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Planning Commission**

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Scott France, AICP
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Date: August 11, 2026

SUBJECT: 8/18 Springfield Township Planning Commission Meeting

TO: Mark Penecale, Springfield Township Planning and Zoning Director
Springfield Township Planning Commission

FROM: Margaux Petruska, Senior Community Planner
Montgomery County Planning Commission

In the past few meetings, we have covered a wide range of topics. I hope to review some clarifications and take action steps for the ordinance structure. Let's work through each of the below items on 8/18. The first two items refer to collected data, while the following are to make determinations on policy decisions discussed in previous meetings.

1. Requested Parcel Inventory Information

At the request of the township, we compiled an inventory of undeveloped parcels within the Township. The information is attached for reference and future discussions regarding redevelopment potential, conservation and large tract development.

2. B Residential Dimensional Analysis

In the meeting where we reviewed parcel sizes and conformities, two districts stood out as having the most nonconformities: Residential B and Residential D. As an exercise, we calculated some scenarios to determine where most of the nonconformities were based on size. The purpose was to determine whether a modest adjustment to the B Residential lot size standard could reduce the number of existing nonconforming lots without significantly increasing subdivision opportunities.

Below is the following information:

Current Lot Size: 8000 SF

- 1,991 lots
- 468 nonconforming (23.5%)

We calculated the nonconformities with a scenario of 7,500 SF lot size instead of 8,000 SF

- 264 nonconforming (13.3%), and 204 lots become conforming

Potential Development Impact: Adjusting the lot size to 7,500 square feet would leave 25 potentially affected subdivision parcels for a two-lot subdivision, and 6 for a 3-lot subdivision. Now, that number does not mean the conditions allow the parcels to be subdivided, it is only a calculation of lot size. When narrowed further into frontage that can support a subdivision, or if there are already homes on the parcel, it reduces the number as well.

Action Item: Does the Planning Commission/Staff have an interest in further evaluating a reduction of the minimum lot size from 8,000 square feet to 7,500 square feet as part of the zoning update?

3. Residential District Framework Decisions

Over the course of several meetings, the Planning Commission has reviewed the proposed “Use Regulations” chapter and discussed the purpose and organization of the residential districts.

The attached matrix summarizes the uses currently permitted within the Township’s residential zoning districts. It is intended to serve as a reference document while discussing the remaining policy decisions needed to prepare the draft residential district framework and proposed use matrix.

Existing Uses in Residential Districts											
Accessory Uses	AA	A	B	C	D	MFA	CRD	MU	AAA-O	AAA-AT	AAA-AQ
Livestock	P	P	P	P	P			P			
No-impact home-based business (all districts)	P	P	P	P	P	P	P	P	P	P	P
Private garage/greenhouse	P							P			
Minor garage				SE	SE						
Clubhouse							P				
Management and Personal Services						P					
Portable on-demand storage (PODS)	P	P	P	P	P			P			
Residential Uses											
Single-family detached	P	P	P	P	P		P	P	P	P	P
Single-family semidetached (Twin)				P	P		P				P
Single-family attached										P	
Townhouse					P		P				
Two-family detached				P	P						
Two-family semi detached				P	P						
Multiple dwelling				SE	SE						

	AA	A	B	C	D	MFA	CRD	MU	AAA-O	AAA-AT	AAA-AQ
Residential building for multifamily dwellings (apartment building)						P					
Group of residential buildings for multifamily dwellings (apartment campus)						P					
Conversion of building to multiple dwelling (two or more) each dwelling at least 1,250 SF											P
Mobile home park								P			
Community/Institutional Uses											
Telephone central office, transportation passenger station, electric power substation, or similar public utility structure			SE	SE	SE						
Motor vehicle parking lot (if contiguous to B1, B2, industrial or shopping center district)		SE	SE	SE	SE						
Municipal use								P			
Municipal recreational use								P			
Playgrounds											
Church or Chapel, including residence for immediate staff	SE	SE	SE	SE	SE				SE	SE	SE
Elementary and nursery school, or family day--care home	SE	SE	SE	SE	SE				SE	SE	SE
Open Space/Agricultural Uses											
Open Space (golf course, park, nature preserve, arboretum)									P	P	P
Farming	P	P	P	P	P			P			
Playgrounds	P	P	P	P	P						
Existing definition of single family attached - A dwelling unit having its own independent outside access, with no other units directly above or below it, having party walls in common with at least one other dwelling and designed to be occupied by exclusively one family. A single-family attached dwelling structure shall contain no more than four residential dwelling units.											

Action Item 4: Age-targeted and age-qualified housing

The township currently regulated age-targeted and age-qualified housing through overlay districts. The age-targeted overlay appears to apply to an existing developed site, while the age-qualified overlay applies to a specific mapped area.

Decisions/Discussion:

- Do these overlays continue to serve a future planning purpose?
- Should age-restricted housing instead be regulated as a use within designated zoning districts (we have created this use within the proposed use regulations chapter).
- If the overlays, remain, what objectives are they intended to accomplish that would not be achieved through use regulations?

Action Item: Provide direction on whether the overlays should be retained, modified, or replaced with use-based regulations.

4. Next Steps: Draft Residential Use Matrix

District chapters written by Mark have already been reviewed early on in the process. Now that we have completed the Use Regulations, those can be updated with permitted uses.

Permitted Use Matrix (With Existing Zoning but New Uses)									
		AA	A	B	C	D	MFA	CRD	MU
A	Accessory Uses								
A-1	Accessory Dwelling Unit								
A-2	Accessory Structure, non-residential								
A-3	Accessory Structure, residential								
A-4	Accessory Solar Energy Systems, ground-mounted								
A-5	Accessory Solar Energy System, roof-mounted								
A-6	Agriculture								
A-7	Antenna Systems								
A-8	Chickens/Fowl/Poultry								
A-9	Club house								
A-10	Commercial Vehicles								
A-11	Recreational Vehicles								
A-12	Drive-thru facility								
A-13	Fences and Walls								

		AA	A	B	C	D	MFA	CRD	MU
A-14	Home Occupation (No Impact Home-Based Business)								
A-15	Livestock								
A-16	Outdoor Dining								
A-17	Outdoor Storage								
A-18	Play Structure								
A-19	Refuse Collection Facilities								
A-20	Sports Courts								
A-21	Swimming Pool, residential								
B	Residential Uses								
B-1	Single-family detached dwelling								
B-2	Single-family attached dwelling (townhouse)								
B-3	Single-family semi-detached (twin)								
B-4	Two-family semi-detached dwelling (duplex)								
B-5	Multifamily Building/Unit								
B-6	Multifamily Building Campus								
B-7	Mobile Home Development								
C	Commercial Uses								
C-1	Automotive Detailing								
C-2	Automotive Sales								
C-3	Automotive Service								
C-4	Bank								
C-5	Bed and Breakfast								
C-6	Car Wash								
C-7	Club								
C-8	Commercial School								
C-9	Convenience Store								
C-10	Convenience Store with Fuel Dispensing Facilities								
C-11	Dry Cleaners (Drop-off)								
C-12	Dry Cleaners (On-site)								
C-13	Farmers Market								
C-14	Funeral Home								
C-15	Hotel/Inn								

		AA	A	B	C	D	MFA	CRD	MU
C-16	Microbrewery, microdistillery, or microwinery								
C-17	Mixed Use Building - Office/Residential/Retail								
C-18	Parking Garage								
C-19	Parking Lot								
C-20	Service/personal care business								
C-21	Restauramt, dine-in								
C-22	Restaurant, take-out								
C-23	Retail Shop								
C-24	Retail Store								
C-25	Service Station								
C-26	Shopping Center								
C-27	Shopping Mall								
C-28	Tavern/Bar/Nightclub								
C-29	Veterinary Clinic								
D	Community Service, Institutional, and Utility Uses								
D-1	Age-Regulated Use								
D-2	Art Gallery/Gallery								
D-3	Assisted Living Facility								
D-4	Cemetary								
D-5	Child Care Center								
D-6	Community Garden								
D-7	Conservation/Recreational Park or Facility								
D-8	Child Care Home, Family								
D-9	Child Care home, Group								
D-10	Educational Institution								
D-11	Emergency Services								
D-12	Hospital								
D-13	Library, Museum, or Community Center								
D-14	Nursing Home								
D-15	Place of Worship								
D-16	Utility Operating Facility								
D-17	Sanitary Sewage Equalization Tank and/or Sanitary Sewage Treatment Plant								

O	Office Uses	AA	A	B	C	D	MFA	CRD	MU
O-1	Office, business/professional								
O-2	Medical Clinic								
O-3	Medical Office								
O-4	Office Campus								
O-5	Co-working space								

5. Next Steps: Authorization to forward Use Regulations Chapter to Solicitor

The planning commission has completed its review of the proposed Use Regulations chapter. We have incorporated revisions discussed throughout the review process and prepared a consolidated draft.

6. Extra Decision: ADUs.

Do we take out entirely as a use, and leave as a ZHB application, or allow with specific permissions, ex. attached, family, etc.