Family
-  Utility
-  Mixed Use



Horsham Township

WARMINSTER TOWNSHIP COMPREHENSIVE PLAN UPDATE 2003



- FUTURE LAND USE**
- Single-Family Detached Residential
 - Multi-Family Residential
 - Commercial
 - Industrial
 - Government & Institutional
 - Transportation & Utilities
 - Agricultural
 - Parks, Recreation & Protected Open Space
 - Vacant
 - Mixed Use District
 - Character Districts

FIGURE 4



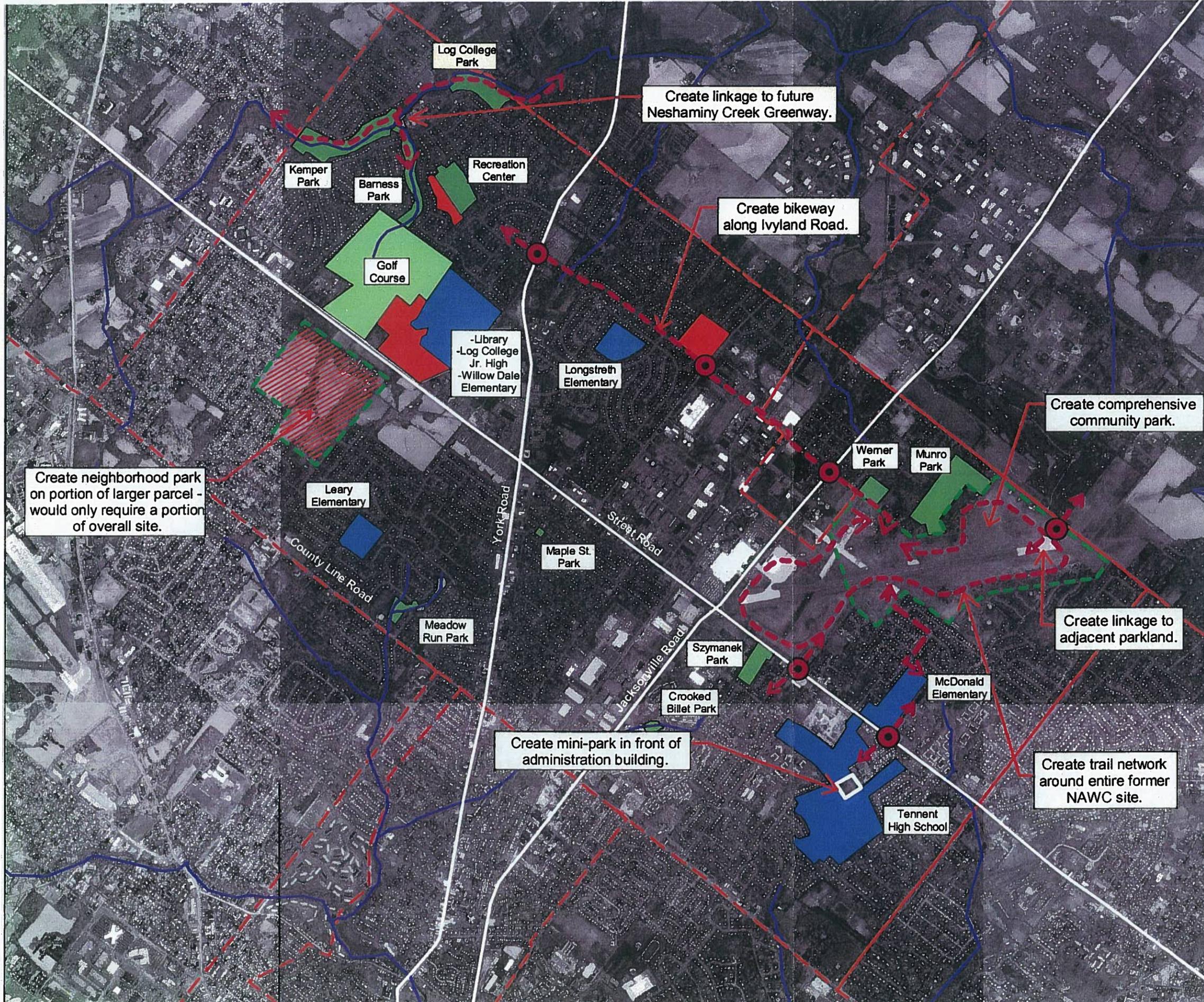
SCALE: 1 INCH = 1800 FEET
Prepared by the Bucks County Planning Commission

Horsham Township

Blair Mill Rd

Warminster Township Parks,
Recreation & Open Space Plan:

**PLAN
RECOMMENDATIONS**



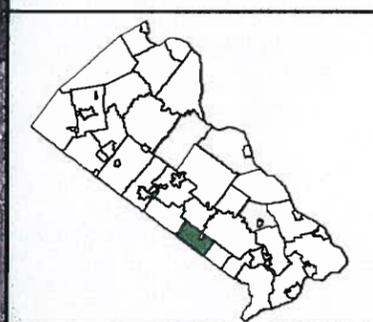
Symbol Legend

- Enhanced Crossings
- Bikeways/Greenways
- Future Parkland

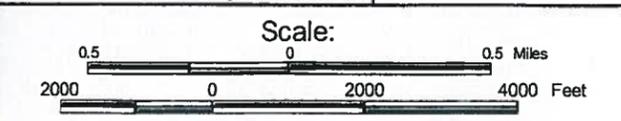
Parks and Open Space

- Potential Acquisitions Parcels
- Existing Park
- Golf Course
- Schools
- Municipal Boundaries
- Streams

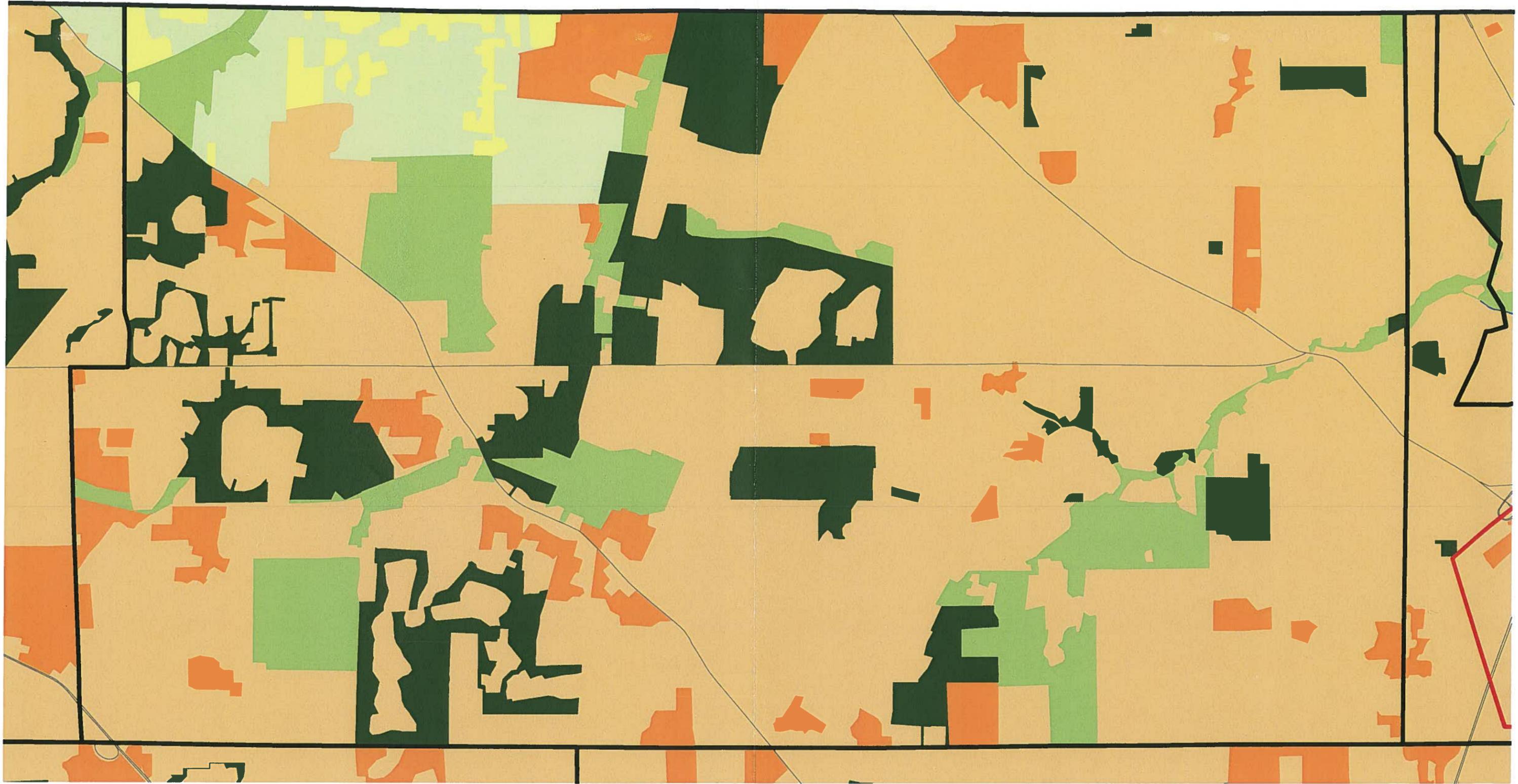
FIGURE 6



Prepared for:
Warminster Township
Henry & Gibson Avenues
Warminster, Pennsylvania
18974



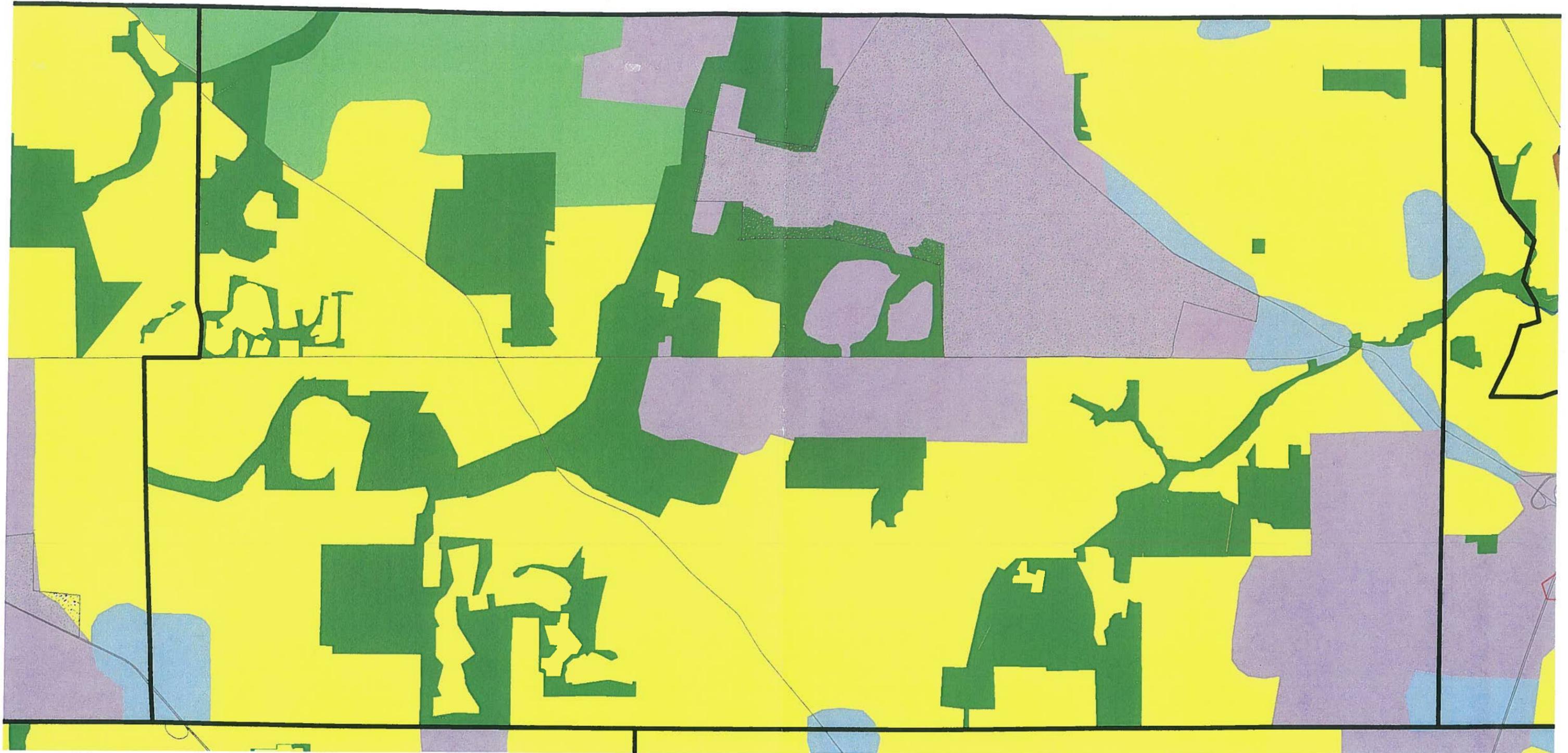
Gannett Fleming
Date: August 7, 2000



- | | |
|--|---|
|  Designated Growth Areas |  Existing Preserved Open Space |
|  Existing Rural Development |  Existing Preserved Farmland |
|  Existing Suburban Development |  Proposed Open Space |
|  Major Development Center * |  Rural Resource Areas |

2010 Growth and Preservation Plan
 Horsham Township
 Montgomery County, PA





- | | |
|---|--|
|  Suburban Center |  Town Residential Area |
|  Employment Center |  Suburban Residential Area |
|  Community Mixed Use and Services |  Rural Area |
|  Town Center |  Open Space |
|  Village Center |  Major Development Center |
|  Unique County Wide Uses |  Secondary Development Center |

2010 Future Land Use Plan
 Horsham Township
 Montgomery County, PA

