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**Montgomery County  
Planning Commission**

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Scott France, AICP  
Executive Director

Date: July 7, 2026  
  
SUBJECT: Data Request – Lot Sizes by District  
  
TO: Mark Penecale, Springfield Township Planning and Zoning Director  
Springfield Township Planning Commission  
  
FROM: Margaux Petruska, Senior Community Planner  
Montgomery County Planning Commission

During the June 16<sup>th</sup> Planning Commission Meeting, Commissioner Ratsavong requested data regarding various lot sizes in the Township and how they fall into various acreage categories. We have pulled together information through GIS mapping and previous Zoning Updates. The complete data will be accessible via an excel file titled “Springfield Lot Sizes”, but for the sake of the meeting, I will walk you through the following highlights.

Zoning District	# of Lots based on acreage (percentage of total district)										# of Lots under minimum	
	0.25 acre or under	Greater than 0.25 and less than/equal to 0.5 acres	Greater than .5 and less than/equal to 1 acre	Greater than 1 acre and less than/equal to 5 acres	Greater than 5 acres and less than/equal to 10 acres	Greater than 10 and less than/equal to 25 acres	25+ ac	Total	Average Lot Size (Acres)	Average Lot Size (SF)		Min. Lot Size Required
AA	42 (7.4%)	36 (6.3%)	373 (65.7%)	98 (17.3%)	6 (1%)	5 (0.9%)	8 (1.4%)	568	1.89 Acres	82160	25000	148
A	251 (9.8%)	2003 (77.8%)	253 (9.8%)	59 (2.3%)	5 (0.2%)	0	0	2574	0.41 Acres	18023	12500	516
B	1371 (68.9%)	532 (26.7%)	66 (3.3%)	21 (1%)	1	0	0	1991	0.23 acres	11385	8000	468
C	670 (82.3%)	123 (15.1%)	12 (1.5%)	7 (0.9%)	1	0	0	814	0.21 Acres	9316	5000	101
D	692 (90.2%)	59 (7.7%)	9 (1.2%)	7 (0.9%)	0	0	0	767	0.17 Acres	7229	0.5/3500	231/101
AAA Overlay	101 (45.3%)	23 (10.3%)	33 (14.8%)	49 (21.9%)	5 (2.2%)	4 (1.8%)	8 (3.6%)	223	3.52 Acres	153558		
Industrial	30 (50.8%)	10 (16.9%)	9 (15.3%)	8 (13.6%)	2 (3.3%)	0	0	59	0.75 Acres			
Limited Industrial	26 (49%)	9 (17%)	6 (11.3%)	9 (16.9%)	3 (5.6%)	0	0	53	0.94 Acres			
B-1 Business District	283 (78.1%)	51 (14.2%)	18 (5%)	8 (2.2%)	0	0	0	360	0.21 Acres			
B-2 Business District	67 (69.1%)	15 (15.5%)	6 (6.2%)	8 (8.2%)	1 (1%)	0	0	97	0.39 Acres			

**AA Residential:**

- 65.7% of the lots are between 0.5-1 acres, although the average lot size is 1.89 Acres
- The second largest percentage is 17.3% with lots between 1-5 acres.
- 148/568 lots appear to be below the required minimum lot size

**A Residential**

- 77.8% of all lots are between ¼ acre and ½ acre, with the average lot size 0.41 acres.
- The second largest category was ¼ or under at 9.8%
- 516/2574 lots appear to be below the required minimum lot size

**B Residential:**

- 68.9% of all lots in this district are under ¼ acre, and 26.7% are between ¼ and ½ acre.
- The average acreage is 0.23 acres.
- It appears 468/1991 total lots in this district are below the minimum lot size.

**C Residential**

- 82.3% of all lots in this district are below ¼ acre, with 15.1% between ¼ and ½ acres.
- The average lot size is 0.21 acres.
- It appears that 101/814 lots are below the minimum lot size.

**D Residential**

- 90.2% of lots in this district are below ¼ acre, with the average 0.17 acres.
- 7.7% are between ¼ and ½ acre lots.
- The minimum lot size for single family detached is 4500 and other permitted housing 3500, the following numbers are those lots that fall under both of those categories 231/767 are below 4500, and 101/767 are below 3500.

**AAA Overlay**

- There appear to be 223 lots within the AAA Overlay. 17 of those lots are over 5 acres, and 21.9% are between 1-5 acres.
- The average lot size seems to be 3.52 acres.

**B-1 Business District**

- The majority of the lots in this district are ¼ or under (78%), with the average lot size 0.21 acres

**B-2 Business District**

- 69% of the lots within this district are below ¼ acre, with the average being 0.39 acres.

**Industrial District**

- There appears to be 59 lots within the industrial district, with the average lot size being 0.75 acres.
- About 17% of the lots are between 1 and 10 acres.

**Limited Industrial**

- The average size of lots in the LI is 0.94 acres. The majority of these lots are below ¼ acre, but around an equal amount are between ¼ and ½ and 1-5 acres.

The excel spreadsheets then provides a list of all the lots within each Zoning District, providing location and size.

2013 Data

As mentioned previously in a meeting, I stumbled upon a large amount of data that was produced for a 2013 Zoning Update. It is unclear if there were any updates made during this time, but I thought to include some of the information that was collected. I added this data to the end of the spreadsheet titled 2013, followed by a few categories. Here are some highlights:

Lot Size By Housing Type

AA Totals								
	Block #	Unit Count	Ave Lot Size	Median Lot Size	Min Lot Size	Max Lot Size	Ave Lot Width	Median Lot Width
SFD		453	46254	28700	17066	238400	143	125
Duplex		2	85661	85661	85661	85661	115	115
A Totals								
	Block #	Unit Count	Ave Lot Size	Median Lot Size	Min Lot Size	Max Lot Size	Ave Lot Width	Median Lot Width
Single-family detached		2424	20724	14240	10615	44890	113	88
Duplex		16	22487	26518	18930	19871	121	150
Twin		6	5698	5290	4438	6733	42	39
B Totals								
	Block #	Unit Count	Ave Lot Size	Median Lot Size	Min Lot Size	Max Lot Size	Ave Lot Width	Median Lot Width
SFD		1843	11938	9100	7750	30555	82	65
Duplex		13	11063	10000	8218	15920	59	50
Twin		28	5196	5334	4331	7055	47	42
Triplex		2	35875	35875	25000	46750	148	148
C Totals								
	Block #	Unit Count	Ave Lot Size	Median Lot Size	Min Lot Size	Max Lot Size	Ave Lot Width	Median Lot Width
SFD		612	9510	7200	5506	24426	68	55
Duplex		11	10343	10231	9657	10808	74	60
Twin		126	6815	5343	4549	11500	39	39
Multifamily		17	130789	1608	128421	147528	27	0
D Totals								
	Block #	Unit Count	Ave Lot Size	Median Lot Size	Min Lot Size	Max Lot Size	Ave Lot Width	Median Lot Width
SFD		365	8400	7500	4400	18648	59	50
Townhouse		70	3652	3360	2349	6651	33	30
Duplex		29	7291	7232	6145	9272	57	50
Twin		227	5096	4500	3404	8020	36	34
Row		26	2521	2288	2281	3702	17	16
Multifamily		6	21004	29852	20056	22195	115	114

**Lot Size and Width by District**

Single Family Detached Lot Sizes		
	Ave. Lot Size (Square Foot/Acre)	Ave. Lot Width
AA	46254 sq ft/1.06 acre	143
A	20724 sq ft/.48 acre	88
B	11938/ .27 acre	82
C	9510	68
D	8400	59

Twin Lot Sizes		
	Ave. Lot Size (Square Foot/Acre)	Ave. Lot Width
AA	NA	NA
A	5698	42
B	5196	47
C	6815	39
D	5096	36

Duplex Lot Sizes		
	Ave. Lot Size (Square Foot/Acre)	Ave. Lot Width
AA	85661	115
A	22487	121
B	11063	59
C	10343	74
D	3652	33

Multifamily Lot Sizes		
	Ave. Lot Size (Square Foot/Acre)	Ave. Lot Width
AA	NA	NA
A	NA	NA
B	NA	NA
C	130789	27
D	21004	115

Triplex Lot Sizes		
	Ave. Lot Size (Square Foot/Acre)	Ave. Lot Width
AA	NA	NA
A	NA	NA
B	35875	148
C	NA	NA
D	NA	NA

Rowhome Lot Sizes		
	Ave. Lot Size (Square Foot/Acre)	Ave. Lot Width
AA	NA	NA
A	NA	NA
B	NA	NA
C	NA	NA
D	21004	115

I am happy to obtain more data and information into any of these topics if it is of interest to the Township. I look forward to discussing these materials in the upcoming meeting.

Respectfully,  
Margaux Petruska

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2186 Session of  
2026

INTRODUCED BY INGLIS, KHAN, SCOTT, DAVIDSON, SOLOMON, ZIMMERMAN,  
SMITH-WADE-EL, POWELL, FREEMAN, HANBIDGE, OTTEN, WAXMAN,  
D. WILLIAMS, CIRESI, MAYES, CEPEDA-FREYTIZ, MADDEN,  
K. HARRIS, CURRY, MAZZOCCO, HOGAN AND DOUGHERTY,  
FEBRUARY 2, 2026

AS AMENDED ON SECOND CONSIDERATION, HOUSE OF REPRESENTATIVES,  
MAY 6, 2026

AN ACT

1 Amending Title 53 (Municipalities Generally) of the Pennsylvania  
2 Consolidated Statutes, providing for accessory dwelling  
3 units.

4 The General Assembly of the Commonwealth of Pennsylvania  
5 hereby enacts as follows:

6 Section 1. Title 53 of the Pennsylvania Consolidated  
7 Statutes is amended by adding a chapter to read:

8 CHAPTER 63

9 ACCESSORY DWELLING UNITS

10 Sec.

11 6301. Definitions.

12 6302. Permitted use by right.

13 6303. Application.

14 6304. Attached or detached unit.

15 6305. Restrictions on accessory dwelling units.

16 6306. Conformity.

1 § 6301. Definitions.

2 The following words and phrases when used in this chapter  
3 shall have the meanings given to them in this section unless the  
4 context clearly indicates otherwise:

5 "Accessory dwelling unit."

6 (1) A residential living unit:

7 (i) on a parcel or lot on which a residential  
8 building is present or may be constructed;

9 (ii) that provides complete independent living  
10 facilities for one or more individuals; and

11 (iii) that includes, but is not limited to:

12 (A) an attached or detached unit;

13 (B) a unit that is part of an accessory  
14 structure, including a detached garage; or

15 (C) a unit that is not part of an expanded or  
16 remodeled dwelling.

17 (2) The term does not include a recreational vehicle.

18 "Municipality." A city, borough, incorporated town,  
19 township, home rule municipality, optional plan municipality or  
20 optional charter municipality, located in this Commonwealth.

21 "Planned community." As defined under 68 Pa.C.S. § 5103  
22 (relating to definitions).

23 "Recreational vehicle." As defined under 75 Pa.C.S. § 9602  
24 (relating to definitions).

25 "Residential building." As defined in section 103 of the act  
26 of November 10, 1999 (P.L.491, No.45), known as the Pennsylvania  
27 Construction Code Act.

28 § 6302. Permitted use by right.

29 ~~An accessory dwelling unit~~ ONE ACCESSORY DWELLING UNIT PER <--  
30 LOT OR PARCEL shall be a permitted use by right in every

1 municipality with zoning in which a residential building is a  
2 permitted use, except that the permission may not supersede any  
3 deed restriction, covenant or agreement restricting the use of  
4 land or any master deed, bylaw or other document applicable to a  
5 planned community.

6 § 6303. Application.

7 Consideration of applications and inspections shall be as  
8 provided under section 502 of the act of November 10, 1999  
9 (P.L.491, No.45), known as the Pennsylvania Construction Code  
10 Act.

11 § 6304. Attached or detached unit.

12 Accessory dwelling units may be:

13 (1) attached to, or located within, a proposed or  
14 existing residential building; or

15 (2) detached from a proposed or existing residential  
16 building if located on the same lot as the residential  
17 building.

18 § 6305. Restrictions on accessory dwelling units.

19 The following restrictions shall apply to an accessory  
20 dwelling unit:

21 (1) A municipality may not establish a minimum net floor  
22 area for an accessory dwelling unit of more than 200 square  
23 feet.

24 (2) A municipality may establish a maximum net floor  
25 area for an accessory dwelling unit of not less than 50% of  
26 the net floor area of the residential building or 850 square  
27 feet, whichever is less, or the entire floor plate of a  
28 basement or attic.

29 (3) A municipality may establish a height limitation for  
30 an accessory dwelling unit of no less than 25 feet or the

1 height of the residential building, whichever is less.

2 (4) A municipality may not establish a minimum allowance  
3 for building cover or impervious cover for an accessory  
4 dwelling unit of less than 200 square feet.

5 (5) A municipality may not require an accessory dwelling  
6 unit to meet storm water or water quality standards that a  
7 residential building on the same lot is not required to meet.

8 (6) A setback shall not be required for an existing  
9 living area or accessory structure or for a structure  
10 constructed in the same location and to the same dimensions  
11 as an existing structure that is converted to an accessory  
12 dwelling unit or for a portion of an accessory dwelling unit.  
13 A setback of no more than four feet from the side and rear  
14 lot lines may be required for an accessory dwelling unit that  
15 is not converted from an existing structure or a new  
16 structure constructed in the same location and to the same  
17 dimensions as an existing structure.

18 (7) A zoning ordinance may not impose building material,  
19 architectural design, color or similar requirements on an  
20 accessory dwelling unit that are more restrictive than the  
21 requirements applicable to the residential building on the  
22 same lot.

23 (8) A municipality may not require a passageway between  
24 an accessory dwelling unit and a residential building, except  
25 as required by the applicable building or fire code.

26 (9) A municipality shall not condition the approval of  
27 an accessory dwelling unit on the correction of a  
28 nonconforming use, structure or lot or require the  
29 installation of fire sprinklers in an accessory dwelling unit  
30 if the sprinklers are not required for the residential

1 building located on the same lot.

2 (10) A municipality may not require owner-occupancy  
3 requirements of either the residential building or the  
4 accessory dwelling unit.

5 (11) A municipality may not require a familial  
6 relationship between the occupant of an accessory dwelling  
7 unit and the occupant of the residential building.

8 (12) A municipality shall allow an accessory dwelling  
9 unit to be rented separate from the residential building, but  
10 may prohibit the sale or other conveyance of an accessory  
11 dwelling unit separate from the residential building.

12 (13) Additional off-street parking shall not be required  
13 for the construction of an accessory dwelling unit. If a  
14 garage, carport or covered parking structure is demolished in  
15 conjunction with the construction of an accessory dwelling  
16 unit or converted to an accessory dwelling unit, a  
17 municipality may not require those off-street parking spaces  
18 to be replaced.

19 (14) A MUNICIPALITY MAY PROHIBIT AN ACCESSORY DWELLING <--  
20 UNIT FROM BEING RENTED FOR A PERIOD OF LESS THAN 30  
21 CONSECUTIVE DAYS.

22 § 6306. Conformity.

23 An accessory dwelling unit that conforms to the requirements  
24 and limitations of this chapter shall be deemed to be:

25 (1) an accessory use or an accessory building and shall  
26 not be considered to exceed the allowable density for the lot  
27 upon which it is located; and

28 (2) a residential use that is consistent with the  
29 existing general plan and zoning designations for the lot.

30 Section 2. This act shall take effect in 60 days.

Zoning District	# of Lots based on acreage (percentage of total district)											
	0.25 acre or under	Greater than 0.25 and less than/equal to 0.5 acres	Greater than .5 and less than/equal to 1 acre	Greater than 1 acre and less than/equal to 5 acres	Greater than 5 acres and less than/equal to 10 acres	Greater than 10 and less than/equal to 25 acres	25+ ac	Total	Average Lot Size (Acres)	Average Lot Size (SF)	Min. Lot Size Required	# of Lots under minimum
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