



COMPREHENSIVE PLAN TOWNSHIP OF EAST NORRITON

February 26, 2019 | Prepared by T&M Associates
Adopted by the Board of Supervisors





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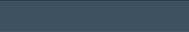


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PREFACE

Plan Overview

The 2019 East Norriton Comprehensive Plan is a policy document that outlines the township's goals and presents a vision for the future. It has been prepared to the specifications of the Pennsylvania Municipalities Planning Code (Act of 1968, P.L.805, No. 247 as reenacted and amended) for municipal comprehensive plans. Background information concerning population characteristics, housing characteristics, employment characteristics, and growth trends is also presented as the data informs the planning elements.

The 2019 East Norriton Township Comprehensive Plan has been prepared to provide the municipality with an up-to-date comprehensive plan document that reflects the township's current conditions and values and responds to current challenges. Key among these

challenges is the need to address the changing preferences for residential and commercial development to ensure that the Township can remain an attractive place to live, work and play for all ages and abilities. This comprehensive plan establishes the planning foundation for the adoption of amendments to the East Norriton Township Zoning Ordinance and the Subdivision and Land Development Ordinance.

In addition to the above, please note that the 2019 East Norriton Township Comprehensive Plan is a complete review of the overall land development in the municipality and includes recommendations for updates and revisions to the township's land development ordinances. To this end this document is intended to serve as a comprehensive reexamination of previous municipal comprehensive plan documents and development regulations.

Plan Development And Public Engagement

The Comprehensive Plan for East Norriton was prepared with the involvement and input from residents, stakeholders and Township officials. Initial development of the plan began with a review of all relevant planning data for East Norriton, including: the Township's 2008 Comprehensive Plan; the Township's existing land use and development regulations; geospatial data using a Geographic Information System (GIS), including tax assessment property data, traffic data, steep slopes, preserved lands, Federal Emergency Management Agency (FEMA) Flood Hazard areas, and environmentally sensitive areas; as well as commercial occupancy characteristics in the Township's numerous shopping centers.

The review of existing GIS Data included information from the Township's GIS database maintained by CarriganGEO, as well as information obtained from the Pennsylvania Spatial

Data Access (the Pennsylvania Geospatial Data Clearinghouse), and the Delaware Valley Regional Planning Commission (DVRPC).

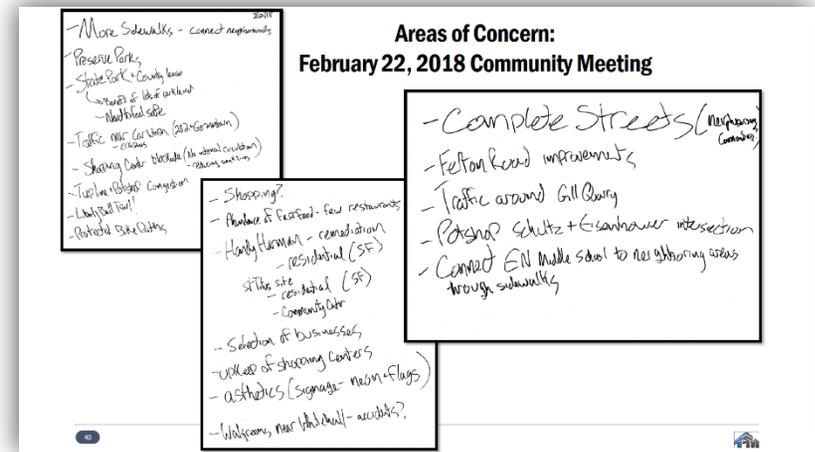
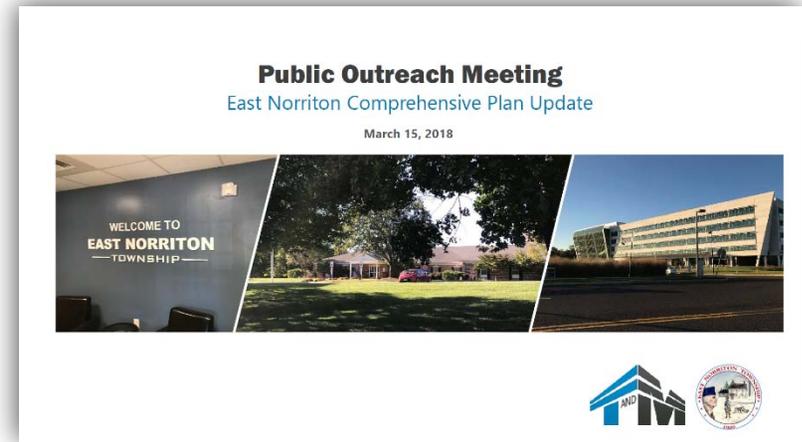
This collection of data was used to start a conversation that would identify recommended actions to guide the Comprehensive Plan, through a series of meetings. Planners first met with Township officials to review the initial findings and address any areas where gaps existed in the data. This meeting was followed by four meetings with a Township-organized steering committee of residents and interested stakeholders to provide local context to the research findings and identify what changes have occurred since the adoption of the 2008 Comprehensive Plan.

The information collected from these meetings was then presented at a series of three public outreach meetings, hosted by the Township. These community meetings were designed to collect additional feedback



into issues and concerns identified by the public. The first public outreach meeting took place on January 31, 2018 at the Township’s Park and Recreation Building. The purpose of this meeting was to provide the public with an overview of the comprehensive planning process, and seek input into the strengths, weaknesses, and opportunities facing East Norriton. The second public outreach meeting was held on February 22, 2018 at the Township Building. This meeting built upon the feedback received at the first meeting, with a review of existing land use conditions and demographics, and a guided discussion with the public to understand public interests and concerns. The third public outreach meeting took place on March 15, 2018 at the Township Building. This meeting continued to build upon the previous community meetings, providing an overview of the existing conditions analysis, summary of the input received to date, as well as a preliminary draft Goals and Objectives

section, as modified from the 2008 Comprehensive Plan. Copies of the presentations and meeting notes are included as part of **APPENDIX A**. The input received at these public forums were then reviewed with Township officials and the Steering Committee to clarify any questions that were raised. This information was then used to prepare draft recommendations that would form the basis of the East Norriton Township Comprehensive Plan. In conjunction with the research compiled as part of the background analysis and review of existing conditions, the feedback from these meetings was used to prepare the draft Comprehensive Plan for its submission to the Planning Commission for public hearing, and subsequently to the County, local school district and contiguous municipalities as per the requirements of the Municipalities Planning Code. The plan was then



presented at a public meeting to the Township's Planning Commission on November 14, 2018, where the Commission voted to recommend approval of the plan. The Comprehensive Plan was then submitted to the Township Supervisors, where a public hearing

was held on February 26, 2019. The Township Supervisors voted to adopt the 2019 East Norriton Township Comprehensive Plan as presented.

Summary Of Goals And Objectives

The intention of the Goals and Objectives for this Comprehensive Plan is to update the Goals and Objectives prepared as part of the 2008 Comprehensive Plan based on changes that have occurred in the ten years since the adoption of that plan, existing and anticipated issues and concerns, and consolidates superfluous goals and objectives. A generalized summary of these goals and objectives is as follows:

Goal 1: Community Character

Utilize smart growth principles to enhance the township's suburban character. This would be achieved through objectives that focus on the redevelopment of previously-developed sites reflecting the character and design of neighboring development, encouraging the use of sustainable and green building practices, identifying opportunities to improve walkability in the commercial centers and foster traditional neighborhood development design, improving aesthetics between conflicting land uses, and ensuring the clear and consistent application of development regulations.

Goal 2: Residential Diversity

Maintain the character of existing residential neighborhoods in the Township, while providing opportunities for housing types that meet the interests of all ages and abilities. This would be achieved through objectives that preserve the unique character of established residential neighborhoods, while identifying opportunities for a

variety of housing types in the downtown areas that meet the needs of millennials and older adults.

Goal 3: Recreation and Parks

Provide for the future recreation and open space needs of residents. This would be achieved through pursuing improvements to the existing parks, trails and open space areas within the Township and ensure that these areas are meeting the needs of residents.

Goal 4: Economic Resiliency

Continue to provide for retail and professional service needs of residents. Concentrate retail development into "nodes" of activity, specifically at Germantown Pike/Route 202 and Swede Road/Germantown Pike. This would be achieved through objectives that seek to encourage the revitalization of the Township's commercial centers, encouraging redevelopment and other retrofits in these areas that would foster traditional neighborhood development through mixed uses, pedestrian friendliness, and the reduction of sprawl development.

Goal 5: Industrial Development

Ensure that advancements in technology are reflected in how the Township continues to regulate industrial uses. This goal would be achieved through objectives that would buffer industrial uses from residential neighborhoods, while continuing to respond to changes in market demands for low-impact industrial facilities.

Goal 6: Transportation

Reduce the amount of locally generated automobile trips by integrating uses, encouraging mass transit and other alternatives, and improving walkability within the Township. This goal would be achieved through objectives that seek to reduce automobile trips through mixed use development, exploring technologies that improve traffic circulation, and encouraging transportation improvements that accommodate users of all ages and abilities.

Goal 7: Natural Environment

Protect stream valleys, wooded areas, steep slopes and other areas of environmentally sensitive lands. This goal would be achieved through a comprehensive approach to natural areas protection, including development regulations, open space acquisition, and promoting best management practices.

Goal 8: Historic Preservation

Preserve historic properties and neighborhoods. This would be achieved through objectives that support the Township's Historic Advisory Commission, identifying historic resources and considering development incentives that encourage preservation and adaptive reuse of these areas, as well as developing a style guide that reflects important elements of the Township's historic and architecturally-significant structures that can be used for renovations, redevelopment and new development.

PART 1 | COMMUNITY PROFILE

INTRODUCTION

The Township of East Norriton is located in Montgomery County, Pennsylvania and is located adjacent to Worcester Township, Whitpain township, Plymouth Township, West Norriton Township, Lower Providence Township and Norristown Borough. East Norriton Township has been a Township of the Second Class since it was incorporated on March 9, 1909 following its separation from the former Norriton Township.

In addition to the early roads of Germantown Pike and Swedesford Road, the Township was traversed by two rail lines: the Stony Creek Rail Line and the Liberty Bell Trolley Line. The North Penn Railroad Company originally financed the construction of the Stony Creek Railroad connecting Lansdale and Norristown and was opened in 1873. The original use of the line was for passenger use, however, today it is presently used for freight transport. The Liberty Bell Trolley Route, a passenger line, connected the cities of Philadelphia and Allentown.

The population total as of the 2010 Census is 13,590 residents, and the most recent 5-year estimate (2011-2015) prepared for the Census Bureau's American Community Survey is 14,037. Estimated land area is approximately 6.1 square miles.

This Comprehensive Plan approaches future growth from the perspective of a fully-developed town. East Norriton will need to maintain, rehabilitate, repair, renovate, renew, adapt, redevelop, retrofit, revitalize, and manage its existing natural and developed assets to ensure that the Township remains an attractive community with an appropriate mix of land uses that provide for the health, safety, and general welfare of its residents.



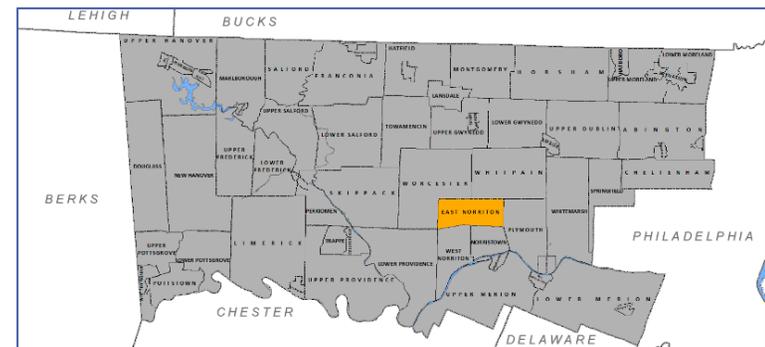
COMMUNITY OVERVIEW

Geography and Regional Context

The Township of East Norriton is located centrally in Montgomery County and serves as a suburban transition between the rural municipalities to the north and west, and the urbanized inner-ring suburbs of Philadelphia. The Township is located adjacent to the county seat of Montgomery County, the Borough of Norristown, and approximately 15 miles from Center City, Philadelphia.

Structure and Form of Government

Since its incorporation in 1909, East Norriton has been a township of the Second Class. The Township is served by a five (5) member Board of Supervisors, following a referendum in 2005.



TOWNSHIP DEMOGRAPHICS

East Norriton had a population of 13,590 residents at the time of the 2010 US Census. This figure represents a 2.9 percent increase over the 2000 US Census population figure of 13,211. By comparison, Montgomery County's population grew by 6.6 percent during the period between 2000 and 2010.

Population Characteristics

The 2011-2015 5-Year estimates prepared by the US Census Bureau's American Community Survey (ACS) estimate the Township's population for 2015 at 14,037. Projections by the Delaware Valley Regional Planning Commission estimate that by 2040, East Norriton's population will increase to 14,884, or 9.5 percent from 2010, while Montgomery County's population will increase by 14.9 percent.

Table 1: Population Trends, 1970-2010

	1970	1980	1990	2000	2010	Percent Change 2000-2010	2011-2015 ACS
East Norriton	11,837	12,711	13,324	13,211	13,590	2.9%	14,037
Montgomery County	624,080	643,371	678,111	750,097	799,874	6.6%	812,970

Source: US Census Bureau

According to the 2011-2015 5-Year estimates prepared by the US Census Bureau's American Community Survey, the township's population is composed of 5,826 households with an average household size of 2.34 (**Table 2**), which is a decrease from 2000, when the average household size was 2.45. The township's percentage of population over 65 years of age (23.8 percent) is higher than at the county and state levels, at 16.0 percent and 16.3 percent, respectively, and is reflected in the Township's median age of 46.6 years, which is higher than the county and state median ages of 41.1 years and 40.5 years, respectively.

Table 2: Demographic Indicators, 2011-2015 ACS

	Number of Households	Average Household Size	Median Age	Percent of Population ≥ 65 Years
East Norriton	5,826	2.34	46.6	23.8

Source: US Census Bureau

As shown in **Table 3**, there were 563 pre-school age residents based on the 2011-2015 5-Year estimates prepared by the US Census Bureau's American Community Survey, or 4.0 percent of the township's population. School age children accounted for 1,698 residents, or 12.1 percent of the total population. Working age persons accounted for 60.2 percent of the township's population, with 8,440 individuals. Seniors aged 65 years and older accounted for the remaining 23.8 percent of the population, with 3,336 individuals.

Table 3: Population by Age, 2011-2015 ACS

	Number	Percent
Pre-School Age		
Under 5 Years	563	4.0%
School Age		
5 to 9 Years	697	5.0%
10 to 14 Years	537	3.8%
15 to 19 Years	464	3.3%
Working Age		
20 to 24 Years	686	4.9%
25 to 34 Years	1895	13.5%
35 to 44 Years	1879	13.4%
45 to 54 Years	1900	13.5%
55 to 59 Years	1032	7.4%
60 to 64 Years	1048	7.5%
Senior Age		
65 Years and Older	3336	23.8%

Source: US Census Bureau

East Norriton's Housing Stock

According to 2011-2015 5-Year estimates prepared by the US Census Bureau's American Community Survey, East Norriton had a total of 6,098 housing units (**Table 4**). This was an increase of 788 units since 2000. Of this total, 5,826 units (95.5 percent) were listed as occupied; owners occupied 75.6 percent of these units, and renters occupied 24.4 percent. The percentage of renters in East Norriton is lower than Montgomery County, where 27.4 percent of all occupied housing units were occupied by renters, and Pennsylvania, where the percentage of renter occupied housing was 30.8 percent. Montgomery County Planning Commission data from 2017 indicates that 202 units were constructed in East Norriton between 2010 and 2016, or a 3.4 percent increase from the 6,020 housing units identified during the 2010 Census.

Of the estimated 5,826 households in East Norriton, family households accounted for 3,616 units and non-family household accounted for 2,210 units. Householders 65 years of age or older were present in 2,157 (37 percent) of households.

Table 4: Housing Unit Totals and Occupancy Characteristics, 2011-2015 ACS

	Number	Percent
I. Housing Units		
Number of units	6,098	
Occupied Housing Units	5,826	95.5
Vacant Housing Units	272	4.5
Number of units (2000)	5,310	
II. Occupancy/Household Characteristics		
Number of Households	5,826	
Average Persons Per Household	2.34	
Average Persons Per Family	3.0	
Family Households	3,616	62.1
Non-Family Households	2,210	37.9
Householders 65 and over	2,157	37.0

Source: US Census Bureau

With regard to the age of the township's housing stock, it is noted that a total of 51.3 percent of all housing units were constructed prior to 1970, and a total of about 17.4 percent of all housing units was constructed in 1990 or later (**Table 5**). It is also noted that the housing stock has 8 units lacking complete plumbing facilities (0.1 percent of units in the township), 217 units lacking complete kitchen facilities (3.7 percent of housing units), and 35 units (0.6 percent of housing units) exhibiting overcrowded conditions (i.e., having at least 1.01 persons per room). The source of this information is the 2011–2015 American Community Survey of the US Census Bureau.

In addition to the above, it is noted that the 2011–2015 American Community Survey of the US Census Bureau indicates that the median value of the owner-occupied housing units in East Norriton is \$262,200. This is lower than the median value of \$292,300 in Montgomery County but higher than the median value of \$166,000 in Pennsylvania. The 2011–2015 American Community Survey of the US Census Bureau also indicates that East Norriton's median gross rent is \$1,285 per month; this is higher than the median gross rent of \$1,158 in Montgomery County and the median gross rent of \$840 in Pennsylvania.

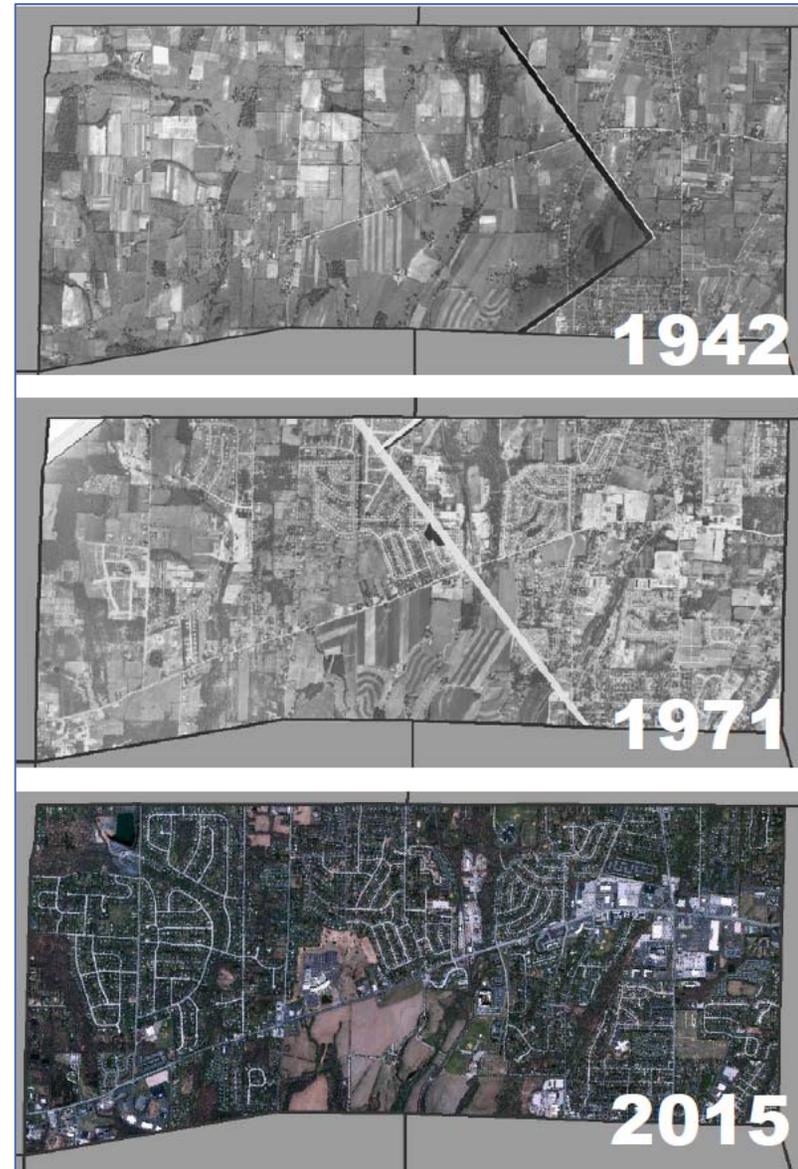


Table 5: Housing Physical and Value Characteristics, 2011–2015 ACS

	Number	Percent
I. Year Structure Built (2011–2015 American Community Survey)		
2014 or later	0	0
2010 to 2013	167	2.7
2000 to 2009	535	8.8
1990 to 1999	358	5.9
1980 to 1989	887	14.5
1970 to 1979	1,019	16.7
1960 to 1969	1,125	18.4
1950 to 1959	1,130	18.5
1940 to 1949	418	6.9
1939 or earlier	459	7.5
Median Year Structure Built	1969	
II. Condition of Units and Overcrowding (2011–2015 American Community Survey)		
Lacking complete plumbing facilities	8	0.1
Lacking complete kitchen facilities	217	3.7
Overcrowding (units with ≥ 1.01 persons/room)	35	0.6
III. Median Home Value (Owner-Occupied Units; 2011–2015 American Community Survey)		
Median Value	262,200	
IV. Median Gross Rent (Renter-Occupied Units; 2011–2015 American Community Survey)		
Median Gross Rent	1,285	

Source: US Census Bureau

The predominant housing type in East Norriton is detached single family (1-unit detached) based on the 2011-2015 American Community Survey of the US Census Bureau, at 57.7 percent or 3,516 units, similar to Montgomery County (54.3 percent) and Pennsylvania (57.1 percent).

Table 6: Housing Types and Sizes, 2011–2015 ACS

	Number	Percent
I. Units In Structure (2011–2015 American Community Survey)		
1-Unit, Detached	3,516	57.7
1-Unit, Attached	1,061	17.4
2 Units	45	0.7
3 or 4 Units	62	1.0
5 to 9 Units	87	1.4
10 to 19 units	265	4.3
20 or More Units	1,062	17.4
Mobile Home	0	0
Boat, RV, Van, Etc.	0	0
II. Number of Bedrooms (2011–2015 American Community Survey)		
No Bedroom	219	3.6
1 Bedroom	620	10.2
2 Bedrooms	1,139	18.7
3 Bedrooms	2,514	41.2
4 Bedrooms	1,377	22.6
5 or More Bedrooms	229	3.8
II. Number of Rooms (2011–2015 American Community Survey)		
1 Room	219	3.6
2 Rooms	145	2.4
3 Rooms	381	6.2
4 Rooms	551	9.0
5 Rooms	883	14.5
6 Rooms	963	15.8
7 Rooms	994	16.3
8 Rooms	857	14.1
9 Rooms or More	1105	18.1
Median Rooms	6.4	

Source: US Census Bureau

Table 7: Value-Owner Occupied Housing Units, 2011-2015 ACS

	Number	Percent
Less than \$50,000	82	1.9
\$50,000 to \$99,999	29	0.7
\$100,000 to \$149,999	227	5.2
\$150,000 to \$199,999	472	10.7
\$200,000 to \$299,999	2208	50.1
\$300,000 to \$499,999	1305	29.6
\$500,000 to \$999,999	84	1.9
\$1,000,000 or more	0	0
Median Value	262,200	

Source: US Census Bureau

East Norriton's Employment And Income Characteristics

According to the 2011–2015 American Community Survey of the US Census Bureau, 7,730 (64.1 percent) of East Norriton's residents aged 16 years and over were employed in the civilian labor force (**Table 8**). A total of 49.4 percent of those who were employed in the civilian labor force were involved in management, business, science, and arts occupations, while approximately 24.4 percent were employed in sales and office-related occupations (**Table 9**). Service occupations employed 14.3 percent of residents that were employed in the civilian labor force. Natural resources, construction, and maintenance occupations employed 5.5 percent of the township's residents, whereas production, transportation, and material moving-occupations employed 6.5 percent of the township's residents. In terms of educational attainment, the 2011-2015 American Community Survey estimates that 90.9 percent of residents, age 25 years and older, have at least a high school education, and that 41.3 residents have at least a bachelor's degree (**Table 10**).

Table 8: Labor Force Participation for Population 16 Years and Older, 2000 Census and 2011–2015 ACS

	2000 Census		2011-2015 ACS	
	Number	Percent	Number	Percent
In labor force	7,109	65.1	7,730	64.1
In labor force - Civilian labor force	7,109	65.1	7,720	64.0
In labor force - Civilian labor force - Employed	6,926	63.4	7,197	59.6
In labor force - Civilian labor force -	183	1.7	523	4.3
In labor force - Armed Forces	0	0	10	0.1
Not in labor force ¹	3,815	34.9	4,338	35.9

Source: US Census Bureau

¹ People age 16 years and older who are not classified as members of the labor force, and includes students, stay-at-home parents, retired workers, seasonal workers interviewed in an off-season who were not looking for work, institutionalized people, and people doing only incidental unpaid family work of less than 15 hours during the week.

Table 9: Occupation of Employed Civilian Population, 16 and Over, 2011–2015 ACS

	2011-2015 ACS	
	Number	Percent
Management, Business, Science, and Arts Occupations	3,555	49.4
Sales and Office Occupations	1,754	24.4
Service Occupations	1,028	14.3
Natural Resources, Construction, and Maintenance Occupations	393	5.5
Production, Transportation, and Material Moving Occupations	467	6.5

Source: US Census Bureau

With regard to household income, it is noted that East Norriton's median household income, as reported by the 2011-2015 American Community Survey of the US Census Bureau, is \$78,974 (Table 11).

Table 10: Educational Attainment for Population 25 Years and Over, 2000 Census and 2011–2015 ACS

	2000 Census		2011-2015 ACS	
	Number	Percent	Number	Percent
Less than 9th grade	331	3.3	413	3.7
9th to 12th grade, no diploma	940	9.5	597	5.4
High school graduate (includes equivalency)	2982	30.1	3031	27.3
Some college, no degree	1839	18.5	1772	16
Associate's degree	630	6.3	702	6.3
Bachelor's degree	2023	20.4	2961	26.7
Graduate or professional degree	1178	11.9	1614	14.6
Percent high school graduate or higher	(X)	87.2	(X)	90.9
Percent bachelor's degree or higher	(X)	32.3	(X)	41.3

Source: US Census Bureau

With regard to the number of jobs that are located within the township, it is noted that the Delaware Valley Regional Planning Commission estimated in October 2016 that the Township contained 10,682 jobs in 2015 and is forecasted to increase by 1,500 jobs by 2045 to 12,182 jobs.

Table 11: Household Income and Benefits in 2015 Inflation-Adjusted Dollars, 2011-2015 ACS

	Number	Percent
- Less than \$10,000	114	2.0
- \$10,000 to \$14,999	205	3.5
- \$15,000 to \$24,999	513	8.8
- \$25,000 to \$34,999	458	7.9
- \$35,000 to \$49,999	476	8.2
- \$50,000 to \$74,999	989	17.0
- \$75,000 to \$99,999	866	14.9
- \$100,000 to \$149,999	1149	19.7
- \$150,000 to \$199,999	586	10.1
- \$200,000 or more	470	8.1
- Median household income (dollars)	78,974	
- Mean household income (dollars)	93,696	

Source: US Census Bureau

Commuting Characteristics

The 2011–2015 American Community Survey of the US Census Bureau estimates that 86.8 percent of residents, age 16 years and over, commute to work alone by car, truck or van, which is higher than both the state (76.5 percent) and county (79.1 percent). An estimated 5.6 percent of working residents carpool to work, and 4.8 percent work from home. The use of public transportation (excluding taxicab) is limited, with an estimated 0.8 percent of working residents, and an estimated 1.5 percent of working residents walked to work. The mean travel time to work for working residents of East Norriton is estimated at 26.8 minutes, which is less than Montgomery County (27.9 minutes), but greater than Pennsylvania (26.3 minutes).

Table 12: Commuting to Work for Workers 16 Years and Over, 2000 Census and 2011–2015 ACS

	2000 Census		2011-2015 ACS	
	Number	Percent	Number	Percent
Car, truck, or van -- drove alone	5904	86.3	6162	86.8
Car, truck, or van -- carpooled	542	7.9	397	5.6
Public transportation (excluding taxicab)	132	1.9	55	0.8
Walked	91	1.3	105	1.5
Other means	11	0.2	39	0.5
Worked at home	164	2.4	342	4.8
Mean travel time to work (minutes)	24.7		26.8	

Source: US Census Bureau

It is worth noting certain commuting patterns from the 2009-2013 Five Year Estimates of the American Community Survey estimating place of residence to place of work.² An estimated 847 residents live and work in East Norriton, while an estimated 6,244 residents leave the Township for work. The influx of workers to East Norriton from other places of residence is estimated at 5,474 persons. Table 13 and Table

² At the time of data collection for this report, 2011-2015 Commute Pattern Data was not available from the American Community Survey.

14 provide a summary of where township residents commute for work, and the place of residence for workers in East Norriton.

Of the 6,244 East Norriton residents leaving the township for work, an estimated 168 persons leave the state (Delaware-13 persons, Maryland-9 persons, Massachusetts-8 persons, and New Jersey-138 persons). For those residents leaving Montgomery County, the top three destinations for place of work include Philadelphia County (760 persons), Chester County (628 persons), and Delaware County (323 persons). Within Montgomery County, municipalities where at least 100 East Norriton residents are employed include Upper Merion Township (525 persons), Plymouth Township (510 persons), Norristown Borough (505 persons), Whitpain Township (334 persons), West Norriton Township (279 persons), Lower Providence Township (267 persons), Horsham Township (168 persons), Lansdale Borough (163 persons), Whitemarsh Township (153 persons), Lower Merion Township (152 persons), Lower Gwynedd Township (115 persons) and Upper Providence Township (115 persons).

The vast majority of non-residents commuting to East Norriton come from in-state, however an estimated 69 people commute to the Township from out-of-state (Delaware-1 person, New Jersey 44-persons, and New York 24-persons). For those workers commuting to East Norriton from outside of Montgomery County, the top three counties include an estimated 665 residents from Philadelphia County, 324 Chester County residents, and 197 Bucks County residents. Within Montgomery County, municipalities with 100 or more residents commuting to East Norriton for work include Norristown Borough (845 persons), Plymouth Township (291 persons), Lower Providence Township (227 persons), Whitpain Township (217 persons), Upper Merion Township (197 persons), West Norriton Township (195 persons), Worcester Township (195 persons), Bridgeport Borough (194 persons) and Upper Providence (102 persons).

Table 13: Commuting Patterns, 2009-2013 ACS

Place of Residence (Working in East Norriton)	Number of People	Place of Residence (Working in East Norriton)	Number of People	Place of Residence (Working in East Norriton)	Number of People
Delaware	1	Montgomery County	3,953	Montgomery County (Continued)	
New Jersey	44	Abington township	82	Norristown borough	845
New York	24	Ambler borough	61	Pennsburg borough	9
Pennsylvania	5,405	Bridgeport borough	194	Perkiomen township	61
Allegheny County	17	Cheltenham township	30	Plymouth township	291
Berks County	56	Collegeville borough	30	Pottstown borough	25
Bucks County	197	Conshohocken borough	35	Red Hill borough	6
Butler County	4	Douglass township	4	Royersford borough	49
Chester County	324	East Greenville borough	9	Salford township	5
Delaware County	106	Franconia township	45	Schwenksville borough	29
Lancaster County	7	Green Lane borough	8	Skippack township	46
Lebanon County	10	Hatboro borough	5	Souderton borough	21
Lehigh County	47	Hatfield township	63	Springfield township	17
Northampton County	19	Horsham township	59	Telford borough	9
Philadelphia County	665	Lansdale borough	56	Towamencin township	31
		Limerick township	75	Upper Dublin township	53
		Lower Frederick township	21	Upper Frederick township	23
		Lower Gwynedd township	56	Upper Gwynedd township	85
		Lower Merion township	72	Upper Merion township	197
		Lower Pottsgrove township	38	Upper Moreland township	4
		Lower Providence township	227	Upper Providence township	102
		Lower Salford township	17	West Conshohocken borough	3
		Marlborough township	8	West Norriton township	195
		Montgomery township	77	Whitemarsh township	82
		Narberth borough	8	Whitpain township	217
		New Hanover township	73	Worcester township	195

Table 14: Commuting Patterns, American Community Survey, 2009–2013 ACS

Place of Work (Residing in East Norriton)	Number of People	Place of Work (Residing in East Norriton)	Number of People	Place of Work (Residing in East Norriton)	Number of People
Delaware	13	Montgomery County	4,227	Montgomery County (Continued)	
Maryland	9	Abington township	42	Narberth borough	19
Massachusetts	8	Ambler borough	33	New Hanover township	19
New Jersey	138	Bridgeport borough	7	Norristown borough	505
Pennsylvania	6,076	Cheltenham township	26	North Wales borough	21
Berks County	12	Collegetown borough	45	Perkiomen township	34
Bucks County	83	Conshohocken borough	57	Plymouth township	510
Centre County	13	Franconia township	9	Pottstown borough	25
Chester County	628	Hatboro borough	7	Royersford borough	30
Delaware County	323	Hatfield township	40	Springfield township	92
Lehigh County	26	Horsham township	168	Towamencin township	34
Northampton County	4	Jenkintown borough	12	Upper Dublin township	64
Philadelphia County	760	Lansdale borough	163	Upper Gwynedd township	87
		Limerick township	18	Upper Merion township	525
		Lower Gwynedd township	115	Upper Moreland township	26
		Lower Merion township	152	Upper Pottsgrove township	13
		Lower Moreland township	14	Upper Providence township	115
		Lower Pottsgrove township	38	West Conshohocken borough	30
		Lower Providence township	267	West Norriton township	279
		Lower Salford township	27	Whitemarsh township	153
		Montgomery township	72	Whitpain township	334

EXISTING LAND USE

Measuring “land use,” or how East Norriton’s landscape is utilized, is accomplished through analysis of several different measures. Property tax data, aggregated by Montgomery County, divides properties into six general categories (Residential, Apartment, Commercial, Industrial, Utility and Exempt). These general categories include nearly 400 specific categories. A bank would be classified as “commercial,” a park would be “Exempt,” low density housing would be “residential,” higher density housing would be “apartments” and a place of worship would be “Exempt.” The specific categories provide significantly more detail (i.e. Office under 5000 sq. ft., Office between 5,000 and 10,000 sq. ft., etc.), however, some generalization is needed (in the case of vacant lots, tax data includes specific categories for vacant residential, vacant industrial, vacant commercial, etc.) to provide a discernable snapshot of existing land use in the Township that can then be mapped to provide a summary understanding of development patterns in order to inform changes to zoning and development regulations.

This measure of land use provides a way of understanding development patterns; however, it is not entirely comprehensive. Property tax data may not capture the full picture if a building is used both for apartments and ground floor businesses, or how a nonprofit hospital (“Exempt”) and a for-profit hospital (“Commercial”) would be classified, despite their similarity in use. Likewise, if each of the nearly 400 use codes were displayed on a map, it would be difficult to discern patterns that could inform subsequent recommendations.

Land cover data can describe the visual characteristics of the landscape, but the immense scale of the analysis can exclude certain features. In addition, the time and resources required to conduct this analysis limit its timeliness, but rather provides a large-scale summary of landscape pattern changes over time.

Development of East Norriton’s existing land use map began with the mapping of the most recently produced property tax data. This data was cross referenced with aerial imagery and in-person inspection. Finally, the map was shared with the Comprehensive Plan committee for review and comment, which informed the development of the existing conditions narratives and **Table 15** and **Figure 1**. The Existing Land Use Map (**Map 1**), provides the baseline for the land use recommendations that follow in the sections below.

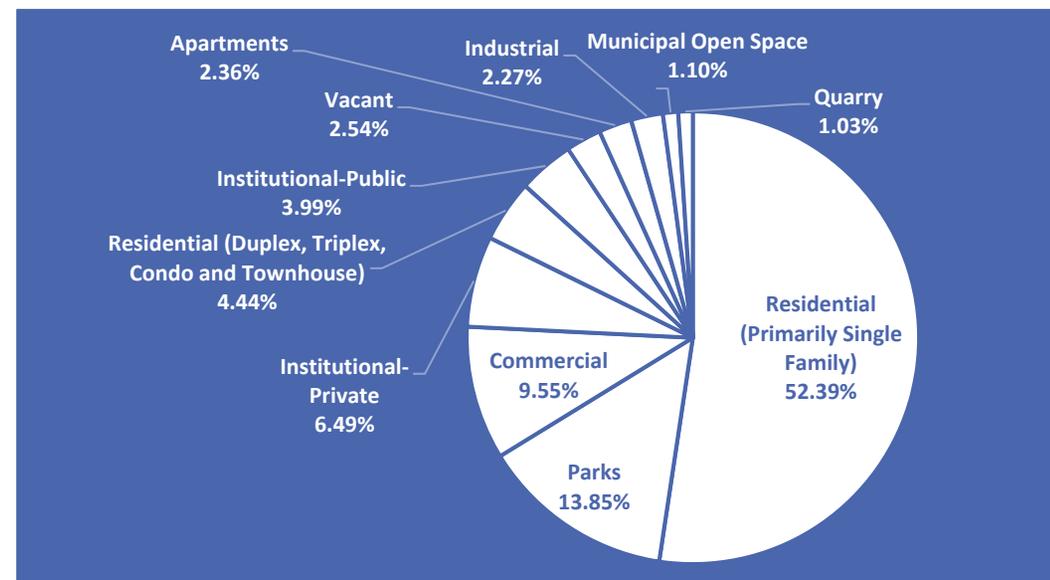


Figure 1 depicts the township’s current land use distribution.

Residential

The majority of East Norriton Township is residential in character and contains a variety of residential use types. Over half of the Township's land area is dedicated to primarily single-family detached housing, with another 6.78 percent is dedicated other residential uses, including duplexes, triplexes, townhouses, condos, and apartments. Residential uses of all types are located throughout the Township, particularly north of Germantown Pike. Residential uses south of Germantown Pike are largely located between Burnside Avenue and Whitehall Road, as well as east of Stanbridge Street.

Parks and Open Space

At 13.79 percent, land dedicated to parks is the next largest land use in East Norriton township. A large component of this is due to the state-owned, and county-managed Norristown Farm Park, which extends into neighboring West Norriton Township and Norristown Borough. In addition, the Township owns, or shares joint management with, numerous different parks throughout the Township. These parks are reviewed in further detail in a later section and illustrated in **Map 4**.

In addition, the Township contains approximately 38.10 acres, or just over 1 percent, of open space. These areas are largely dedicated to stormwater management.

Table 15: Land Use in East Norriton

Land Use	Acres	Percent
Residential (Primarily Single Family)	1819.25	52.19%
Parks	480.84	13.79%
Commercial	331.53	9.51%
Institutional-Private	225.54	6.47%
Residential (Duplex, Triplex, Condo and Townhouse)	154.10	4.42%
Institutional-Public	138.43	3.97%
Vacant	88.14	2.53%
Apartments	82.12	2.36%
Industrial	78.98	2.27%
Municipal Open Space	38.10	1.09%
Quarry	35.71	1.02%
Utilities/Authorities	13.37	0.38%
Total	3486.11	1.00

Commercial/Industrial and Quarry

Commercial (9.51 percent) and industrial uses (2.27 percent) comprise the next largest segment of the township at 11.78 percent. Commercial land uses are located throughout the Township, however, the largest concentration of commercial uses are located along Germantown Pike, centered at its intersection with US Route 202/Dekalb Pike, and extending east to the township boundary, and west to Hillcrest Avenue/Penn Square Road. In this

area, development largely consists of large-scale shopping and other commercial centers.

Further west, commercial uses are located along Germantown Pike, and include many former residential properties converted to commercial use, however, many are constrained by their small lot size.



The recent redevelopment of the Woods Golf Center into the Einstein Medical Center has created, and will likely continue to create, demand for the development of peripheral businesses and industries in the area, such as doctors' offices, medical laboratories, and outpatient therapy and rehabilitation. There are also scattered pockets of commercial development throughout the Township, such

as along Township Line Road, and Johnson Highway along its municipal borders with Whitpain Township and Norristown Borough. Finally, the two industrial clusters in the Township, including the Felton Road and the area between Burnside Road and Trooper Road contain a mix of industrial and commercial uses. This mix is likely due to the changing nature of industrial uses, as well as the increased demand for large facilities for certain commercial use, such as indoor recreation.

A third component, Quarry, is not included in the above calculation due to its unique character, and consists of the site known as Gill Quarry, located at the northwestern corner of the Township. The portion of the site where extractive activities are located, comprises just over 35 acres or one (1) percent of the Township.

Institutional (Public and Private) and Utilities

Just over 10 percent of land area in the township is currently utilized for public (3.97 percent) and private (6.47 percent) institutional uses. For the purposes of this analysis, public institutional uses include public schools, publicly-owned properties and facilities by the Township, County, State and Federal government not dedicated to parks or open space. Private institutional uses include churches, private cemeteries, private schools, clubhouses, and hospitals (and similar large-scale medical facilities). These uses are located throughout the Township.

Related to institutional uses, but distinctly illustrated on the existing land use map are lands utilized by utilities, and other authorities.

These make up just 0.38 percent of the total existing land uses in East Norriton.

Vacant Lands and Future Development Potential

The limited amount of undeveloped, developable land in East Norriton means that future development will take place in the form of redevelopment of existing sites. Recent property tax data suggests that nearly 2.53 percent of properties in the Township are vacant. These include a mix of buildable lots as well as those that may not be developable, due to their size, environmental constraints, or location. The limited amount of large-scale undeveloped, developable land in East Norriton means that the large-scale “greenfield” residential development last experienced in the Township in the 1950s and 1960s is unlikely to occur.

It should be emphasized that while the Township does not contain large tracts of undeveloped, developable lands, this does not mean that East Norriton is without any future development potential. As mentioned above, some of this comes from scattered greenfield sites, where additional new development may take place. In other cases, the Township contains numerous large tracts owned by a single entity, and is currently, or was formally, used for industrial or institutional use. The sale of these properties could create the potential for re-subdivision or redevelopment. While infrequent, there is also the distant possibility where this could also occur with publicly-owned lands, either by the Township, County, State, or Federal government however, the circumstances of which are largely site-specific.

Table 16: Vacant land in East Norriton by Zone District

Zone	Approximate Number of Lots	Acreage	Largest Individual Lot	Average Lot Size
AR	25	29.93	6.49	1.20
BP	1	2.21	2.21	2.21
BR	135	9.48	0.80	0.07
BR-1	3	0.72	0.45	0.24
C	3	4.69	3.31	1.56
C1	2	0.18	0.14	0.09
EC	1	4.16	4.16	4.16
EC2	4	6.21	2.14	1.55
I	3	13.32	10.61	4.44
IN	1	5.79	5.79	5.79
LI	5	11.41	3.36	2.28
Grand Total	183	88.11	10.61	0.48

Existing Zoning

East Norriton Township contains 22 unique zone districts, two (2) overlay zones, and one (1) floodplain conservation district (unmapped). **Table 17** provides a list of the underlying zones and their approximate proportion of land area and are illustrated in **Map 2**. Of the 22 zone districts:³

- 9 permit single-family residential uses;
- 11 permit multi-unit (incl. attached single family, townhomes, two- and three-family, and multifamily) residential uses;
- 12 permit commercial uses;
- 3 permit industrial uses;
- 15 permit certain institutional uses;
- 13 permit no-impact home-based businesses;
- 6 permit residential and non-residential uses in the same district; and,
- 4 permit wireless telecommunication facilities.

The Township's existing zones are described in further detail below.

AR Residential District

The AR Residential Zone is the predominant single-family residential zone in the Township by land area and is located principally north of Germantown Pike. Currently it permits single-family detached dwellings, no-impact home-based businesses, municipal uses, and firehouses. Mobile homes are also permitted on individual lots or as part of a land development. The minimum lot area in this zone when served by sanitary sewer is 20,000 square feet, and 30,000

Table 17: Percent Land Area by Zone District

Zone	Description	Percentage Land Area
AR	Residential District	39.7%
BR	Residential District	11.9%
BR-1	Residential District	3.0%
MR	Medium-Density Residential District	0.2%
GA	Garden Apartment Residential District	1.7%
CR	Residential District	1.2%
HR	High-Rise Residential District	1.2%
HR-1	High-Rise-1 Residential District	0.2%
RR	Residential Retirement District	0.7%
RP	Residential and Professional District	0.8%
RO	Residential Office District	0.7%
ATR	Age-Targeted Residential District	0.5%
IN	Institutional District	24.4%
BP	Business and Professional District	1.0%
EC	Executive Campus District	0.7%
ECII	Executive Campus II District	1.2%
C	Commercial District	3.2%
C-1	Commercial District	0.2%
SC	Shopping Center District	2.5%
I	Industrial District	2.9%
LI	Limited Industrial District	1.1%
HI	Heavy Industrial District	1.0%
Overlay Zones		
AO	Airport Overlay	N/A
FP	Floodplain Conservation District	N/A
AR-C	Residential District-Cluster	N/A

square feet without sanitary sewer. The minimum net lot area in this zone is 10,000 square feet. The zone permits lot size averaging in the development of residential subdivisions in order to provide greater flexibility and encourage a creative approach to development, whereby a minimum net lot area of 15,000 square feet is permitted.

BR Residential District

The BR Residential District is principally located in the eastern half of the Township. Currently, permitted uses in the zone defer to the AR Residential District, which permits single-family detached dwellings, no-impact home-based businesses, municipal uses, and firehouses. Mobile homes are also permitted on individual lots or as part of a land development. The minimum lot area in this zone when served by sanitary sewer is 10,000 square feet, and 15,000 square feet without sanitary sewer. The minimum net lot area in this zone is 7,500 square feet.

BR-1 Residential District

The BR-1 Residential District is principally located in the central portion of the Township. The stated intent of this zone is to provide for lot area and building area requirements compatible with existing neighborhoods previously largely developed which cannot reasonably comply with the BR Residential District standards, as well as permit an option to develop townhouses and/or twins. The permitted uses in the zone defer to the AR Residential District, which permits single-family detached dwellings, no-impact home-

based businesses, municipal uses, and firehouses. The minimum lot area in this zone when served by sanitary sewer is 7,500 square feet, and 15,000 square feet without sanitary sewer. In addition, townhouses and twin houses are permitted as conditional uses on a minimum tract area of 60,000 square feet at a maximum density of 5.5 dwelling units per acre.

MR Medium-Density Residential District

The MR Medium-Density Residential District is located in a single area of the Township, along its shared boundary with Plymouth Township for the subdivision located at Marielle Lane and Megann Court. The stated intent of this zone is to establish reasonable standards of performance for a selection of permitted uses and to maintain and protect the desirable benefits which medium-density development of single-family homes, twin homes and duplex homes will have when provided for in selected locations within the township. This includes permitting a variety of housing types available to present and future Township residents, provide adequate protection to adjacent existing and established neighborhoods, implement a Comprehensive Plan recommendation to provide areas for medium-density residential development, and to ensure that traffic and other development impacts can be accommodated by the Township's infrastructure. The zone currently permits single-family detached dwelling units in accordance with the BR-Residential district (10,000 square foot lots when with sewer, 15,000 square feet without sewer). The zone also

³ Other uses may be permitted as conditional uses or special exceptions.

permits: twin houses; duplexes; playgrounds, parks, tot lots and open spaces; and no-impact home-based businesses. These uses are permitted on a minimum lot area of 4,000 square feet, with an average lot area of 5,500 square feet for each dwelling unit and a maximum residential density of 5 dwelling units per gross acre.

GA Garden Apartment Residential District

The GA Garden Apartment Residential District is principally located in the eastern half of the Township. Currently, this zone permits: apartment houses or a group of apartment houses which constitutes a single operating or proprietary unit; playgrounds, parks, tot-lots and open spaces; and no-impact home-based businesses. Development in this district is required to be constructed in accordance with an overall plan as a unified architectural unit. The minimum tract area for development in this zone is five (5) acres, and a maximum residential density of 10 dwelling units per acre.

CR Residential District

The CR Residential district is primarily located along, or near, the Germantown Pike corridor. The stated purpose of the CR Residential District is to encourage the logical and timely development of land for high-density residential purposes, provide a variety of housing, assure the suitable design of dwellings to protect the adjacent and nearby neighborhoods, and ensure that the development will constitute a residential environment of sustained desirability and stability and not produce traffic volume that exceeds the capacity of the access streets. Currently, the zone permits townhouses, twin houses, duplexes, multiplexes (3 to 6 family), mobile home parks,

no-impact home-based businesses, as well as playgrounds, parks, tot-lots and open spaces. The minimum tract area for development in this zone is five (5) acres, and a maximum residential density of dwelling units varies based on the type of residential unit: eight (8) townhouses per developable acre; five (5) twin house dwelling units per developable acre; six (6) duplex dwelling units per developable acre; seven (7) multiplex dwelling units per developable acre; and four (4) mobile home units per developable acre.

HR High-Rise Residential District

The HR High-Rise Residential District is located in several locations in the eastern half of the Township. Currently, permitted uses in the zone include: apartment houses or groups of apartment houses; commercial and office uses as part (not to exceed 10 percent) of a residential project; playgrounds, parks, tot-lots, open spaces, and other public or semi-public recreational facilities; and no-impact home-based businesses. Development in this district is required to be constructed in accordance with an overall plan as a unified architectural unit. The minimum tract area for development in this zone is ten acres, and a maximum residential density of 26 dwelling units per acre.

HR-1 High-Rise-1 Residential District

The HR-1 High-Rise-1 Residential District is located in a single area of the Township along Dekalb Pike, south of Germantown Pike. The stated intent of this zone is to provide for suitable locations for high-density apartment-house-style residential development on compact sites located along principal arterial streets within close proximity to employment, shopping centers, health care services

and mass transit. Currently the zone permits: apartment houses; personal services, retail, and offices as part (not to exceed 5 percent) of a residential project; playgrounds, parks, tot-lots, open spaces, and other public or semi-public recreational facilities; fitness centers limited to use by residents and guests; and no-impact home-based businesses. Development in this district is required to be constructed in accordance with an overall plan as a unified architectural unit. The minimum tract area for development in this zone is five (5) acres, and a maximum residential density of 20 dwelling units per acre. The residential density can increase to 30 dwelling units per acre when a minimum of 50 percent of parking spaces are located under or within the building.

RR Residential Retirement District

The RR Residential Retirement District is currently located in two locations on the eastern half of the Township, both with access to Dekalb Pike. The stated intent of this zone district is to address the housing needs of older persons (age 55 and older) who do not require the intensive needs of a nursing home, but desire the security, safety and special design of a residential environment which can provide protective care and independent living.

Currently, this zone permits one or more retirement residential structures containing independent residential units, along with uses accessory to retirement communities. The zone also permits, by special exception: adult day care; as well as uses permitted by right or by condition in the RP Residential and Professional District (single-family detached residential, general office uses where no storage or merchandise is located on premises, veterinary offices, medical offices, barbershops, hair salons, massage therapy, art and

music studios). Development in this district is required to be constructed in accordance with an overall plan as a unified architectural theme. The minimum tract area for development in this zone is seven (7) acres, and a maximum residential density of 10 dwelling units per acre.

RP Residential and Professional District

The RP Residential and Professional District is principally located in areas along Germantown Pike, Dekalb Pike and Township Line Road, on lots which appear to have originally been subdivided for residential use, but have since converted to non-residential uses given their location along the Township's major roadways. Lots in the RP District must be served by sanitary sewer. Currently, the zone permits: single-family detached dwellings; general office uses where no storage or merchandise is located on premises; veterinary offices; medical offices; barbershops, hair salons; barbershops; massage therapy; group day-care homes; day-care centers; art and music studios; and no-impact home-based businesses. The district also permits office uses similar to those enumerated as permitted uses for general offices and veterinary offices as conditional uses. The minimum lot area in this zone is 10,000 square feet.

RO Residential Office District

The RO Residential Office District is located in numerous areas south of Germantown Pike, either with frontage on Germantown Pike or Dekalb Pike. The stated intent of this zone district to allow for small-scale professional and business offices adjacent to and within residential areas along major roadways, provide for services generally useful to residential neighborhoods and encourage the

preservation of the residential character of the district. The intent also encourages the use of existing structures and discourages significant exterior alterations for existing structures. Currently, the zone permits single-family detached dwellings; two-family detached dwellings; general office uses where no storage or merchandise is located on the premises; medical offices; veterinary offices; art and music studios; barbershops; hair salons; massage therapy; and no-impact home-based businesses. The district also permits uses similar to those enumerated as permitted uses as conditional uses. The minimum lot area in this zone is 20,000 square feet.

ATR Age-Targeted Residential District

The ATR Age-Targeted Residential District is currently located in two (2) locations of the Township, the first, on the western side of the Township along Germantown Pike, and the second, on the shared boundary with Norristown Borough along Johnson Highway. The zone currently permits age-targeted housing, and no-impact home-based businesses as an accessory use. Development in this district is required to be constructed in accordance with an overall plan as a unified architectural theme. The minimum tract area for development in this zone is five (5) acres, the maximum tract area in this zone is 10 acres, and the maximum residential density is 10 dwelling units per gross acre.

IN Institutional District

The IN Institutional District is located throughout the Township. Permitted uses in this district currently include: churches, chapels or other places of worship and their 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 of a similar nature; governmental purposes; agriculture and forestry; noncommercial recreational facilities and open space preservation areas; cemeteries; nonprofit or for-profit institutions for the care of the aged or children, when so determined or designated by the proper regulatory authorities of the Commonwealth of Pennsylvania and the federal government; day-care centers; wireless telecommunications facilities; municipal uses; police stations; and fire stations and ambulance stations that provide service to East Norriton Township. The zone also permits, by special exception, golf courses, excluding driving ranges and miniature golf courses. The minimum lot size permitted in this zone is two (2) acres.

BP Business and Professional District

The BP Business and Professional District is primarily located along major roadways within the Township, such as Germantown Pike, Johnson Highway, and Swede Road. Currently, permitted uses in this district include: general office uses where no storage or merchandise is located on premises; art and music studios; banks and other financial institutions; radio and television broadcasting; day-care centers; veterinary offices; medical offices; and fire and ambulance stations that provide service to East Norriton Township. The zone also permits retail stores, service businesses, and fast-casual restaurants when limited to the first-floor of a multistory building. The minimum lot size in this district is 30,000 square feet. The district also permits undertaking establishments and accessory uses incidental to any of the permitted uses, including dwellings.

EC Executive Campus District

The EC Executive Campus District is located in a single area of the Township, in the area occupied by the Bentwood Executive Campus at the intersection of Arch Road and Germantown Pike. The stated intent of this district is to provide for offices in a campus setting with certain compatible commercial uses in a planned development located within close proximity to existing and future commercial and residential developments to reduce commuting distance and traffic impacts. Currently, the use permits: offices where the normal attributes of which do not involve bulk warehousing, exchange or delivery of inventory on the premises; municipal or governmental offices; educational or conference center uses; educational and academic institutions; studios for the instruction and production of music and other arts; broadcasting studios and offices; retail uses subject to certain size components; hotels; day-care centers and nursery schools; full-service and fast-casual restaurants; and apartment houses and related amenities. The zone also permits, by conditional use, a building in excess of eight stories or 110 feet, but not exceeding 12 stories or 160 feet, whichever is less.

Development shall be constructed in accordance with an overall preliminary subdivision and land development plan for the entire site and shall be designed as a unified architectural unit. The minimum tract area for development in this zone is 10 acres, and the maximum residential density is 35 dwelling units per acre.

ECII Executive Campus II District

The EC II Executive Campus II District is primarily located along Germantown Pike, south of the EC Executive Campus district. The stated intent of this zone is to provide for a mix of office, hotel and

residential uses in an orderly and planned development that provides employment centers and housing opportunities in close proximity to existing and future commercial and residential developments to reduce commuting distance and traffic impacts, and provide a transition between adjoining low-or moderate-density residential land uses. Currently, the use permits: offices where the normal attributes of which do not involve bulk warehousing, exchange or delivery of inventory on the premises; storage office/warehousing and distribution is permitted when it abuts a shopping center district and located a minimum of 100 feet from any adjoining residential zones; municipal or governmental offices; educational or conference center uses; personal services (incl. barbershops, beauty salons, spas, cleaning and pressing, laundry pickup, travel agencies, concierge services, fitness centers, and ticket centers); retail sales, excluding gasoline; full-service restaurants, fast-casual restaurants, and taverns; hotels; day-care centers; medical, veterinary and surgical facilities; assisted living facility, personal-care facility, independent residential retirement units, or a combination thereof; residential uses (incl. townhouses, twin houses, duplexes and triplexes) at a maximum density of 3.7 dwelling units per gross acre; no-impact home-based business; and massage therapy. The zone permits self-storage facilities as a conditional use. In addition, hotel buildings and office buildings may increase their height as a conditional use. Development in this zone shall be constructed in accordance with an overall preliminary subdivision and land development plan for the entire development and shall be designed as a unified plan. The minimum tract area for development in this zone is 10 acres.

C Commercial District

The C Commercial District is primarily concentrated around the intersection of Germantown Pike/Dekalb Pike, with other locations throughout the Township along its major roadways. Currently, zone permits retail stores, service businesses, repair services (excluding cars, machinery or engines), restaurants (fast-food, fast-casual, full-service, brewpubs and microbreweries), clubs, lodges, fitness centers, greenhouses and nursery sales, indoor recreation and theaters, wholesaling and sales of building materials and supplies, day-care centers, municipal uses, police stations, and fire and ambulance stations that service East Norriton. Residential dwellings are permitted as an accessory use, provided that they are located above the first floor. Professional offices are authorized as conditional uses in the zone. In addition, the Commercial District permits the following uses as special exceptions: uses of the same general character as the permitted uses that is not specifically prohibited in the zone, gasoline filling stations, public garages, automobile repair shops, outdoor theaters, undertaking establishments, animal hospitals and kennels, hand or automatic self-service laundries, automobile sales and service agencies, hotels or motels, as well as taprooms, bars, taverns and liquor stores. The district specifically prohibits the storage or warehousing of materials or supplies unless they are associated with a business or operations located at the property which is a permitted use in this zoning district. The minimum lot size in this zone is 15,000 square feet.

C-1 Commercial District

The C-1 Commercial District is located in only a few spots along Johnson Highway and Township Line Road, the northern and

southern boundaries of the Township. The stated intent of this district is to allow for professional and business offices, and some commercial uses adjacent to commercial and residential areas along major highways that would be compatible with the uses in these areas in that they would be less intense and of a smaller scale than uses typically associated with the C Commercial District. Similar to some of the other smaller, non-residential zones in East Norriton, the intent of the C-1 Commercial district encourages these uses to locate in existing structures, encourages the reuse of noteworthy structures, discourages the demolition of such structures, encourages the preservation of the residential character of neighborhoods adjacent to the district, and provides for services generally useful to and in harmony with adjacent residential neighborhoods. Currently, zone permits retail stores, service businesses, fast-casual restaurants, clubs, greenhouses and nursery sales, municipal uses, police stations, and fire and ambulance stations that service East Norriton. Residential dwellings above the first floor of a non-residential use are permitted as an accessory use, and single-family detached dwellings are permitted in accordance with the regulations of the BR Residential District. In addition, the C-1 Commercial District permits the following uses as special exceptions: uses of the same general character as the permitted uses, undertaking establishments, and day-care centers. The minimum lot size in this zone is 15,000 square feet.

SC Shopping Center District

Similar to the C Commercial District, the SC Shopping Center District is currently concentrated around the Germantown Pike/Dekalb Pike intersection. Currently, the zone permits retail stores (excluding

automobile sales), certain personal service shops that deal directly with customers, theaters, indoor recreation, fitness centers, libraries, restaurants (fast-food, fast-casual, full-service, brewpubs and microbreweries), bakeries, banks, educational uses, passenger bus stations, electric substations and utility buildings, day-care centers, certain limited repair or production facilities subject to distance and screening requirements, residential units located above the first floor of a non-residential use, and professional offices where there is no storage or warehousing of merchandise. Uses of a similar character to those permitted may be authorized as a special exception, as well as bars, taverns, taprooms, liquor stores and beer distributors. Development shall be constructed in accordance with an overall plan for the entire site and shall be designed as an integrated unit. The minimum tract area for development in this zone is two (2) acres.

I Industrial District

The I Industrial District is currently located in three areas of the Township: the industrial park south of Germantown Pike on Foundry Road, the industrial park north of Germantown Pike on Felton Road, and the former Handy and Harman Tube Company facility site at the western intersection of Whitehall Road and Township Line Road. The stated intent of the I Industrial District is to regulate billboards to ensure traffic safety and protect nearby properties. In addition, the zone currently permits certain heavy commercial uses (incl. wholesale businesses, distribution stations, repair and maintenance facilities, monument yards, printing and publishing, wireless telecommunications facilities, general services including plumbing or other building supplies, laboratories,

communication stations, studios, transmitting facilities and antennas/towers, storage yards (excluding junkyards), metalworking, public and private utilities, art studios that incorporate production, municipal uses, police stations, fire and ambulance stations that service East Norriton, community centers, and indoor or outdoor recreation facilities), certain manufacturing or processing facilities, solar and wind-power energy devices, and billboards (subject to specific standards and regulations). These uses are permitted so long as they meet certain light, noise and safety standards. Currently, the I Industrial District also permits as special exceptions, the following uses: adult bookstores, adult motion-picture theaters, adult entertainment cabarets or massage parlors; limited personal service establishments (such as psychic readings, body piercing, body branding or tattooing); and uses of the same general character as any permitted use. The I Industrial district also permits construction/demolition waste landfills as a conditional use. The zone also includes an itemized list of specific uses that shall not be permitted in the zone. The minimum lot area in the zone is 80,000 square feet.

LI Limited Industrial District

The LI Limited Industrial District is currently limited to one location in East Norriton Township, south of Germantown Pike and bounded to the east by Burnside Avenue and to the west by Potshop Lane. The stated intent of the Limited Industrial District is to provide for nonpolluting light industry, office and certain light manufacturing operations that are located within close proximity to existing and future residential development to reduce commuting distances for the workforce. The zone permits any use permitted in the BP

Business Professional District (incl. general office uses where no storage or merchandise is located on premises; art and music studios; banks and other financial institutions; radio and television broadcasting; day-care centers; veterinary offices; medical offices; fire and ambulance stations that provide service to East Norriton Township; as well as retail stores, service businesses, and fast-casual restaurants when limited to the first-floor of a multistory building), as well as, general services, professional offices, laboratories, printing facilities, wholesaling, warehousing, distribution, light manufacturing, manufacture and assemblage of products from previously prepared materials, repair and maintenance, solar and wind power energy devices, wireless telecommunications facilities, artisanal manufacturing, indoor and outdoor recreation facilities, municipal uses, police stations, and microbreweries. The district permits certain uses by special exception, including metalworking, indoor recreational uses, and uses of the same general character as any permitted use. The district specifically prohibits truck terminals or freight stations, tire and rubber tube products, vehicle engine or body repair, broadcasting stations, antennas or towers, public and private utility facilities, and office uses not specifically authorized in the ordinance. A minimum of 20 acres is required in any Limited Industrial District, and the minimum lot area in the zone is 80,000 square feet.

HI Heavy Industrial District

The HI Heavy Industrial District is currently limited to one section of the Township, in the northwest corner, and covers the area currently used as Gill Quarry. Currently, the zone district permits

any use permitted in the I Industrial District (certain heavy commercial uses (incl. wholesale businesses, distribution stations, repair and maintenance facilities, monument yards, printing and publishing, wireless telecommunications facilities, general services including plumbing or other building supplies, laboratories, communication stations, studios, transmitting facilities and antennas/towers, storage yards (excluding junkyards), metalworking, public and private utilities, art studios that incorporate production, municipal uses, police stations, fire and ambulance stations that service East Norriton, community centers, and indoor or outdoor recreation facilities); certain manufacturing or processing facilities; solar and wind-power energy devices; and billboards (subject to specific standards and regulations). Based on the ordinance language, it appears that uses in the I Industrial district as special exceptions (incl. adult bookstores, adult motion-picture theaters, adult entertainment cabarets or massage parlors; limited personal service establishments (such as psychic readings, body piercing, body branding or tattooing); and uses of the same general character as any permitted use) and conditional uses (construction/demolition waste landfills) would also be permitted). In addition to those uses, the HI Heavy Industrial district permits mining and mineral extraction. The zone also permits by special exception, any uses of the same general character as any of the above permitted uses. The minimum lot size in this zone is 80,000 square feet.

Overlay Zones

AO Airport Overlay Zoning District

Currently, the AO Airport Overlay Zoning District is limited to the northeast corner of the township, in an area currently zoned AR Residential. The stated purpose of the AO Airport Overlay district is to consider safety issues around the airport, regulates and restricts the heights of constructed structures and objects of natural growth. Development in this overlay is required to obtain a review from the Pennsylvania Department of Transportation's Bureau of Aviation. Projects that are determined to penetrate the airspace are denied but may seek a variance. The overlay includes restrictions on uses that would interfere with navigation and communications.

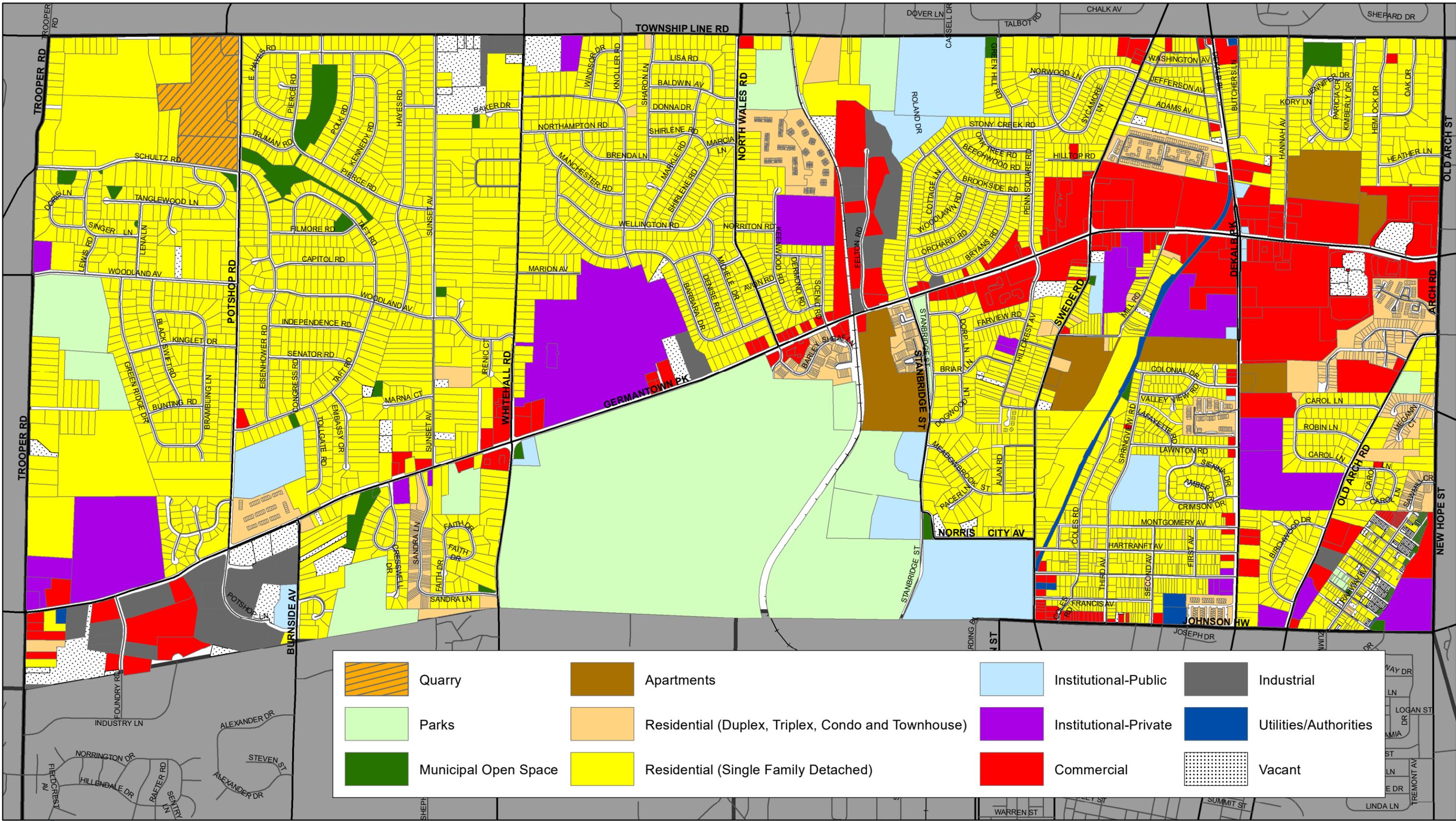
AR-C Residential District-Cluster

The AR-C Residential District-Cluster overlay is currently limited to a portion of the AR Zone along Whitehall Road, mostly covering the subdivision located at Heatherwood Drive. It would appear that the lot size averaging and clustering provisions located in the AR Residential zone would apply.

FP Floodplain Conservation District (Unmapped)

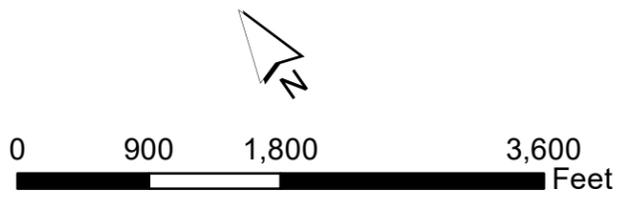
The stated intent of the FP Floodplain Conservation District is to comply with federal and state floodplain management requirements, by protecting areas of the floodplain necessary to contain floodwaters and permitting only those uses in the floodplain that are compatible with preserving natural conditions and stream flow. This zone applies to those areas subject to inundation by the one-percent annual chance flood, and includes the areas established by FEMA as special flood hazard areas (SFHAs) and

certain specified soils with a frequency of flooding of one percent or greater each year. The restrictions to land use in this zone are similar to those found in other municipal floodplain ordinances in order to participate in the National Flood Insurance Program. The FP Floodplain Conservation District permits open space uses that are primarily passive in character, forestry operations, agricultural uses and practices (subject to certain restrictions), portions of residential setback areas, utility lines (water, sewer and transmission lines), and elevated and floodproofed buildings on brownfield sites in redevelopment areas. The FP Floodplain Conservation District prohibits new construction or improvement to any permanent structure (except as authorized as part of a redevelopment project), prohibits no new construction of buildings or fill, limits the use of pesticides/herbicides/fertilizers/other chemicals, prohibits parking lots, prohibits sod farming, prohibits chemical storage, prohibits subsurface sewage disposal and prohibits stormwater basins. Floodplains in East Norriton are further described and mapped in the following section.

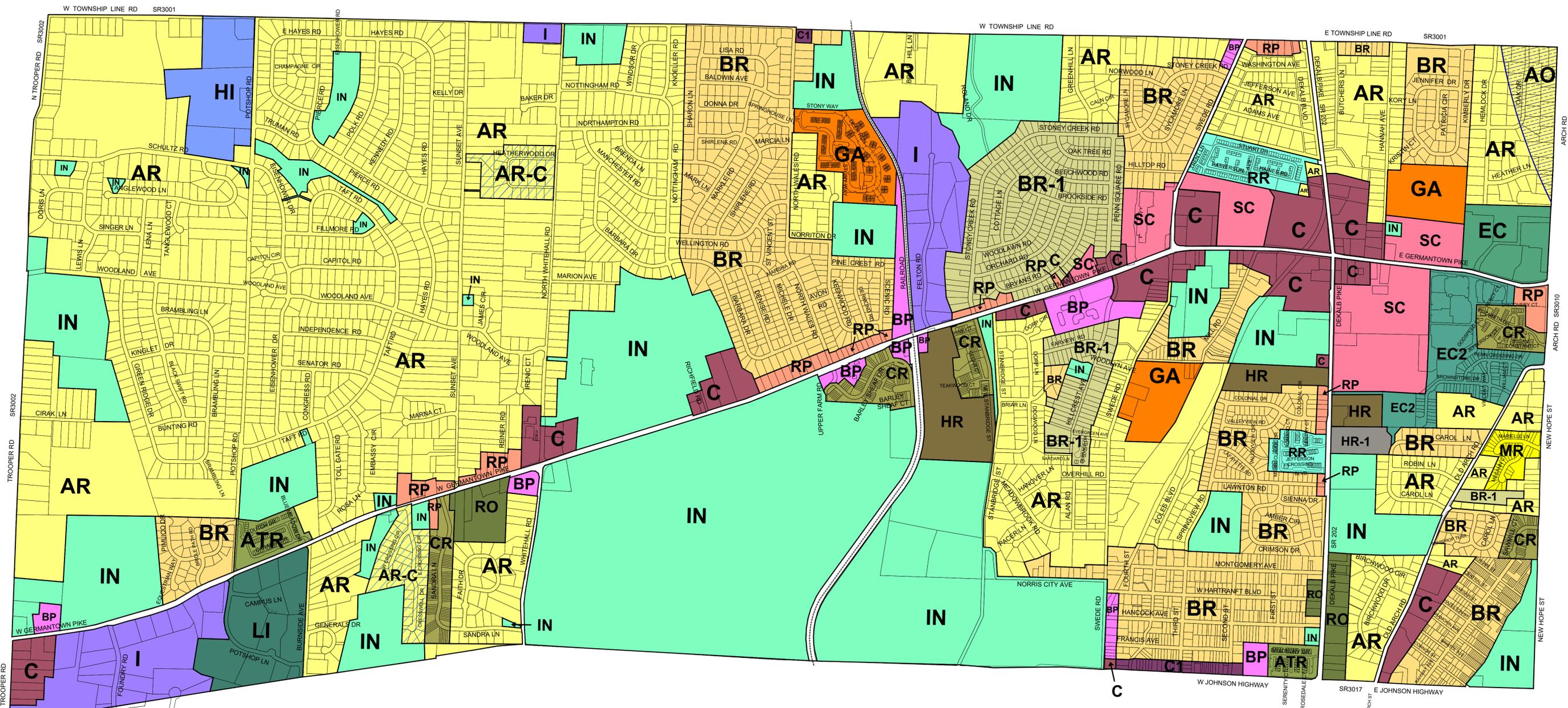



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Prepared by NAD 7/11/2018
 Source: Montgomery County, East Norriton Township DCNR; PennDOT, PASDA
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Map1: Existing Land Use
East Norriton Township
Montgomery County, Pennsylvania

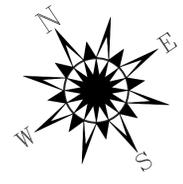


REVISIONS

REV. DATE	Ord. No.	REV. DATE	Ord. No.
JAN 7, 2008	Map Adopted		
MAR 10, 2008	Ord. 506		
JULY 12, 2008	Ord. 506		
MAY 26, 2009	Ord. 518		
JAN 3, 2011	Ord. 533		
APRIL 26, 2015	Ord. 563		
SEPT 5, 2017	Ord. 571		

ZONING LEGEND

AR - RESIDENTIAL DISTRICT	AR-C - RESIDENTIAL DISTRICT-CLUSTER	EC2 - EXECUTIVE CAMPUS
BR - RESIDENTIAL DISTRICT 10,00 Sq.Ft. Lot Min	ATR - AGE TARGETED RESIDENTIAL	EC - EXECUTIVE CAMPUS
BR1 - RESIDENTIAL DISTRICT 7,500 Sq.Ft. Lot Min	RO - RESIDENTIAL / OFFICE	IN - INSTITUTIONAL DISTRICT
CR - RESIDENTIAL DISTRICT	RP - RESIDENTIAL & PROFESSIONAL DISTRICT	LI - LIMITED INDUSTRIAL DISTRICT
MR - MEDIUM DENSITY RESIDENTIAL	BP - BUSINESS & PROFESSIONAL DISTRICT	I - INDUSTRIAL DISTRICT
GA - GARDEN APARTMENTS	C - COMMERCIAL DISTRICT	HI - HEAVY INDUSTRIAL DISTRICT
HR - HIGH RISE RESIDENTIAL DISTRICT	C1 - COMMERCIAL DISTRICT	RR - RETIREMENT RESIDENTIAL
HR-1 - HIGH RISE COMMERCIAL DISTRICT	SC - SHOPPING CENTER	AO - AIRPORT OVERLAY



East Norriton Comprehensive Plan Map 2:

ZONING MAP
EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA



Carrigan GEO
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HOUSING

As described in the demographics section, housing development in East Norriton peaked in the 1950s and 1960s before gradually tapering off as the supply of buildable land decreased and the Township reached buildout. **Map 3** illustrates the history of housing and subdivision development throughout East Norriton. Recent annual reporting data between 2010 and 2016 from the Montgomery County Planning Commission identified a total of 202 residential units constructed in East Norriton, including 48 single-family detached units, 145 single-family attached units, and 9 multifamily units.

Despite the median age of the Township's housing stock is approaching 50 years (the median year that a residential structure was built in the Township is estimated at 1969, based on the 2011-2015 ACS), housing quality appears to remain sound. This assessment is based on various indicators of housing quality measured by the US Census Bureau's American Community Survey, including the presence, or lack thereof, of plumbing and kitchen facilities, as well as overcrowding (units with greater than 1 person per room). The ACS estimates that only 8 housing units in the Township lack complete plumbing facilities⁴ or 0.1 percent of the

housing units in the Township. The number of units with overcrowding is slightly higher, at an estimated 35 units (0.6 percent of housing units). Finally, in the case of units lacking complete kitchen facilities,⁵ the number of housing units is appreciably higher, at an estimated 217 units, however, this still accounts for only 3.7 percent of housing units.

The Montgomery County Planning Commission maintains a database of multifamily and attached housing throughout the County. While no multifamily or attached residential units in this database⁶ are identified as affordable, data from the most recent 2011-2015 American Community Survey of the US Census Bureau suggests that the supply of owner-occupied housing in East Norriton is more affordable than Montgomery County as a whole, given the difference in the median value of owner-occupied housing (\$262,200 in the Township as compared to \$292,300 for Montgomery County), while the median gross rent in the Township for renter-occupied units exceeds that Montgomery County (\$1,285 in East Norriton as compared to \$1,158 for Montgomery County).

As described in the existing land use section and the existing zoning section, East Norriton provides for a wide variety of housing types, from single-family detached residential on lot sizes over one acre, to clustered single-family residential subdivisions and small lot single family detached residential, to multi-unit residential that includes

⁴ According to the US Census Bureau, complete plumbing facilities include: hot and cold piped water, a flush toilet, and a bathtub and shower. All of these elements must be located in the housing unit to be considered complete.

⁵ According to the US Census Bureau, complete kitchen facilities must have cooking facilities, a refrigerator, and a sink with piped water.

⁶ The database identifies housing that has at least 10 dwelling units and often a common element to unify the development (i.e. open space, lobby, parking area or clubhouse). The County estimates that 2/3 of all multifamily or attached residential units in Montgomery County are included in this database.

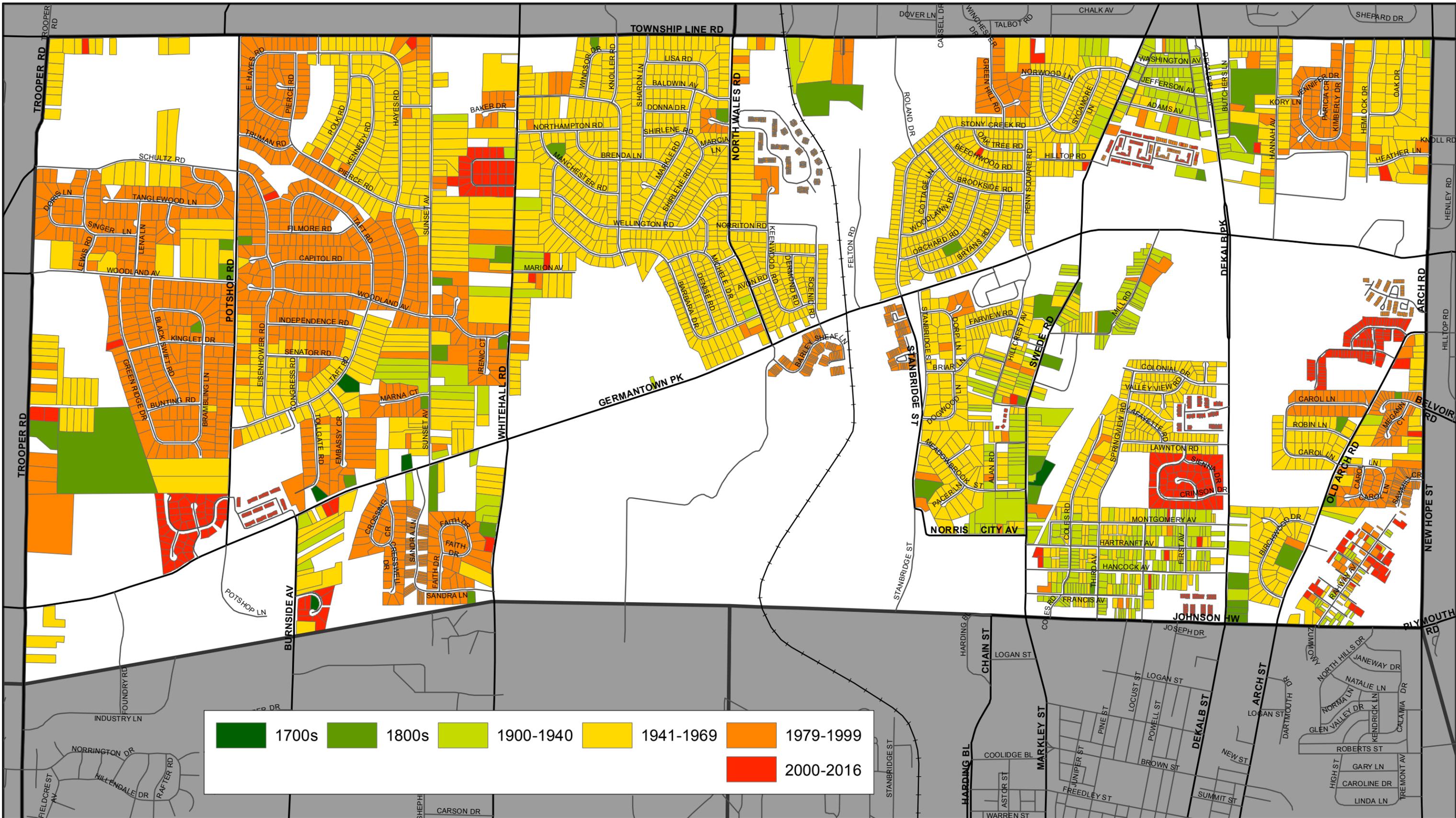
duplex and twin homes, multiplex unit residential, townhomes, high rise apartments, garden apartments, age-targeted housing, age-restricted housing, and mixed use (residential above commercial). In addition, the Township also permits accessory apartments as part of single-family residential dwellings, provided that they are only



occupied by an immediate family member of the property owner. While a variety of different residential types exist throughout the Township, generally, the majority of housing that is not classified as being single-family detached is found along major roadways, including Germantown Pike, Dekalb Pike, and Arch Road, with detached single-family residential housing located further from these roadways. As the stated intent of many of the Township's multifamily residential zones indicates, this design helps to reduce traffic impacts by locating higher-density residential centers closer to common amenities, job centers, and commuting hubs.

Data from the Montgomery County Planning Commission indicates that East Norriton contains at least three (3) age-restricted or independent living facilities in continuing care retirement communities and include the 153-unit Stuart's Keep on Swede Road, the 171-unit Brightview on Germantown Pike, and the 84-unit Jefferson Crossing on Dekalb Pike.

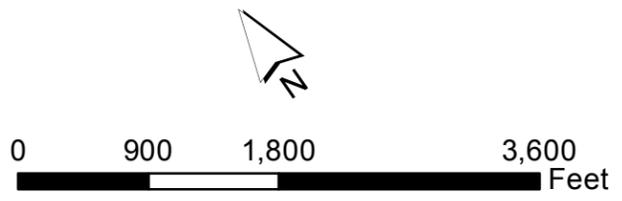
The County notes that approximately two-thirds of all multifamily or single-family attached units in the county are identified in this inventory. In addition to the three (3) age-restricted communities described previously, the County identified an additional 17 multifamily development projects, totaling 1,876 units on approximately 200 acres in East Norriton. One of these developments is "age-targeted," but not age-restricted.



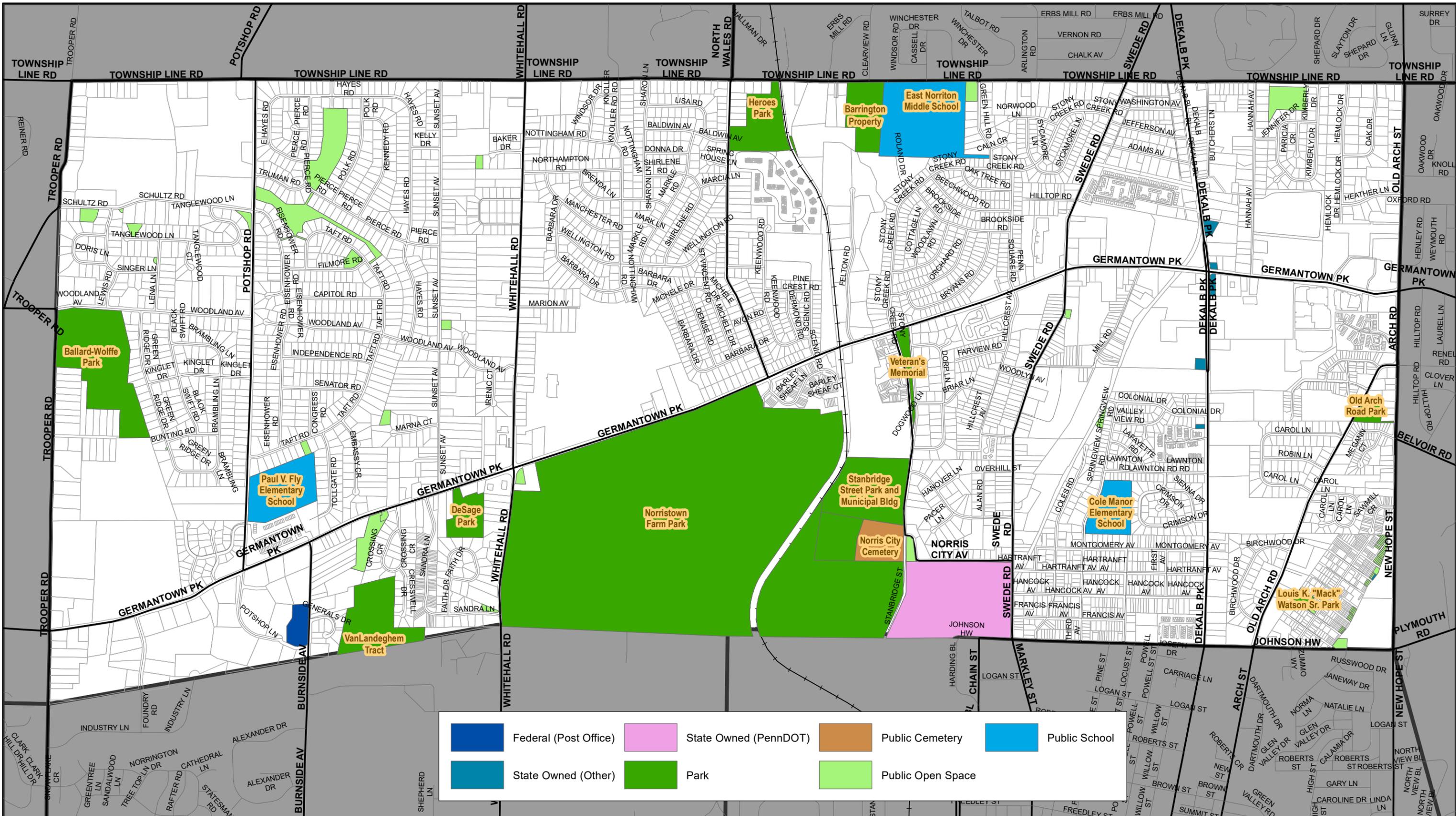
	1700s		1800s		1900-1940		1941-1969		1979-1999		2000-2016
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Prepared by NAD 11/15/2017
 Source: Montgomery County, East Norriton Township DCNR; PennDOT, PASDA
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Map 3: Housing by Date Constructed
East Norriton Township
Montgomery County, Pennsylvania




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Map 4: Public Lands and Open Space
East Norriton Township
Montgomery County, Pennsylvania

Prepared by NAD 3/29/2018
 Source: DCNR; PennDOT, PASDA, East Norriton, Montgomery County, DVRPC
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ECONOMIC DEVELOPMENT

Changes Since 2008

There have been several notable developments to occur in East Norriton since the adoption of its 2008 Master Plan. One of the most visible changes to the landscape, the redevelopment of the Woods Golf Center into the Einstein Medical Center Montgomery, occurred in 2012. This development has, and will likely continue to, influence the development of neighboring properties to meet the peripheral needs of the hospital. In East Norriton and elsewhere, convenience store chains, such as Wawa, have been moving toward larger sites that can be used for both retail and gasoline sales.

Based on annual reporting data from Montgomery County for the five-year period from 2011-2016, 37 acres of land have been proposed for nonresidential development. It should be noted that in 2016, East Norriton led Montgomery County in proposed zone amendment activity, with five (5) map amendments, one (1) ordinance amendment, and seven (7) minor text amendments.

There have also been global changes in the economy that have reaching impacts to East Norriton. The increasing popularity of eCommerce, both in larger-scale retailers such as Amazon and Walmart, services (meal delivery, car sharing/ride hailing, house rentals, and others) but also small-scale eCommerce commercial uses, has changed the way some companies do business. In some





locations, especially where commercial office space is cheaper than retail, companies may choose to rent the commercial office space and eschew the brick and mortar storefront, opting instead for a website. Increased opportunities for telecommuting. As described in the demographics section, nearly five (5) percent of East Norriton's residents work from home. As internet speeds continue to improve, this number may increase. In both situations, there may be increased demand for flexible office space or co-working facilities. These spaces provide shared office space to telecommuters, entrepreneurs, and freelancers that offer the opportunity for collaboration, and without the financial hurdles of long-term leases.

Existing Businesses

Montgomery County maintains an inventory of shopping centers throughout the county, which it defines as being: the center contains a supermarket as an anchor and at least two other stores connected to it; a collection of five or more stores with at least 30,000 square feet; and any retail operation, such as department stores or other specialty stores with a gross floor area of at least 60,000 square feet, including standalone stores. These stores are then classified by shopping center type, based on size and tenants. Based on these criteria, the County has identified eight (8) shopping centers in East Norriton, which are described in **Table 18**. Notably absent from the county's inventory is the Deon Square Shopping Center on Old Arch Road, which contains 45,690 square feet of gross floor area and 11 stores. It should also be noted that the most recent shopping center, East Norriton Crossings, was built in 1999, and that six (6) of the nine (9) shopping centers in East Norriton were built on, or prior to 1961.

Table 18: Shopping Centers

Name	Location	Closest Intersecting Street	Number of Stores	Gross Floor Area (Sq. Feet)	Year Built	Center Type ⁽¹⁾
Dekalb Plaza	DeKalb Pike	Germantown Pike	17	178,853	1977	Community
East Norriton Crossing	Germantown Pike	Dekalb Pike	7	121,052	1999	Neighborhood
Hillcrest Plaza	Germantown Pike	Swede Road	30	50,737	1984	Neighborhood
Norriton Square	Germantown Pike	Hannah Avenue	14	131,794	1958	Neighborhood
Northtowne Plaza	Germantown Pike	DeKalb Pike	38	221,665	1959	Community
Sears Hardware	DeKalb Pike	Germantown Pike	1	113,560	1958	Big Box/Department Store
Swede Square	Swede Rd.	Germantown Pike	18	100,816	1961	Neighborhood
Walmart	Germantown Pike	Swede Road	3	131,388	1960	Big Box/Department Store
Deon Square Shopping Center (2)	Old Arch Road	Johnson Highway	11	45,690	1960	Neighborhood Center
Penn Square Shopping Center (2)	Germantown Pike	Penn Square Road	10	12,162	1954	
(1) Shopping Centers are classified by Montgomery County under the following designations with approximate square footage:						
<ul style="list-style-type: none"> • Neighborhood Center (30,000 – 150,000 square feet) - Supermarkets and small tenants. • Community Center (100,000 – 350,000 square feet) – Discount department store, supermarket, home improvement stores, and large category dominant stores (e.g. Office Max). • Regional Center (400,000 – 1,000,000 square feet) – One or more full-line department store(s), with many small tenants or a large collection of category dominant stores (e.g. Toys “R” Us). • Super Regional Center (500,000 – 2,000,000 square feet) – Fully enclosed mall with three or more full-line department stores with many small tenants; or a unique center with a large regional draw, such as an outlet mall. • Big Box / Department Store (60,000 – 200,000 square feet) – Stand alone big box stores or department stores (e.g. Target). 						
(2) Not included in the Montgomery County Shopping Center Inventory						
<i>Sources: Montgomery County Planning Commission, East Norriton</i>						

Based on a December 2017 inventory of the current shopping center tenants, the percent of vacancies by square footage ranges from zero (0) to 35 percent, with the overall vacancy rate at 17 percent, which exceeds the national rate of around 10 percent. A review of the existing tenants in these shopping centers shows several general themes, including services (dry cleaners, hair/nail salons, medical, athletics/exercise, child care/education), restaurants, finance (banks, financial advisors, accountants), and some retail (discount stores, specialty retailers). It is not clear if this is a result of the growing popularity in eCommerce, regional shopping centers in neighboring communities, or other factors. It should also be noted that there has been increasing demand from certain commercial uses for larger industrial spaces, some of which is illustrated in the Existing Land Use map (**Map 1**).

Conversions of existing residential properties to small-scale commercial uses is another recurring phenomenon in East Norriton, particularly along the major roadways.

The following grants and loans and other incentives are available as possible tools for economic development in East Norriton.

State

COMMUNITY BASED SERVICES TAX CREDIT (CBSTC)

The CBSTC establishes a tax credit program for businesses that make contributions to non-profit entities that provide community-based services to individuals with Intellectual Disabilities.

EDUCATIONAL IMPROVEMENT TAX CREDIT PROGRAM (EITC)

The EITC program awards tax credits to eligible businesses contributing to a Scholarship Organization, an Educational Improvement Organization, and/or a Pre-Kindergarten Scholarship Organization.

JOB CREATION TAX CREDIT (JCTC)

The Job Creation Tax Credit Program (JCTC) was established for the purpose of securing job-creating economic development opportunities through the expansion of existing businesses and the attraction of economic development prospects to the Commonwealth of Pennsylvania.

RESEARCH AND DEVELOPMENT (R&D) TAX CREDIT

Research and Development tax credits (“R&D tax credits”) are available to taxpayers incurring qualified expenses for research and development in Pennsylvania. The Pennsylvania Department of Revenue (“DOR”) administers the approval of applications for R&D tax credits.

NEIGHBORHOOD ASSISTANCE, ENTERPRISE ZONE TAX CREDIT (NAP/EZP)

The NAP/EZP program encourages private investment and promotes job growth and economic development in state designated enterprise zones. The program authorizes tax credits against specified PA taxes to private companies that make qualified investments to promote economic development or increase employment opportunities.

OPPORTUNITY SCHOLARSHIP TAX CREDIT PROGRAM (OSTC)

The OSTC program provides tax credits to businesses contributing to an Opportunity Scholarship Organization (OSO). Contributions are used by OSO to provide scholarships to eligible students residing within the boundaries of a low-achieving school to attend another public school outside of their district or nonpublic school.

KEYSTONE INNOVATION ZONE (KIZ) TAX CREDIT PROGRAM

Keystone Innovation Zones (KIZs) are designated geographic zones to foster innovation and create entrepreneurial opportunities by aligning the combined resources of educational institutions and the private sector. The program provides tax credits to for-profit companies less than eight years old operating within specific targeted industries within the boundaries of a KIZ.

KEYSTONE SPECIAL DEVELOPMENT ZONE (KSDZ)

The Keystone Special Development Zone (KSDZ) is an incentive-based tax credit program to foster the redevelopment of abandoned, deteriorated commercial and industrial sites.

KEYSTONE OPPORTUNITY ZONE (KOZ)

Keystone Opportunity Zones (KOZs) are underdeveloped and underutilized geographic areas designated by local communities and approved by the state as economic development zones that can provide certain state and local tax abatement to businesses and residents in those zones.

TAX INCREMENT FINANCING (TIF) GUARANTEE PROGRAM

The Tax Increment Financing (TIF) Guarantee Program promotes the general economic welfare of various regions and communities in the Commonwealth and assists in the development, redevelopment and

revitalization of Brownfield and Greenfield sites in accordance with the TIF Act.

REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)

The Local Economic Revitalization Tax Assistance (LERTA) Act allows local government bodies to LERTA designate economically depressed areas to encourage new construction and improvements to deteriorated industrial, commercial and business properties, by allowing a reduction in property taxes over a period of up to 10 years.

BUSINESS IN OUR SITES GRANTS/LOANS (BOS)

The Business in Our Sites (BOS) program offers grants and loans that can be used for projects to help pay for site development activities necessary to make a property 'shovel-ready'. Sites must be previously used property or undeveloped property planned/zoned for development.

HIGH PERFORMANCE BUILDING PROGRAM (HPB)

The High Performance Building Program (HPB) offers grants and loans to underwrite the cost premiums associated with the design and construction or major renovation of high performance buildings that meet or exceed National Green Building Standard (NGBS), Green Building Initiative (GBI) Green Globes, or the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Gold standards.

County

Montgomery County to Business Initiative (MC2B)

The Montgomery County Commerce Department administers the economic and workforce development programs and services that

respond to the needs of both job seekers and businesses in Montgomery County. Commerce’s Montgomery County To Business Initiative offers a full range of business products and services – providing a “one-stop shop” approach to workforce and economic development.

STAFFING & EMPLOYEE RECRUITING

Assisting businesses in the recruitment and hiring process, along with a Pipeline of Unemployed/ Underemployed Candidates and Skills Matching between a talent pool and job requirements.

ON THE JOB TRAINING

Grant funds to reimburse eligible employers up to 90% of the participants’ wages up to \$6,500 per participant, not to exceed a total of \$25,000, and Customized Job Training (CJT) grant funds to reimburse eligible employers up to 75% of eligible training costs to meet specifications of the occupation prior to employment.

LOANS & ECONOMIC DEVELOPMENT ASSISTANCE

From the Montgomery County Redevelopment Authority (RDA), Industrial Development Authority (IDA) and Montgomery County Development Corporation (MCDC) that can be used for capital improvements and investments.

Municipal

LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE (LERTA)

The Local Economic Revitalization Tax Assistance (LERTA) Act allows local government bodies to LERTA designate economically depressed areas to encourage new construction and improvements to deteriorated industrial, commercial and business properties, by

allowing a reduction in property taxes over a period of up to 10 years.

COMMUNITY RESOURCES

Municipal Facilities

Township Building

At present, the Township Building, located at 2501 Stanbridge Street, is the Township's only facility, and houses all of its administrative functions. Township-sponsored recreation programs are held either at one of the Township's parks, or at one of the public schools.



Schools

East Norriton is part of the Norristown Area School District, which includes West Norriton Township and the Borough of Norristown. The following schools are located in East Norriton.

Paul Fly Elementary School

Located at 2920 Potshop Road, this school currently serves 575 students from East Norriton and neighboring Norristown for grades Kindergarten through Fourth Grade.

Cole Manor Elementary School

Located at 2350 Springview Road, this school currently serves over 400 students for grades Kindergarten through Fourth Grade.

East Norriton Middle School

Located at 330 Roland Drive, this school serves approximately 900 students for grades five through eight.

In addition, East Norriton has been home to numerous private schools, including St. Titus Church, Our Lady of Victory, and Penn Christian Academy. At the date of this plan's adoption, however, St. Titus Church and Our Lady of Victory schools are not in use.

Police, Fire and Ambulance

Police

The Township is serviced by its own Police Department, which is located at the Township's administrative building on Stanbridge Street.



Fire

The Township is serviced by the Norriton Fire Engine Company, which operates out of two stations in East Norriton.

Ambulance

The Township is serviced by the Plymouth Community Ambulance. Their main station is located at 902 Germantown Pike in Plymouth Meeting, with an additional 3 stations located within their service area of 42 square miles, as well as a mobile unit.

Public Parks and Monuments

Ballard-Wolffe Park

Located at Trooper Road and Woodland Avenue, this 35.5-acre wooded park is dedicated to passive recreation. The park currently contains trails and benches, however additional trails are being planned, one of which will include the proposed Greenway Trail.

Barrington Park

Located at Roland Drive and Township Line Road, the Barrington Park contains approximately 12.2 acres of wetlands, woodlands, streams and wildlife. As such, the park is intended for passive use and includes an environmental center for use by local schools.

Heroes Park (formerly Culvert Hurdle Park)

Located on North Wales Road, this 15.3-acre park includes hard surface hockey/basketball court, picnic area with tables, grills and play equipment.

DeSage Park

Located on Germantown Pike, between Whitehall Road and Sandra Lane, this 8.8-acre ecological park contains a paved central trail connected to a circular woodchip trail containing seven (7) interpretive stations.

Louis K. "Mack" Watson Sr. Memorial Park

Located at Rahway Avenue, between Shamokin Street and Bristol Street, this park currently contains a picnic area, playground, and a basketball court.

Norris City Cemetery

Located at the intersection of Stanbridge Street and Norris City Avenue, this 9.75 acre publicly-owned and preserved historic cemetery.

Norristown Farm Park

Located south of Germantown Pike between Whitehall Road and Stanbridge Street, the 690-acre Norristown Farm Park extends into neighboring West Norriton Township and Norristown Borough, although nearly half of the park is located in East Norriton and accounts for nearly ten percent of the Township's land area. The park is owned by Commonwealth of Pennsylvania but currently managed by Montgomery County. The park is actively used for farming, but is open to the public, and contains such amenities as multi-use trails (incl. bicycle and rollerblade trails, hiking trails, interpretive and walking trails), a volley ball court, picnic areas, fishing areas, and historic buildings.



Old Arch Road Park

Located on Old Arch Road, south of Brownstone Drive, this 2.8-acre park includes play equipment and picnic area.

Stanbridge Street Park Complex

Located at 2501 Stanbridge Street, directly behind the East Norriton Township municipal building, includes approximately 21 acres containing a lighted softball field, picnic pavilion with grills, play apparatus, one-mile walking trail, two (2) tennis courts, basketball court, exercise equipment, one (1) soccer field, two (2) bocce courts, and a sand volleyball court. In addition, the park contains three (3) parking areas, two (2) public restrooms, and a concession stand. The Complex is also home to the Centennial/Friendship Garden, which

was completed in 2008 and commemorates the Township's 100-year anniversary as well as its ties to its sister city, Treptow-Kopenick von Berlin. The Complex also includes the Jefferson House Gazebo.

VanLandeghem Tract

Located on Burnside Avenue, behind Burnside Reserve between Germantown Pike and Eagle Drive, this site is part of a joint effort by East Norriton and West Norriton, containing approximately 35 acres, 19.5 of which are located in East Norriton.



Veteran's Memorial Monument

Located on the grassy triangle along Germantown Pike between Old and New Standbridge Streets, this memorial was dedicated in 2004 to all who have served in the US Armed Forces.

Trails

Greenway Trail

Currently in the planning and development stages, the Greenway Trail is a proposed off-road trail system that will create an off-road trail system connecting the Ballard-Wolffe Park with the Norristown Area High School. Realization of this trail will require cooperation with West Norriton Township to connect to the High School. The goal of this project is to provide a pedestrian trail, primarily intended for local residents, and will include safe road crossings, emergency access points and protect the privacy of neighboring residences.

A trail spur would link the High School to the VanLandeghem Tract, an open space jointly owned by East and West Norriton of approximately 35 acres.

Historic Resources

East Norriton's Historic Advisory Commission serves as an advisory body to the Township to help protect the integrity of the Township's historic resources. The committee works to identify and protect historic properties and attempts to mitigate the negative effects of proposed changes to these resources by encouraging appropriate reuse. The Township's 2005 Open Space Preservation Plan Update contains a comprehensive list of historic properties identified to date, however some noteworthy properties are identified in the following section below:



Barley Sheaf Tavern/Sign of General Jackson

Located at 420 West Germantown Pike and currently used for offices. The Barley Sheaf Inn is listed on the National Register of Historic Places. In the early 19th century, the building was renamed the Sign

of General Jackson, with improvements to the structure that reflected the Victorian Gothic style.

Bartle Bartleson Tavern

Located at 313 West Germantown Pike, the Bartle Bartleson Tavern was constructed prior to the American Revolution, and is shown on maps as early as 1759 and 1770. The site was used as an encampment by both Continental and British troops during the Revolution.

Burr Meeting House

Located at 529 North Whitehall Road, the Burr Meeting House, was used from 1841 – 1914 for worship, Sunday School, meetings of the Norritonville Total Abstinence Society and the Norritonville Literacy Society and is an example of Georgian Architecture.

Campbell/Stratton Farm

Located at 3131 North Wales Road, the Campbell/Stratton Farmhouse (and associated spring house) was constructed in 1826, however there was a dwelling on this site as early as 1748. The structure is an example of Greek Revival architecture.

David Rittenhouse Farm

Located at 1033 West Germantown Pike, the David Rittenhouse Farm was constructed in 1790, and was home to David Rittenhouse, scientist, astronomer and statesman. Currently the site of the Valley Forge Medical Center.

DeSage House

Located at 716 West Germantown Pike, the DeSage House was constructed around 1800 and contains historic farm house and outbuilding.

Norris City Cemetery

Originally established in 1858, however, the site had previously been used as a Methodist chapel and the Supplee School House. Approximately 200 veterans, including 142 Civil War soldiers are buried at this site.

Norritonville School

Located at 800 West Germantown Pike. While a school existed on the site as early as 1771, the current structure was constructed in 1894.

Norriton Presbyterian Church

Located at the intersection of Germantown Pike and Trooper Road, the current structure was built in 1698. The church was used as a hospital during the Battle of Germantown. The graveyard contains some stones dating back to 1689 and 1700 and includes the sites of 28 Revolutionary soldiers.

St. Clair Farm

Located at 807 West Germantown Pike, the St. Clair Farm was constructed in 1757, and was the home of General David St. Clair, a Revolutionary War hero, and originally built by Robert Shannon, the first physician in Norristown.

⁷ It should be noted that the data for these maps comes from a variety of regional sources, using different collection methodologies. This data is intended to serve as a macro-level reference to assist in the understanding of existing conditions in the Township for the

Natural Resources and Environmental Constraints

Natural resources and environmental constraints to development are depicted in **Maps 5-11**.⁷ Specific environmental constraints found within East Norriton Township include: wetlands; flood hazard areas; stream corridors; and areas with steep slopes.

Watersheds

East Norriton is located entirely within the Delaware River Basin. The waters that drain into this basin are collected from numerous smaller basins or subwatersheds, which themselves are collected from even smaller subwatersheds. The level of subwatershed detail is denoted by higher Hydrologic Unit Code (HUC). At the HUC 11 level, the entirety of East Norriton is located within the Schuylkill River subwatershed. At the HUC 12 level, East Norriton is divided between the Stony Creek subwatershed, which contains a majority of the Township's land area, and the Plymouth Creek-Schuylkill River subwatershed, which contains the southeast corner of the Township, and is illustrated in **Map 5**.

Topography and Steep Slopes

As depicted in **Map 6**, the Township contains few areas with steep slopes. Slopes between 15 and 25 percent were identified mainly in the western section of the Township and near the Norris Farm park. With the exception of the Gill Quarry site, no sites in East Norriton were identified as having slopes over 25 percent.

preparation of this Comprehensive Plan. This data has not been field-verified on a site-specific basis.

Floodplains, Wetlands and Waterbodies

The Township contains several identified Special Flood Hazard Areas in the most recent mapping by FEMA and are depicted in **Map 7**. These floodplains are mainly concentrated around Stony Creek and its associated branches and tributaries, with another identified floodplain in the southeastern section of the Township along the Sawmill Run. The township contains a single identified floodway, located along the Stony Creek, which runs through the center of the Township from north to south. As described in the existing zoning section, the Township's Floodplain Conservation Zone district limits the types, and extent of development that can occur in the floodway and floodplain areas. The Township's wetlands and waterbodies are illustrated in **Map 8**.

Currently, East Norriton's Chapter 93 streams, including the Stony Creek, Kepner Creek and the Sawmill Run are all designated for Trout Stocking (TSF).

Soils

A map of the soils found in the Township is included as **Map 9**. Descriptions of the soils and their suitability are included as **Appendix B**.

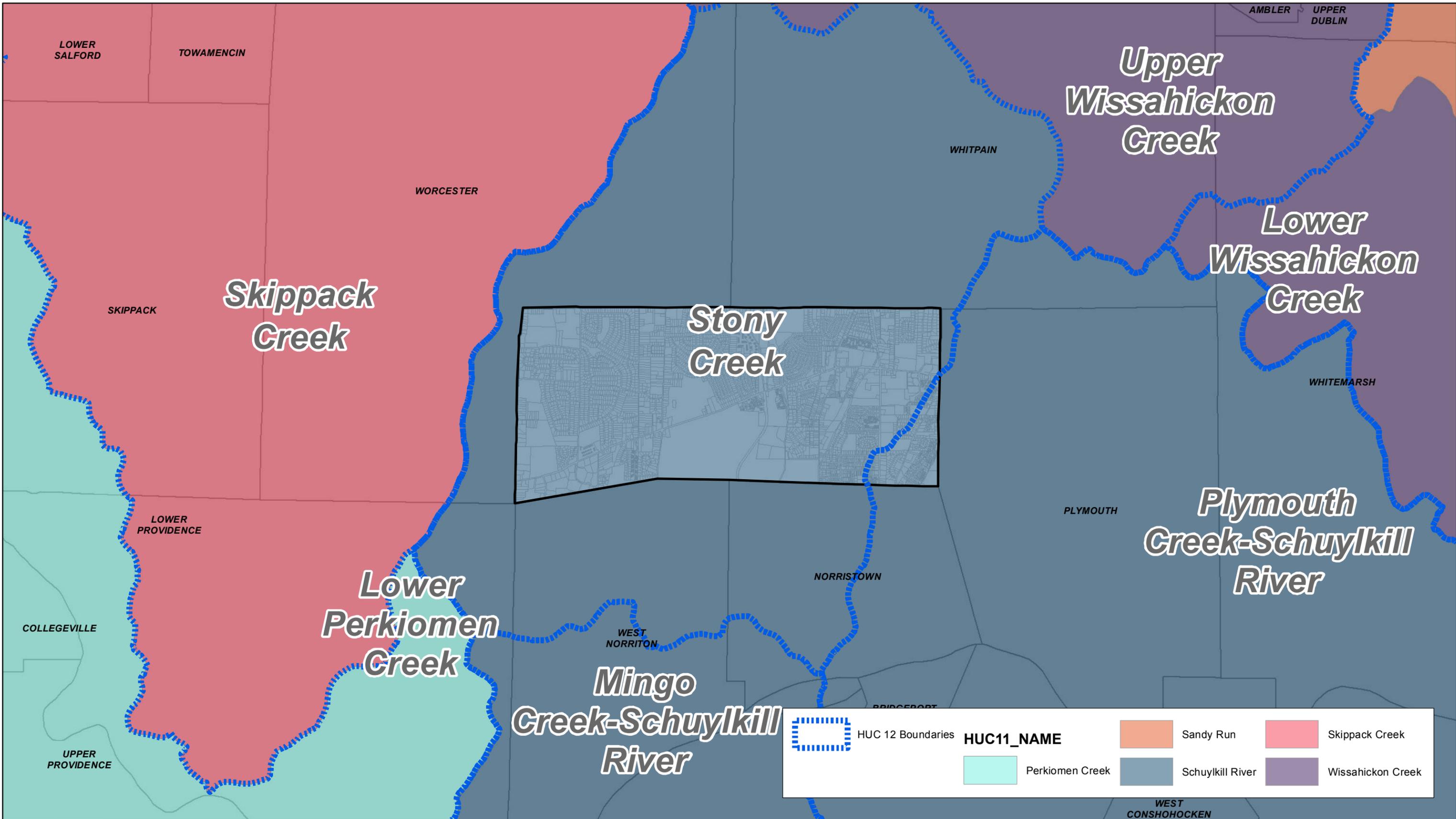
Forest Cover and Impervious Cover

Despite nearing buildout, East Norriton contains a significant amount of forested area (**Map 10**). Based on 2013 land cover data from the University of Vermont, approximately 1,417 acres, nearly one third of the Township's land area, is forested and an additional 8 acres covered by shrubland. Approximately 111 acres of tree cover extends over buildings, roads and other impervious surfaces.

Unlike forested areas, impervious coverage is a type of land cover that does not allow for water to pass through, such as buildings, rooftops, and roadways. Concentrations of impervious coverage without treatment and collection can exacerbate the stormwater generated from rainwater or stream flooding when there is insufficient area for detention or retention. **Map 11** identifies the impervious areas in East Norriton. Approximately 1/3 of the Township is impervious, with the largest concentrations found in the Township's commercial areas.

Natural Areas Inventory

Montgomery County last updated its Natural Heritage Inventory in 2008. The resulting report, prepared by Drs. Ann F. Rhoads and Timothy A. Block of the Morris Arboretum of the University of Pennsylvania utilized a different methodology from the previous 1995 report, identifying specific conservation landscapes. The mapping for this report was not incorporated into the Pennsylvania Natural Heritage Program interactive map due to mapping inconsistencies with other county reports, however, it appears that while the report identifies the Stony Creek Meadow as a NAI site, it is not part of a specific conservation landscape. This site, identified as a "Core Habitat" in the County's Natural Heritage Inventory, is part of the Norristown Farm Park. While not specifically acknowledging Stony Creek Meadow, the report acknowledges some already-preserved sites were ranked lower, because there is little need for further protection.

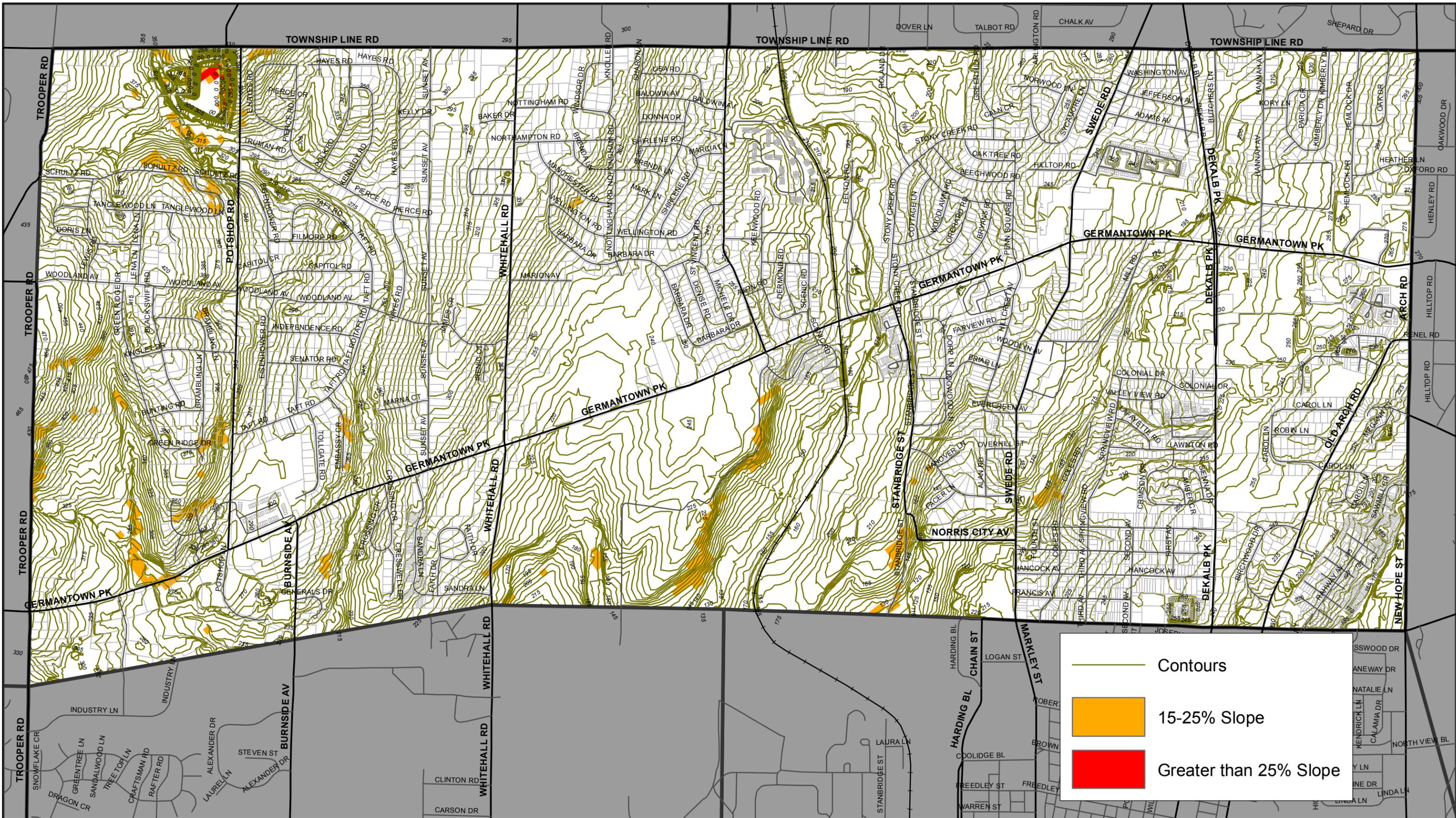



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Map 5: Watersheds
East Norriton Township
Montgomery County, Pennsylvania

Prepared by NAD 11/14/2017
 Source: NRCS; DRBC, PASDA, East Norriton, Montgomery County, DVRPC
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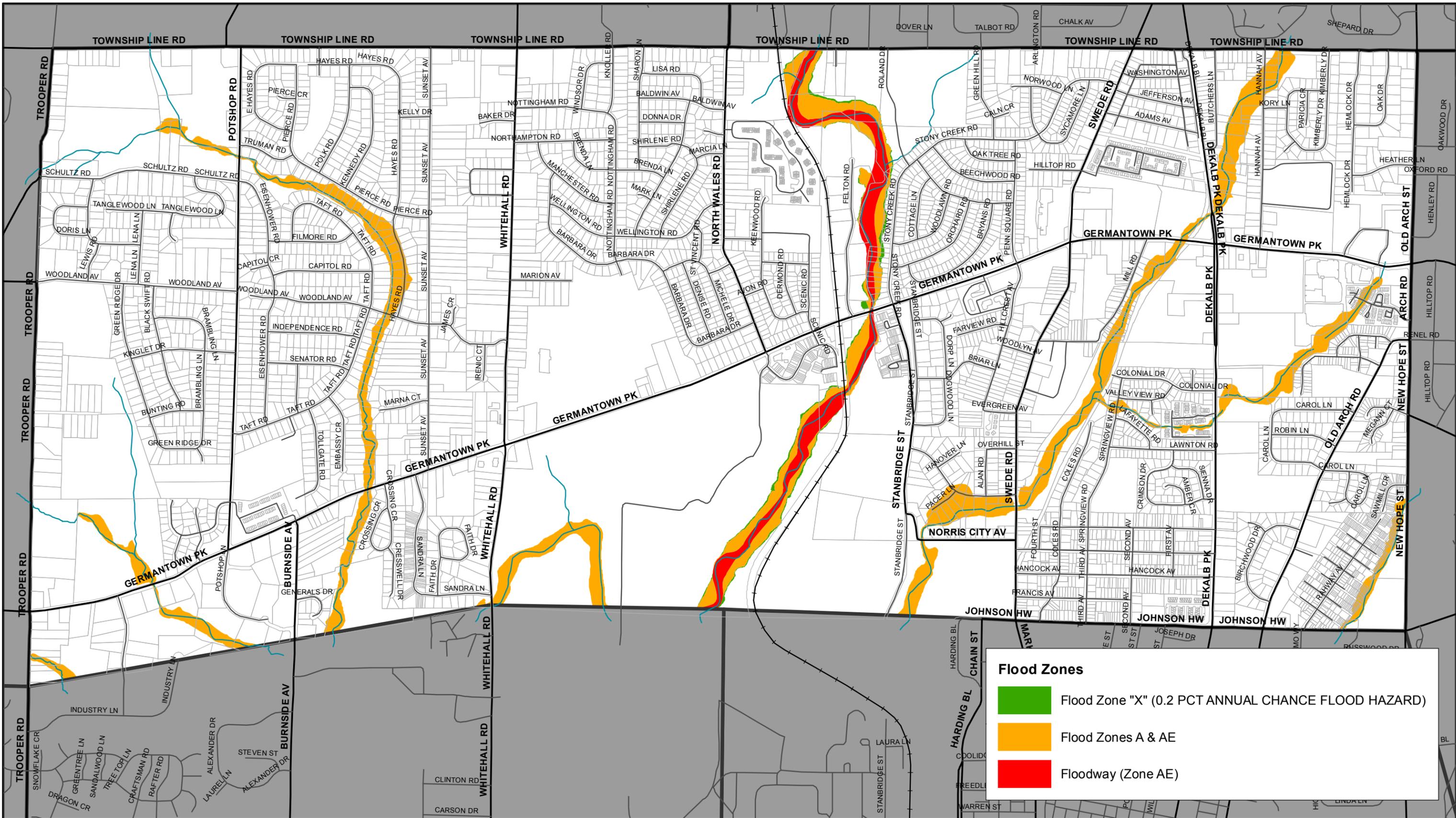



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Prepared by NAD 8/29/2017
 Source: USGS; FEMA; DCNR; PennDOT, PASDA, East Norriton, Montgomery County
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	Contours
	15-25% Slope
	Greater than 25% Slope

Map 6: Topography
East Norriton Township
Montgomery County, Pennsylvania

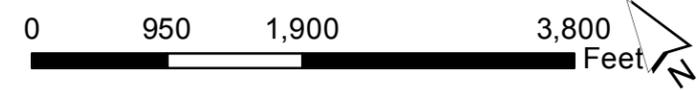


Flood Zones

- Flood Zone "X" (0.2 PCT ANNUAL CHANCE FLOOD HAZARD)
- Flood Zones A & AE
- Floodway (Zone AE)

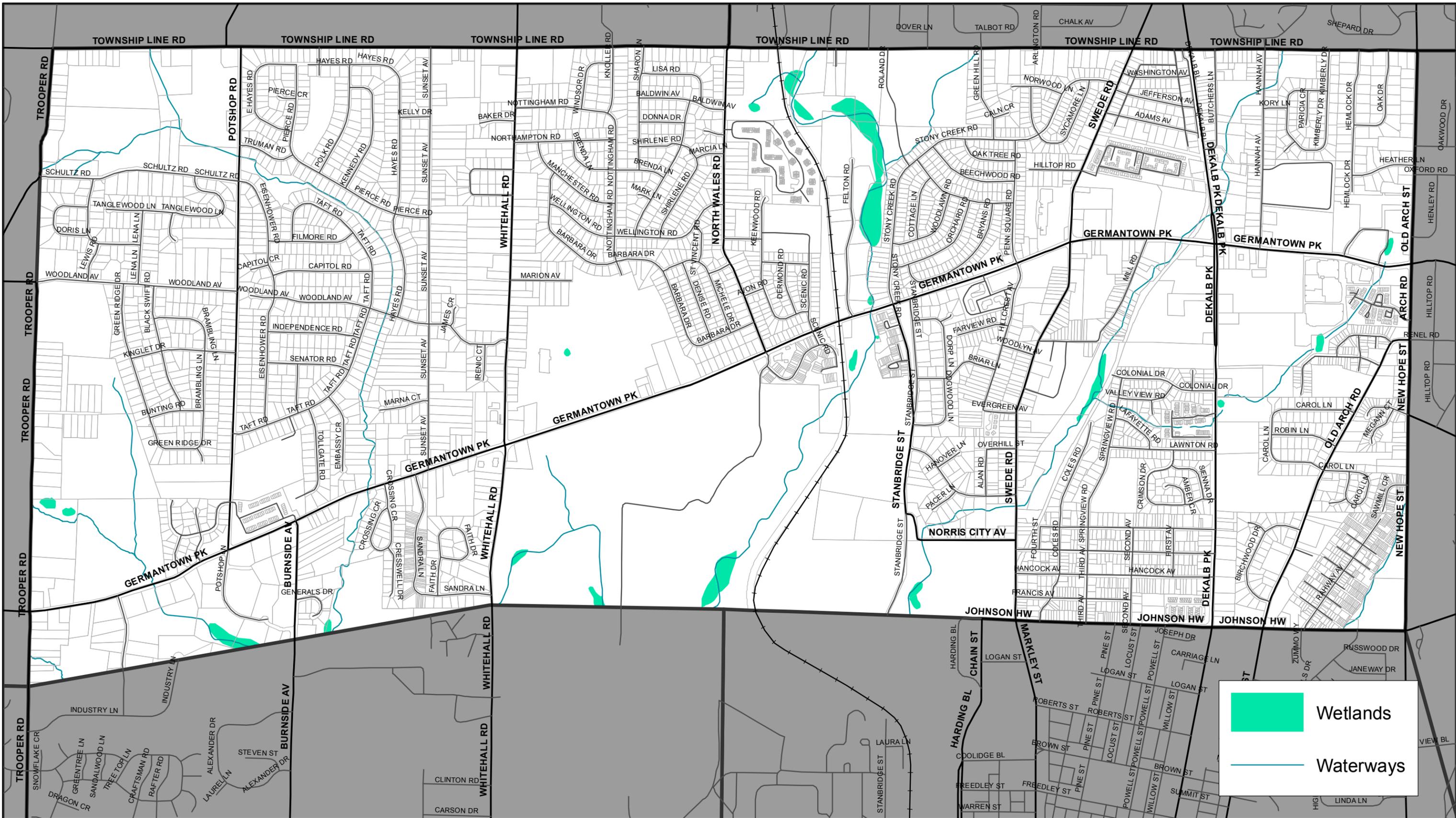

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The flood zones depicted in this map are based on flood hazard maps prepared by the Federal Emergency Management Agency (FEMA)



Map 7: Flood Zones
East Norriton Township
Montgomery County, Pennsylvania

Prepared by NAD 8/31/2017
 Source: USGS; FEMA; DCNR; PennDOT, PASDA, East Norriton, Montgomery County
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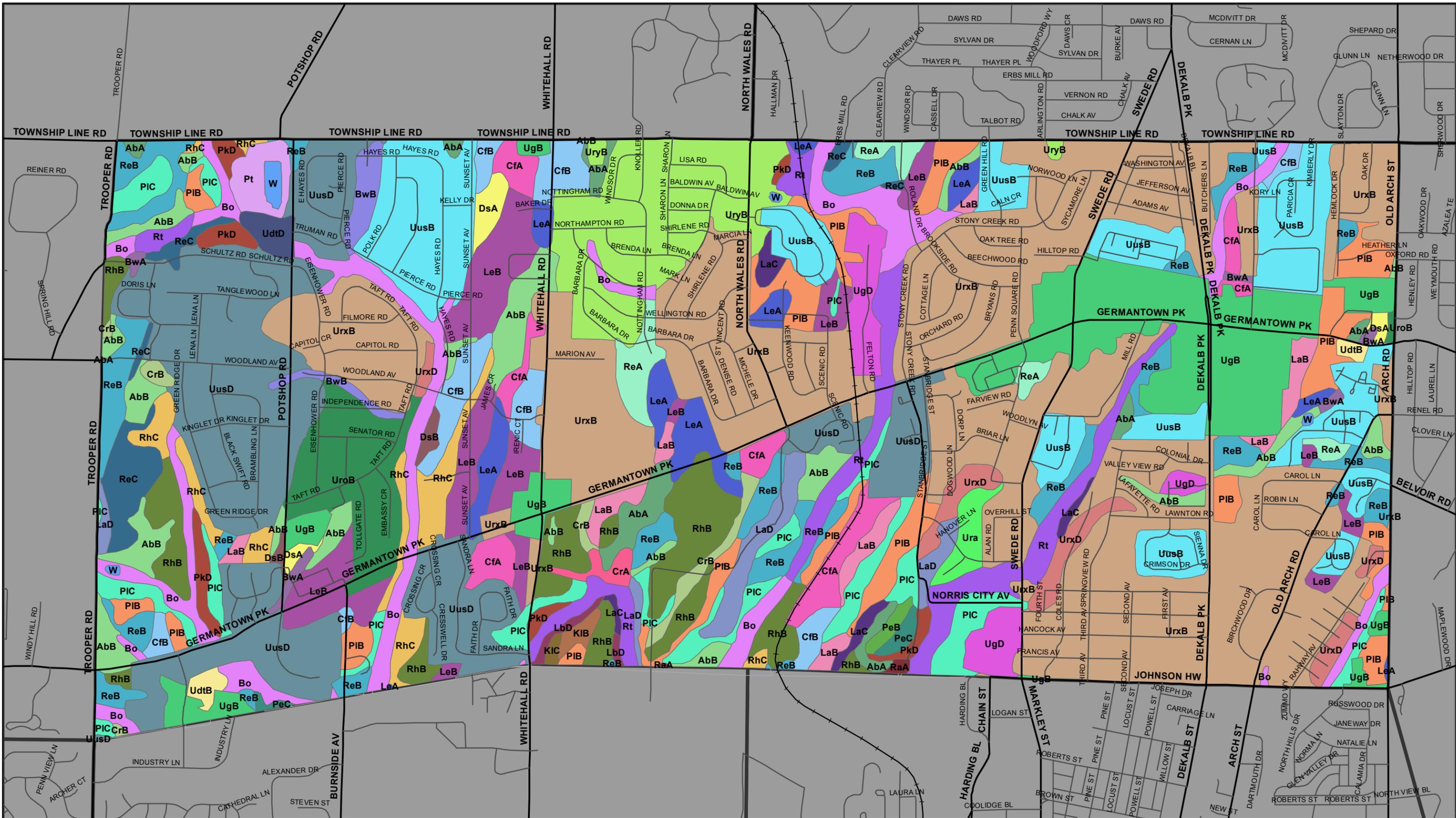

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Prepared by NAD 8/29/2017
 Source: USGS; FEMA; DCNR; PennDOT, PASDA, East Norriton, Montgomery County
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Map 8: Hydrologic Features East Norriton Township Montgomery County, Pennsylvania

Wetlands are areas saturated with water, either permanently or seasonally.
 The areas identified as wetlands in this map have been done so using analysis of aerial imagery to provide a generalized reference estimate of wetland locations and do not provide exact boundaries comparable to boundaries derived from ground surveys.



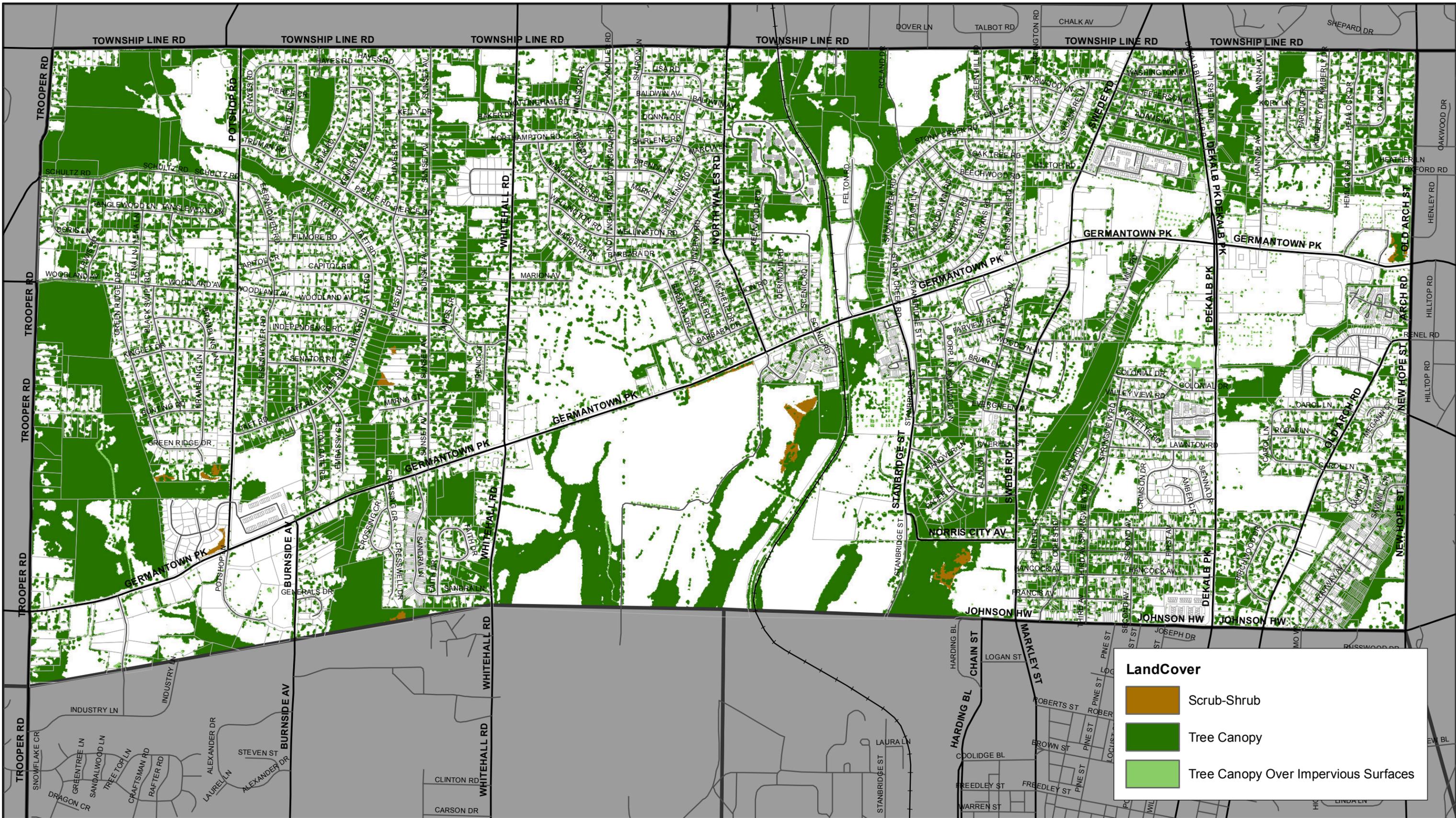

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Soil Data extracted from the Soil Survey Geographic (SSURGO) database for Montgomery County, Pennsylvania. The map depicts the kinds and distribution of soils on the landscape. This information was prepared by soil scientists as part of the National Cooperative Soil Survey.



Map 9: Soils
East Norriton Township
Montgomery County, Pennsylvania

Prepared by NAD 11/14/2017
 Source: USGS; NRDC; PennDOT, PASDA, East Norriton, Montgomery County
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LandCover

- Scrub-Shrub
- Tree Canopy
- Tree Canopy Over Impervious Surfaces


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Map 10: Estimated Forest Cover
East Norriton Township
Montgomery County, Pennsylvania

Prepared by NAD 11/14/2017
 Source: University of Vermont, PennDOT, PASDA, East Norriton, Montgomery County
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Map 11: Impervious Surfaces
East Norriton Township
Montgomery County, Pennsylvania

Prepared by NAD 10/18/2017
 Source: USGS; FEMA; DCNR; PennDOT, PASDA, East Norriton Township, CarriganGeo, DVRPC
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INFRASTRUCTURE

Communication Infrastructure

Based on data from the Federal Communications Commission, East Norriton has access to wireless and broadband. While the vast majority of the Township has access to internet service with maximum upload and download speeds greater than 100 mbps, there are several areas of the Township where the maximum speeds exceed 1 gbps. These areas with high speed access include the area around Einstein Medical Center, the Industrial Park in the southwest corner of the township, the eastern corridor of Dekalb Pike (Route 202) south of Germantown Pike, as well as a section of the township along Township Line Road between Green Hill Road and Dekalb Pike. A review of cellular service in the Township indicates that the Township is served in some part by all of the major wireless carriers (AT&T, Verizon, Sprint, T-Mobile), however typical upload and download speeds may limit their availability.

Water and Sewer Service

East Norriton is served by the East Norriton-Plymouth-Whitpain Wastewater Treatment Plant, which is owned and operated by the East Norriton-Plymouth-Whitpain Joint Sewer Authority.

The Township last updated its Act 537 Sewage Facilities Plan in January 2006, and therefore, the goals, objectives, recommendations and assumptions related to sewage infrastructure and outlined in the Township's 2008 Comprehensive

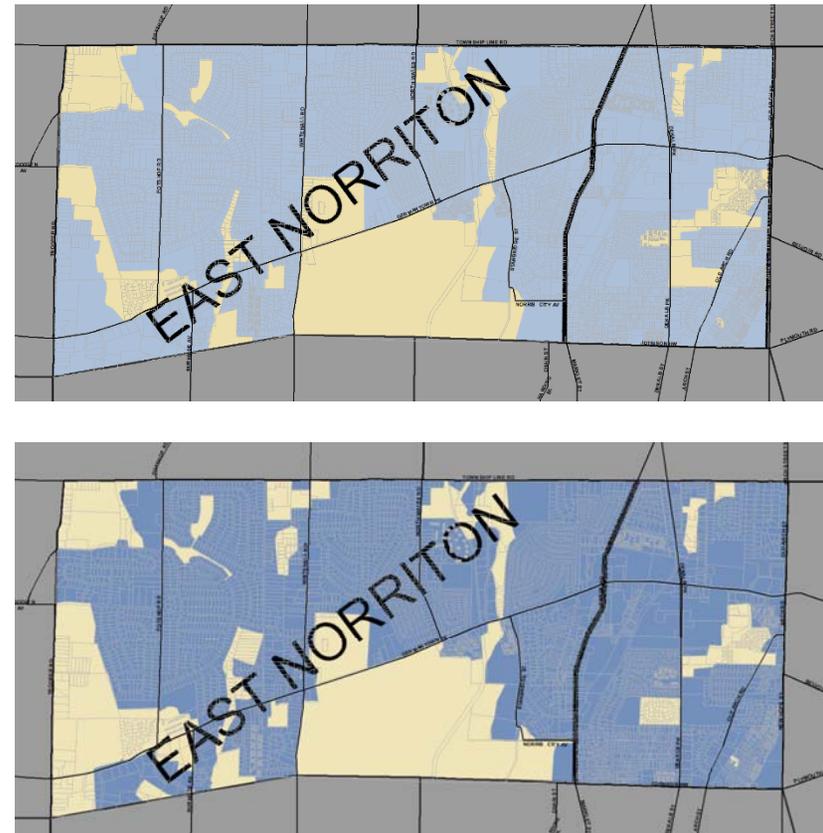


Figure 2 depicts the approximate sewer service (top) and water service areas of East Norriton. Data source: Montgomery County Today Existing Conditions Maps

Plan still apply. This includes addressing issues of “infiltration and inflow” (when outside stormwater enters aging wastewater lines and reduces capacity), and increasing the maximum capacity of the wastewater system to address new development. The Township

anticipates that this Comprehensive Plan will serve as a foundation for subsequent revisions to its Act 537 Plan and other infrastructure plans and reports following its adoption.

Based on Montco 2040, the County's Comprehensive Plan, the vast majority of East Norriton is presently located in an existing public sewer service area. The majority of area not included in the existing sewer service area includes preserved public lands and the area around Gill Quarry, and notably the area around the Northwood Executive Campus, however Township sewer service data suggests that sewer service has expanded since this time, and Montco 2040 indicates that the remainder of Township area not currently preserved or sewerred will contain future public sewer service. The two main areas identified for proposed expansion include the area presently owned by Gill Quarry in the northwest corner of the Township, as well as the area currently owned by Saint Patrick's Church and Cemetery.

Similarly, public water service is available to most of East Norriton. Many of the same areas identified in the Montco 2040 existing conditions maps lacking water service correspond to those in the sewer service map, however, these areas are also proposed for future public water service. The Township is located in the Pennsylvania American Water Company franchise area. Based on 2017 data from the Pennsylvania Department of Environmental Protection, the only area of the Township where public water supply is not present is the area around Gill Quarry in the northwestern section of the Township.

CIRCULATION AND TRANSPORTATION



The majority of development in East Norriton took place in the 1950s and 1960s, with a strong focus on the automobile. The resulting development patterns reflected this preference, with larger lots dedicated to residential, office, and retail uses, and is further illustrated in the ACS data in **Table 12**, which indicated that the vast majority of residents commuted to work by car alone. The website WalkScore measures the proximity of everyday amenities (groceries, errands, shopping, parks, schools, culture and entertainment, drinking and dining), assigned East Norriton a score of 25, or “Car-Dependent” where most errands require a car.

Roadway Overview

Within its boundaries, East Norriton contains approximately 51 miles of local roads and 22 miles of county and state owned or operated roads.

The main north-south roadway is US Route 202 (Dekalb Pike), a state-owned roadway, which runs through the eastern third of the Township. At the southern boundary of East Norriton, Route 202 contains two (2) travel lanes, but expands to four (4) travel lanes just north of Saint Patrick’s Cemetery, and returns to two (2) travel lanes just north of the intersection with Germantown Pike. The main east-west roadway in the Township, Germantown Pike, is a county-owned roadway. At the Township’s western boundary, Germantown Pike contains two (2) travel lanes, before expanding to four (4) lanes at its intersection with Whitehall Road.

Based on input from the Comprehensive Plan Steering Committee, numerous major roadways experience congestion throughout the Township, especially during peak rush hour periods. Some of the roads noted by the committee include Township Line Road, Germantown Pike, and Johnson Highway. Specific areas noted by the Committee included Germantown Pike between Route 202 and Arch Road, and, to a lesser degree, between Swede Road and Route 202. This is reinforced by 2015 data prepared by the Delaware Valley Regional Planning Commission, which compared roadway volume to capacity for some of the major roadways in the Township and is illustrated in **Map 12**. It is worth noting that several roadways, including Germantown Pike, Johnson Highway, Swede Road, Arch Road, Plymouth Road, and Township Line Road contain

portions where the peak volume exceeds the existing roadway capacity. The most extreme examples of congestion are found on Germantown Pike between Burnside Avenue and Whitehall Road, between North Wales Road and Hannah Avenue, as well as on Township Line Road between Green Hill Road and Swede Road. These high congestion areas largely correspond to the Township's commercial, industrial, and institutional centers.

Crash data from the Pennsylvania Department of Transportation (PennDOT) for the years 2011-2016 indicate that over 800 accidents occurred within the Township. Of these accidents, approximately 14 resulted in injuries that were either fatal or suspected to be serious. The majority of these serious accidents involved automobile collisions along Germantown Pike. The two pedestrian-involved serious accidents occurred on Whitehall Road, and Germantown Pike, east of the intersection with Whitehall Road. The two serious accidents involving a fixed object occurred both on Swede Road, Between Overhill Street and Norris City Avenue.

Rail

The Township contains one active rail line, the Stony Creek Branch, which bisects the Township from north to south. This rail line is currently used for freight transport and does not include any stops in East Norriton.

Transportation Alternatives

As indicated in **Figure 12**, the vast majority of Township residents, estimated around 86.8 percent, commute to work by car, truck or van, alone. The remaining 13.2 percent of residents include 5.6

percent that carpool to work, 1.5 percent that walk, 0.8 percent utilize public transportation, and 0.5 percent travel to work by other means. It should also be noted that 4.8 percent of residents are estimated to work from home (telecommute). These numbers do not include the estimated 5,474 persons who commute in to East Norriton, nor does the data indicate their commuting preferences.

SEPTA Bus

Currently, East Norriton is serviced by three (3) bus lines managed by the Southeastern Pennsylvania Transportation Authority (SEPTA) : 90 (Plymouth Meeting Mall to Norristown Transportation Center); 96 (Lansdale to Norristown Transportation Center); and, 98 (Blue Bell or Plymouth Meeting Mall to Norristown Transportation Center). Notably, each of these routes provide connections to the Norristown Transportation Center. Based on **Map 13** illustrates the existing routes of these bus lines within the Township.

Trails

As referenced previously, the Township is participating in the development of several proposed regional trails. The proposed Liberty Bell Trail is identified as part of regional trail initiative network connecting East Norriton to Bucks County.

Sidewalks

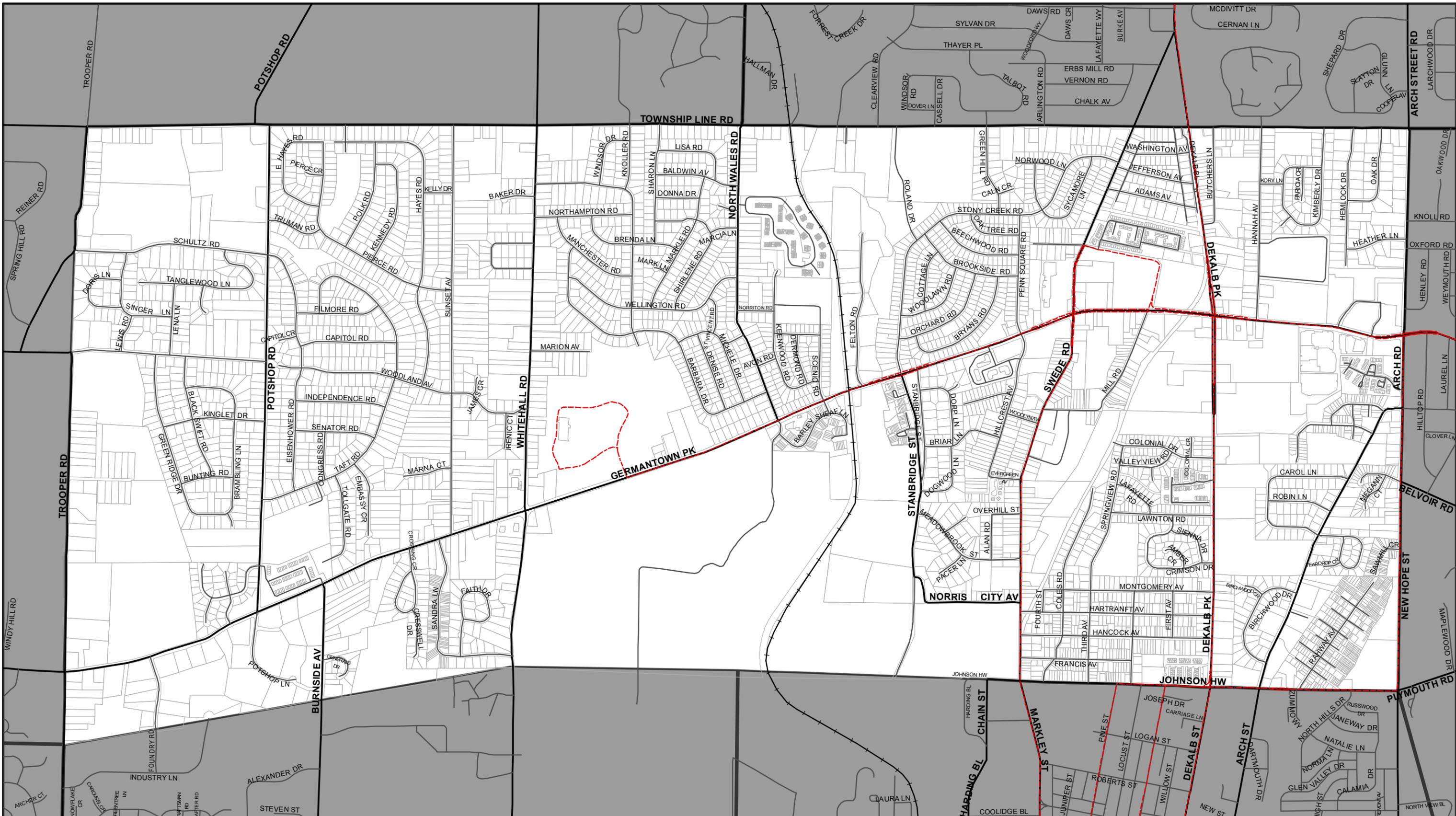
East Norriton's sidewalk network is largely confined to the areas around its central business district, however, some gaps still remain, meaning that pedestrian travel must either create their own walking paths or walk along high-traffic roadways, such as Germantown Pike and Dekalb Pike. In other areas of the Township, sidewalks can also be found in some of the residential neighborhoods and along some

of the newer non-residential developments located away from the Germantown Pike/Route 202 intersection.



Emerging Topics and Issues

Several disruptive forces, not necessarily confined to East Norriton, are beginning to modify traffic and circulation, and will likely continue to impact transportation, circulation and land use. Many of these forces are difficult to measure but are worth noting for future analysis. This includes the increased usage of real-time traffic navigation software, which can direct traffic onto secondary roads that were not intended for through-traffic. This phenomenon was something that was noted by the Steering Committee, where “little known” shortcuts appear to contain an increasingly greater number of cars. In addition, the increased popularity of ride hailing and sharing applications (such as Uber or Lyft), may also play a role in transportation and circulation, especially if their usage discourages the need for additional cars in residential areas, less demand for parking for certain commercial uses, or encourages more residents to carpool to work.




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Map 13: Bus Routes
East Norriton Township
Montgomery County, Pennsylvania

Prepared by NAD 10/18/2017
 Source: USGS; FEMA; DCNR; PennDOT, PASDA, East Norriton Township, CarriganGeo
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STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS

From the review of previous planning documents, discussions with the Comprehensive Plan Committee, and input from the public, the following summary of strengths, weaknesses, opportunities and threats serves as a guide for the preparation of the Comprehensive Plan.

Strengths

The characteristics of East Norriton that serve as advantages over other areas.

- Access to commuter bus service
- Proximity to Pennsylvania Turnpike
- Historic elements
- Housing affordability
- Proximity to parks and recreation
- Development pattern of the township is largely established as East Norriton nears buildout
- Proximity to mass transit, including the Norristown High Speed Line and Manayunk/Norristown Regional Rail in Norristown, and the Lansdale/Doylestown Regional Rail in Lansdale

Weaknesses

The characteristics of East Norriton that function as disadvantages.

- Commercial parking requirements exceed current demands and create underutilized impervious spaces
- Bulk requirements in the commercial centers that discourage development of a traditional “downtown” center
- Aging shopping centers built around the automobile
- Institutional zoning standards that are inconsistently replicated in other zones

Opportunities

External elements that East Norriton can utilize to its benefit.

- Rising costs of living in urbanized areas near Philadelphia
- High speed internet access

Threats

External elements that could be detrimental to East Norriton.

- Continued growth of eCommerce (i.e. online shopping) and its impacts to certain sectors of “brick and mortar” retail and service businesses
- Significant population of older residents in a community designed around the automobile
- Current market demand by millennials, empty nesters and Baby Boomers for walkable downtown areas
- Consolidation of private schools
- Residential conversions along major roadways

PART 2 | LAND USE
PLAN

GOALS AND OBJECTIVES

East Norriton has matured from a growing community, fueled by its proximity to rail transit and the Pennsylvania Turnpike, US Route 202, and Germantown Pike, into a fully-developed municipality. East Norriton has reached a point where undeveloped land has become scarce; consequently, future growth will occur primarily through redevelopment.

This Comprehensive Plan approaches future growth from the perspective of a fully-developed town. East Norriton will need to maintain, rehabilitate, repair, renovate, renew, adapt, redevelop, retrofit, revitalize, and manage its existing natural and developed assets to ensure that the Township remains an attractive community with an appropriate mix of land uses that provide for the health, safety, and general welfare of its residents.

The Township of East Norriton Comprehensive Plan is intended to guide the long-term growth and development of the Township. The recommendations outlined in this municipal Comprehensive Plan refine and clarify the existing framework, to meet the needs of residents, visitors, businesses and investors today and well into the future.



Goal 1: Community Character

Utilize smart growth principles to enhance the township's suburban character.

Objectives

- Redevelopment of previously developed sites should complement the character and design of neighboring development.
- Pursue a long-term environmental and energy management strategy that will achieve environmental and economic sustainability and a high quality of life. Encourage the use of Leadership in Energy and Environmental Design (LEED) certified buildings.
- Consider additional uses, such as offices and apartments in some established shopping areas, to help establish mixed use town centers and a more walkable environment.
- Improve opportunities for non-motorized travel into the Township's commercial centers to reduce localized automobile traffic and provide alternatives for all ages and abilities.
- Revise zoning and development regulations to meet the modern market demands for a walkable downtown.
- Provide quality planting buffers between conflicting land uses.
- Provide stringent buffer planting and street tree/parking lot landscaping regulations in the Subdivision and Land Development Ordinance.
- Regulate cell towers and limit their location within the community.
- Ensure that regulations are written and codified in a manner that can be consistently and uniformly applied.
- Promote the use of green infrastructure as an attractive tool to manage stormwater.
- Encourage appropriate commercial and residential development and redevelopment of antiquated real estate uses through the implementation of tax incentive programs.

Goal 2: Residential Diversity

Maintain the character of existing residential neighborhoods in the Township, while providing opportunities for housing types that meet the interests of all ages and abilities.

Objectives

- Preserve the unique character of established residential neighborhoods, particularly those located far from the commercial centers.
- Apply RP Residential Professional style zoning to locations along busy highways previously used for residential or as an option to C – Commercial to provide for transitional uses which also protect adjoining residential neighborhoods.
- Continue to provide for a variety of housing types, including housing opportunities for millennials, active adults and the elderly.
- Allow for future higher density housing in exchange for additional open space or other amenities in core areas of the Township.
- Consider the use of overlay zoning in the Township’s Rahway Avenue neighborhood that incentivizes consolidation of undersized lots and promotion of walkable design.

Goal 3: Recreation and Parks

Provide for the future recreation and open space needs of residents.

Objectives

- Pursue improvements and other enhancements to the Township's existing parks and open space areas.
- Extend the most desirable and varied opportunities for recreation activities to the greatest number of people throughout the Township, including such characteristics as age, health, sex, and ease of access.
- Coordinate the location and development of new open spaces with other existing and projected land uses or existing open spaces so that they enhance one another.
- Maintain and update the Township's Open Space fee-in-lieu of ordinance.
- Continue to support and work with the Norristown Farm Park Advisory Board.
- Evaluate existing use of park and recreation areas on an ongoing basis. Where possible, develop programmatic changes when need is determined (e.g., coordinating schedules of various athletic leagues, etc.).
- Implement recommendations of the Greenway Trail Feasibility Study.
- Implement recommendations of the Open Space Preservation Plan
- Support Montgomery County's goals for the improvements to the Norristown Farm Park to support agricultural uses and partnerships with private entities.
- Explore the use of different development tools, such as Transfer of Development Rights (TDR), to augment the Township's existing parks and open spaces, while encouraging higher density development in the Downtown Core areas.

Goal 4: Economic Resiliency

Continue to provide for retail and professional service needs of residents. Concentrate retail development into “nodes” of activity, specifically at Germantown Pike/Route 202 and Swede Road/Germantown Pike.

Objectives

- Revise zoning standards in the activity nodes to encourage traditional neighborhood development.
- Encourage quality infill to these nodes, and explore opportunities to redevelop underutilized spaces, such as excessive parking spaces or commercial open spaces.
- Encourage the revitalization of older centers and vehicular and pedestrian connectivity between existing centers; and to nearby residential communities.
- Provide for small-scale office uses along major road corridors to serve the residential neighborhoods nearby.
- Encourage mixed use development and redevelopment in the Township’s commercial centers (i.e., higher density residential/office, retail office).
- Examine potential development incentives for shared parking and bicycle parking, as well as for sidewalks or other walkways to connect existing pedestrian networks.
- Consider revising the zoning ordinance to place greater emphasis on building design than specific uses as a way to protect and enhance existing development patterns, while reducing barriers for new commercial development.
- Consider reductions to off-street parking requirements.
- Explore development incentives for the use of on-site green stormwater infrastructure.
- Create opportunities for local employment as a way to provide alternatives to long commutes. Consider the use of development incentives as a way to encourage commercial development and expansion of existing businesses.

Goal 5: Industrial Development

Ensure that advancements in technology are reflected in how the Township continues to regulate industrial uses.

Objectives

- Limit light industrial users to locations in the industrial park area.
- Buffer existing heavy industrial users from residential neighborhoods and adjacent streets.
- Consider revising the zoning ordinance to place greater emphasis on building design than specific uses, especially for low-impact industrial uses as well as commercial uses that often prefer industrial-type sites (e.g. indoor recreation facilities), as a way to protect and enhance existing development patterns, while reducing barriers for new industrial development.
- Periodically reexamine uses permitted and prohibited in industrial zones to ensure that the Township is responding to market demands, while ensuring that uses offer little, to no impact to the environment.

Goal 6: Transportation

Reduce the amount of locally generated automobile trips by integrating uses, encouraging mass transit and other alternatives, and improving walkability within the Township.

Objectives

- Encourage mixed-use developments that include residential, commercial and ancillary uses to reduce automobile usage and mitigate the need for additional driving trips.
- Identify and improve vital sidewalks along major highway arteries and link to trail network to connect residential neighborhoods to retail services, employment centers, institutional uses, and public transit.
- Provide for mass transit, specifically a park and ride lot off of Germantown Pike on the Stony Creek line.
- Accommodate the widening of Route 202 while carefully protecting existing streetscapes and residential neighborhoods.
- Consider the adoption of a complete streets policy to offer safe alternatives to automobile use.
- Evaluate the appropriateness of traffic signal timing at key intersections.
- Explore the possibility of timing traffic signals in such a manner that traffic can flow freely through multiple intersections.
- Consider dedicated, grade-separated bicycle paths along public rights-of-way.
- On low-volume streets, and when the development of dedicated, grade-separated bicycle paths is not possible, consider the application of on-street markings to designate bicycle lanes to make motorists aware of the presence of bicyclists.
- Address gaps in sidewalk networks, especially those along high-volume streets.
- Encourage implementation of Montgomery County's Comprehensive Plan goal to improve transportation quality and expand options for county residents and workers, including the expansion of Intelligent Transportation Systems, improving road connectivity, and elimination of road bottlenecks.

Goal 7: Natural Environment

Protect stream valleys, wooded areas, steep slopes and other areas of environmentally sensitive lands.

Objectives

- Protect, and where possible, preserve environmentally sensitive and ecologically fragile lands. Improve water quality through the use of riparian buffers and wetlands preservation.
- Acquire environmentally sensitive lands and stream valleys to ensure protection including as a part of open space and park acquisition. Protect urban forests, replant riparian corridors.
- Work toward adopting an Environmental Advisory Council.
- Assist in the Pennsylvania Department of Environmental Protection (PADEP) Watershed Restoration Action Strategy for the Stony Creek. Implement the goals and recommendations from the Act 167 Study, i.e., pursue use of best management practices for stormwater management.
- Explore the use of different development tools, such as Transfer of Development Rights (TDR), to protect open space, while encouraging higher density development in the Downtown Core areas.

Goal 8: Historic Preservation

Preserve historic properties and neighborhoods.

Objectives

- Continue to support the Historic Advisory Commission.
- Identify historic resources – bring awareness to need for preservation of worthy architectural and historic qualities.
- Enforce historic preservation ordinance to prevent/delay demolition or alteration and encourage reuse of historic resources.
- Work with the Historic Advisory Commission to develop a style guide that reflects important elements of the Township’s historic and architecturally significant structures.
- Consider development incentives that encourage historic preservation and adaptive reuse of historic and culturally significant structures and sites. Explore the possibility of a modified Transfer of Development Rights (TDR) program that encourages historic preservation through increased development potential at an on- or off-site location.

FUTURE LAND USE

It is the Township's intention to provide for managed growth that is consistent with its planning goals and objectives by clearly identifying the preferred location and intensity of future land uses. Land use decisions should be mindful of a parcel's context and discourage inappropriate intrusions into established residential neighborhoods or environmentally sensitive areas.

For all intents and purposes, East Norriton Township has reached its buildout potential based solely on available land. While small pockets of developable land exist throughout the Township, future large-scale development will largely occur through infill and redevelopment. New housing or businesses looking to locate in East Norriton will likely require the retrofit, renovation or reconstruction of a previously-developed site. Since the Township's development patterns reflect the post-war, automobile-inspired suburban model of large lot residential communities and even larger lot "big-box" shopping centers, new residences and businesses will be faced with the challenge to retrofit the built environment in a way that promotes traditional neighborhood elements in order to encourage walkability and meet the changing needs of residents and businesses.

East Norriton is largely characterized by conventional suburban development, which is discernable by its clean and clear delineation of use districts. For example, a housing subdivision is generally located in a different area of town from a shopping center, which is

located in a different area from municipal buildings, and so on and so forth. Existing "use-based" zoning does not always efficiently respond to new business, when an unforeseen new "use" does not fit the existing mold, and requires a variance, which may be cost-prohibitive to emerging small businesses.

The Township's previous Comprehensive Plan, adopted by the Board of Supervisors in August 2008 came only a year after the release of the iPhone. With the exception of some recommendations to regulate cell towers, the extent of the disruptions that this technology would cause were not likely envisioned at the time. Improvements to mobile computing and its related infrastructure (i.e. broadband speeds) has led to the prevalence of navigation apps, ride hailing/sharing services, meal deliveries, house sharing, and remote work arrangements, to name a few. From a land use perspective, these technologies have impacted how and where people shop, driving and parking patterns, as well as land uses.

Moving forward, it is impossible to forecast how future technological advances will impact land use, however, certain approaches to land use can be more resilient to change than others. The concept of "traditional neighborhood development," reflects the layout and design of communities when markets, rather than zoning, dictated development patterns. Without automobiles, residents had to be within walking distance of their everyday needs, or at least close enough to a train station where they could have access to larger markets. As a result, traditional neighborhood development is regulated more by density, rather than use.

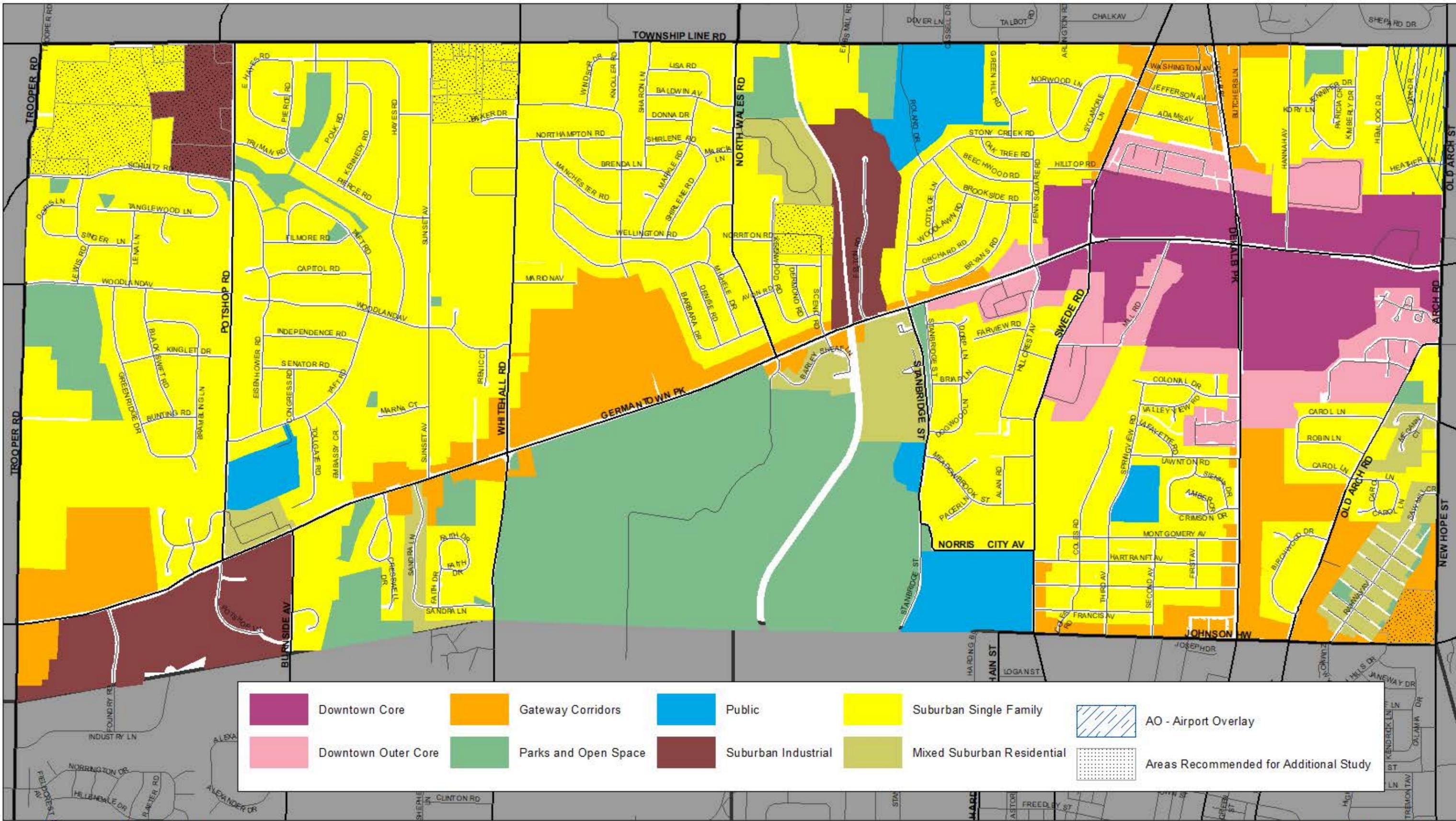
To address these concerns with traditional zoning, some communities, including several in Pennsylvania, have reconfigured their land use and zoning in a way that protects existing design, layout and form while increasing development flexibility. These “form-based” models, such as those found in the Borough of Narbeth (Montgomery) and Cranberry Township (Butler) seek to preserve the existing development patterns, while creating greater flexibility for mixed-use development. Other communities are developing hybrid approaches, either incorporating form-based developments through redevelopment or utilizing a balance of design and simplified use regulations.

Growing demand from the Millennial and Baby Boomer generations for amenity-rich, pedestrian oriented development will require East Norriton to reimagine and redesign its built landscapes to welcome this growing market. This Comprehensive Plan serves to affirm the Township’s existing land use patterns, while addressing the planning and regulatory hurdles that inhibit the transformation and revitalization of East Norriton’s commercial centers into a welcoming destination. East Norriton’s ongoing goals to revitalize its commercial core and adjoining commercial corridors are collectively part of this land use plan.

The map of the proposed Land Use Plan is included with this plan as **Map 14**. Each of the proposed land use categories illustrated in this map are described in the sections that follow, and provide a general description of the recommendations developed as part of this Comprehensive Plan. Following its adoption, the Township’s zoning ordinance will need to be reviewed and revised to maintain

consistency with the land use plan. This Land Use Plan provides a comprehensive vision for future land use and development within the Township, however, it is imprudent to assume that this plan, or any plan, can anticipate every potential disruption (i.e. technological innovations, economic demands, policies at the state and national level). To ensure that the Land Use Plan, and the greater Comprehensive Plan remain a dynamic, relevant and effective tool for the Township, it is important to revisit and reexamine this Plan on a regular basis. This reexamination should include the evaluation of goals and objectives (achieved, to be achieved, or no longer applicable) and the identification of where outside actions may change the original assumptions of this Plan (i.e. changes to land uses following a roadway expansion by PennDOT).

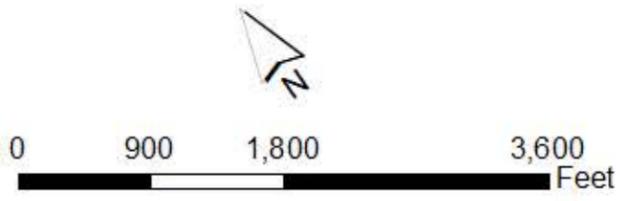
For the record, in 2019 East Norriton Township will be updating the 2005 Open Space Preservation Plan, which addresses the natural resources, recreation needs, and existing and necessary open space and recreational facilities throughout the Township. The updated Open Space Plan will provide detailed analysis, information and plans concerning the measures to provide recreation facilities and open space lands for Township residents. Therefore the 2019 Comprehensive Plan has deferred the specific recreational and open space analysis and proposals to the 2019 open space planning process.



	Downtown Core		Gateway Corridors		Public		Suburban Single Family		AO - Airport Overlay
	Downtown Outer Core		Parks and Open Space		Suburban Industrial		Mixed Suburban Residential		Areas Recommended for Additional Study


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Prepared by NAD 11/16/2018
 Source: Montgomery County, East Norriton Township DCNR; PennDOT, PASDA
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Land Use Plan
East Norriton Township
Montgomery County, Pennsylvania

Land Use Plan

Downtown Core

The Downtown Core should provide the greatest intensity of non-industrial development and include a mix of residential and non-residential development. The goal of the Downtown Core is to encourage retrofits to the Township's existing automobile-oriented commercial shopping centers that incorporate elements of traditional neighborhood development, including mixed uses and practical pedestrian connectivity, so that increasingly larger concentrations of pedestrians will subsequently create the critical mass desired by entertainment venues, like theatres, national retailers, and other niche markets, which, in turn, will reduce the amount of traffic generated for routine local trips. Recommendations for the Downtown Core are the following:

- Encourage retrofits to single story commercial uses to include second-floor residential units and professional offices, to support both day and evening uses.
- Ground floor commercial uses (such as banks, restaurants and retail) should encourage a mix of daytime and evening pedestrian traffic.
- Revisions to bulk and other design standards, or the adoption of an overlay to encourage redevelopment should ensure that development is located within close proximity to public transportation, streets and sidewalks, and is oriented toward pedestrian activity.



- Parking should not be the visual centerpiece of development and should be located either behind the structure or through shared agreements between other property owners to maximize its use, while avoiding underutilized spaces that disrupt continuity and perversely incentivizes excessive automobile trips.
- Undeveloped or underutilized parcels may be utilized for temporary uses to generate interest in the downtown until development pressure exists, such as "pop-up" parks, farmers markets, outdoor movie screenings, or food trucks.
- Where mixed use development is in the same structure, uses should be located on different floors. Mixed-use

development may also include high density development containing both residential and non-residential structures. These mixed-use structures and sites, located within proximity to everyday shopping and services can provide desirable residential spaces for both Baby Boomers and Millennials looking for a walkable downtown.

- Development incentives, such as reduced parking requirements, increased building heights and reduced setbacks should be considered for developers who take advantage of suburban retrofits.
- Promote infill and redevelopment of existing underutilized parking areas, as illustrated in the above photo.
- Consolidate downtown zones, consider the use of overlay zones to encourage redevelopment while limiting nonconformities.
- If a Transfer of Development Rights (TDR) program is considered for the purposes of open space or historic preservation, the Downtown Core should be considered for use as a receiving area.

Downtown Outer Core

The Downtown Outer Core includes a mix of residential and non-residential (not necessarily on same site or building), within walking distance to the Downtown Core, albeit at a slightly reduced density and intensity as the Downtown Core. In addition to its proximity to the Downtown Core, the development densities and mixed use character of this area provide opportunities for pedestrian and

bicycle connectivity, and the location of these areas along existing bus routes provides additional alternatives to automobile usage and the need for additional car trips. Land Use Plan recommendations for this district are the following:

- Development should include appropriate buffers and screening to protect neighboring single-family detached residential uses.
- Consider the use of a Floor Area Ratio to fit development to each site.

Gateway Corridors

The Gateway Core Areas serve as transitional gateways into the Township from neighboring commercial centers outside the Township or into the Downtown Cores. This Land Use designation consolidates patchwork of different zones along the Township's major roadways to create greater flexibility of uses, so long as the site meets the site development and bulk regulations designed to respect and replicate the existing residential character of the area. Presently, this area contains a mix of land uses. Development varies from multifamily and single family residential, to commercial uses that include retail, professional offices, and other low-impact businesses. The district seeks to also accommodate residential conversions along major roadways, as development of Cores and other large businesses creates additional development pressure. Efforts to preserve or replicate development using similar sized structures and architectural styles is encouraged, while permitting increased flexibility toward building uses. Land Use Plan recommendations for this district are the following:

- Mix of different existing uses but of lower intensities (many neighbor residential areas).
- Consider the use of a Floor Area Ratio to fit development to each site.
- Consider proportional setback standards and other site density guidelines to complement and provide a seamless transition with neighboring single-family detached residential uses.
- Development should include appropriate buffers and screening to protect neighboring single-family detached residential uses.
- The development pattern is less dense than the downtown with greater flexibility in building setbacks.

Mixed Suburban Residential

This district includes several existing residential zones where detached single-family is not the predominant use but have been previously developed and are located outside of the Township's Downtown Core areas. Uses in this district include and would permit different housing types including twins, townhomes and multifamily house building types, depending on lot size and proximity to employment centers. Land Use Plan recommendations for this district are the following:

- While outside of the Downtown Cores, these areas should offer opportunities to encourage walkability to nearby amenities or employment centers, or transit connections to reduce traffic.

- Consider the use of a Floor Area Ratio, proportional setback standards and other density guidelines to ensure that development does not conflict with neighboring single-family detached residential uses.

Suburban Single Family

The Suburban Single Family district includes several existing detached single-family residential zones that range in size from the AR (20,000 to 30,000 square foot lots, depending on sanitary sewer availability), to the BR-1 (15,000 to 7,500 square foot lots, depending on sanitary sewer availability), with additional restrictions based on residential density.



Design guidelines should promote residential elements in areas where residential development is prominent. Non-residential uses in this district should emulate the massing, design and layout of single-family detached residential development, such as in the example of the McDonalds pictured above. Due to the nearly built-out nature of

East Norriton, consider revising area and bulk requirements to meet the prevailing standards of individual neighborhoods, such as through setbacks, lot width, and lot coverage, in lieu of minimum lot size.

Suburban Industrial

This designation would follow the existing standards for the Township's Industrial Zones, permitting business and commercial uses that are permitted elsewhere, but also manufacturing processes, so long as they do not pose a nuisance that extends beyond the lot.

Improve variety for new and emerging businesses. Due to the changing nature of markets, the rise in popularity of artisanal manufacturing, 3D printing, and broadband communications, business may include a mix of "office," "manufacturing," or "retail" that would not have been previously anticipated; these businesses also may not create the same degree of negative impact on the surrounding community seen with a traditional "manufacturing" use that would require it to be separated from other areas.

As technology continues to disrupt and change the marketplace, uses in the industrial districts will likely continue to change. Uses once considered noxious may no longer be seen as such through changes in the manufacturing process. It is recommended that the Township reexamine the uses permitted and prohibited in these districts on a periodic basis to ensure that industrial zones can meet market demands while still protecting the health, safety, and welfare of residents and businesses.

Parks and Open Space

This designation identifies those publicly-owned properties dedicated for recreation (both passive and active) or open space (either township-owned parcels used for stormwater drainage or to promote some other ecological purpose). Development in these



areas is limited to improvements dedicated to their existing uses.

Public

This designation identifies those publicly-owned properties containing an existing facility utilized for non-recreational purposes, including the municipal building, public schools, and the PennDOT facility. Development in these areas is limited to improvements dedicated to their existing uses.

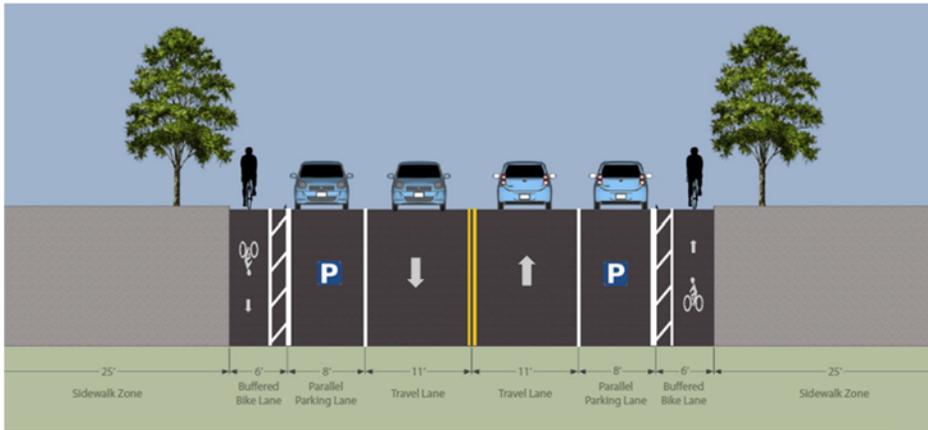


Figure 3 depicts an example of a “Complete Street”

Areas Recommended for Additional Study (Overlay)

This overlay designation identifies areas in the Township, where, due to unique site-specific characteristics, and their compatibility with the surrounding neighborhood, additional study by the Planning Commission is recommended. This Land Use Plan recommends that the future development and land use of these areas complement the design and character of their surrounding neighborhoods, however, the Township should work with landowners, community members and other stakeholders in order to develop land use planning solutions that meet the goals and objectives of this Comprehensive Plan.

Housing

Although housing is not a land use designation on the plan, the following policies are foundational policies to the land use plan. East Norriton Township shall continue to provide for a variety of

different housing options for different ages, abilities, interests, and incomes to support a vibrant suburban community that includes the promotion of a traditional neighborhood downtown. The Township intends to pursue this goal through the following:

- Simplify and streamline its existing residential zones, especially those that are geared toward multi-unit development.
- Encourage new high density residential development in the designated core areas of the Township with safe, non-motorized access to transit, employment centers and retail/services. Conversely, limit new multi-unit development in areas of the Township where automobile use is a necessity.
- Expand the options for residential development and residential units above the first floor, or on the same site, in the Township’s downtown commercial areas.

Transportation

Although transportation is not a land use designation on the plan, the following policies are foundational policies to the land use plan. East Norriton Township shall consider all ages and abilities in managing its transportation network and circulation system.

Transportation improvements must consider all ages and abilities. The Township may be designed around the automobile, however, the availability of alternatives that provide safe access to mobility

and enable economic opportunity can also help to reduce overall congestion.

The rise in traffic apps and with self-driving cars on the horizon may require the reexamination of what streets experience high volume. The timing of traffic lights (and other approaches to improve efficiency of major roadways) may help to discourage additional through traffic on secondary roads generated by real-time navigation software.

PLAN IMPLEMENTATION: RECOMMENDED ACTIONS AND ORDINANCE AMENDMENTS

The following actions and recommendations below are based on the recommendations outlined in the Land Use Plan and the Goals and Objectives, through an evaluation of existing conditions in the Township, changes since the adoption of the 2008 Comprehensive Plan, as well as the extensive input from the Township, the Comprehensive Plan Steering Committee, and the Public. This list is not exhaustive, but rather should serve as a starting point for additional implementation actions and more nuanced policy decisions.

- Consider the consolidation of zone districts with similar intent and requirements.
- Consider revisions to zone districts that would place a greater emphasis on building and site design, rather than particular uses.
- Permitted uses in the institutional uses have numerous overlaps with existing zones. This could create the potential for a legal challenge under the Religious Land Use and Institutionalized Persons Act (RLUIPA), especially in areas where places of public assembly (meeting halls, theaters, etc.) are permitted, but religious uses are not. Consider subsuming these zones into neighboring zones that reflect the design and character of the surrounding communities.
- Consider specialized redevelopment plans for previously developed sites. Where appropriate, consider a redevelopment ordinance and incentives to support such.
- Update the Township’s Cell Tower/Equipment ordinance to comply with Act 119.
- Identify, and revise where appropriate, the Zoning Ordinance and Subdivision and Land Development Ordinance (SALDO) to promote design standards, including pedestrian friendly enhancements, that ensure East Norriton Township can accommodate residents interested in “aging in place.” Encourage the development of additional age-restricted housing.
- Revise the Subdivision and Land Development Ordinance (SALDO) to incorporate requirements for riparian buffers and floodplain requirements.
- Consider development incentives as part of the Subdivision and Land Development Ordinance (SALDO) or Zoning Ordinance for projects that incorporate on-site management of stormwater through green infrastructure.
- Consider the adoption of a Complete Streets Policy; revise development ordinances and policies to evaluate transportation improvements for all users as part of new development as well as roadway improvements.
- Consider simplifying and consolidating permitted uses in order to create flexibility in responding to changing market

demands. For certain uses that require site-specific standards, consider adopting as conditional uses or special exceptions.

- In coordination with, and with the support of, the school board, identify and pursue development incentives, including, but not limited to the Local Economic Revitalization Tax Assistance (LERTA) program.
- Identify, and where necessary, clarify language in the zoning ordinance to ensure the clear and consistent enforcement of permitted uses.
 - For example, the SC Shopping Center District’s list of permitted uses includes, “C. Theaters, not including outdoor motion-picture establishments, assembly halls or community buildings, indoor recreational establishments, fitness centers or libraries.” Based on the wording, it could be interpreted that only outdoor motion picture establishments are prohibited, or it could be interpreted that any of the uses following a theater is not permitted in the zone.
 - In another example, the BR Residential District requires a “The building coverage shall be 18% of the total lot area.” Based on this wording, it would appear that a building must occupy exactly 18 percent of the total lot area, and any deviation, either more or less, would require a variance.
- Consider revising bulk and use requirements to meet the recommendations of the Land Use Plan.
- Revise off-street parking design requirements to utilize required plantings for stormwater management.
- Revise SALDO requirements to provide consistent language and clear language for landscaping and green space requirements.
- Revise off-street parking requirements, particularly those in the Core areas, to reduce the need for excessive parking areas, and encourage redevelopment.
- Consider revisions to the Township’s signage regulations to comply with recent federal caselaw regarding content. A simplified, design-based sign ordinance will help ensure clear and consistent application and enforcement.
- Consider revisions to the Township’s billboard ordinances to comply with recent caselaw.
- Consider revising parking area setbacks from buildings from a zoning requirement to a SALDO requirement.
- Consider ordinances that connect number of off-street parking spaces required for residential uses to distance from downtown core areas or transit access.
- Consider ordinances that encourage shared parking and shared access for internal circulation between businesses.

In order to sustain the momentum generated by the comprehensive planning process to ensure that this Comprehensive Plan serves as an actionable guide for future growth and development, while also adapting to changing demands, it is also recommended that the Township establish topic-specific committees to provide continual feedback. These could be stand-alone committees (i.e. Business Committee, Environmental Action Committee), as well as subcommittees to existing boards, such as the Planning Commission (i.e. Capital Improvement Sub-Committee, Public Utilities Sub-Committee).

In addition, the township staff should prepare a specific and detailed action plan of the comprehensive plan recommendations identifying long- versus short-term priorities, responsible parties, time frames and costs.

RELATIONSHIP TO COUNTY AND ADJOINING MUNICIPALITIES

This chapter discusses the relationships of the East Norriton Comprehensive Plan to county and local planning objectives. It also reviews the compatibility of existing and proposed land uses in East Norriton to adjoining municipalities.

Montgomery County Comprehensive Plan

The Montgomery County Comprehensive Master Plan, Montco 2040, was adopted in 2015 and provides an overall land use and growth management framework for local municipal plans and provides guidance on issues that transcend local boundaries, such as highways, public transportation, flooding, trails, growth trends, redevelopment trends, shopping needs, impact of large developments, overall housing needs, natural systems, and economic growth. The county plan is an advisory document used to guide county and local municipal policies.

The Montgomery County Comprehensive Plan is structured around three (3) themes, each of which are consistent with those of this Comprehensive Plan: Connected Communities; Sustainable Places; and Vibrant Economy.

The Future Land Use Plan illustrated in Montgomery County's Comprehensive Plan is substantially similar to the one proposed as part of this Comprehensive Plan. The County's Plan divides proposed land uses into 10 different districts, five (5) of which are found in East Norriton, including:

Suburban Residential Area:

This area corresponds with most of the areas in East Norriton's Land Use Plan also designated as Suburban Residential as well as those designated as Suburban Gateway. The intent of this district is to identify residential areas dependent on automobiles for transportation and often have extensive landscaping. The prominent type of residential in this area is single-family detached, however, it will also include a variety of different housing types, such as less dense multifamily and single-family attached uses, as well as institutional uses. The goal of this district is to ensure that residential development should match the character and type of housing found in the immediate neighborhood. Non-residential buildings should have a residential character, with pitched roofs, small building footprints, residential building materials, and residentially-scaled windows and doors, designed to limit potential impacts of traffic, noise and light. The goals of this district are generally consistent with those of this Land Use Plan.

Community Mixed Use

This area corresponds with the downtown core area and Einstein Hospital in East Norriton's Land Use Plan. The intent of this district is to identify the local community focal points that typically have a significant retail or institutional element with surrounding

residential uses. These centers are located on major roads within the community and usually have a suburban character. Uses in this district might include: community and neighborhood shopping centers, offices, major institutions and local services, as well as higher density residential uses that act as a transition from non-residential areas to residential areas. Where feasible within Community Mixed Use and Service areas, interconnected mixed use developments that provide a transition from major roads, bus stops, and commercial areas should be encouraged. Developments should share driveways, have interconnected parking lots, be designed for walking, be compatible with residential areas, have extensive buffering and residentially-scaled buildings next to residential areas, and be compatible with abutting village areas. The Goals of this district are substantially consistent with those of this Land Use Plan.

Business Area

This area corresponds with the Township's two (2) industrial parks, as well as the Bentwood Executive Campus. The intent of this district is to identify concentrations of employment-oriented land uses, such as offices, research facilities and industrial parks that generate a lot of general traffic during peak times. Primary uses in these areas include large offices (or concentrations of offices), research and development facilities, as well as large industrial, manufacturing, and warehouse uses (or concentrations of these uses). The goal of this district is to have more supporting land uses, including retail, service, and day care over time. Residential uses in Business Areas should not be placed next to industrial uses that will create nuisances for the residents. In addition, development should be designed to accommodate significant automobile and truck trips,

make it easy for employees to walk to public transportation, and control the impact of potential noise, light, and pollution on nearby residences. The County Plan also suggests that business parks will need to adapt to appeal to younger, creative workers, and that offices should include green and energy efficient designs, while buffering these facilities from abutting residential properties. The goals of this district are generally consistent with those of this Land Use Plan.

Open Space

This area largely corresponds with the Township's existing open space areas. The intent of this district is to identify parks, environmentally-sensitive land, and connecting land, with little, if any, existing development. The intent of this district is to promote preservation, and limit new development to parks, limited expansion of existing development, brownfield redevelopment, and residential cluster development. The goals of this district are substantially consistent with those of this Land Use Plan.

Unique County Wide Uses

This area corresponds with the area currently occupied by Gill Quarry. The intent of this district is to identify existing unique uses that meet a county-wide need, in this case, a quarry. This district serves as an overlay, with the intention that if there is a discontinuation of the use, that the underlying use category would prevail, following any necessary remediation. In the case of the Gill Quarry site, the underlying district is Suburban Residential.

Relevant goals of the 2015 Montgomery County Comprehensive Plan, with commentary concerning the relevance to comprehensive

planning in East Norriton Township with commentary in **bold** text follows below:

Encourage collaboration and partnerships among governments, businesses, institutions, schools, higher education, and other stakeholders

In East Norriton, this can be seen with the jointly-planned VanLandeghem Tract park between East and West Norriton.

Improve transportation quality and expand options for county residents and workers

This is a central priority of East Norriton’s Comprehensive Plan, as it explores ways to improve transportation options for all ages and abilities through development, redevelopment, and other transportation improvements.

Expand and connect county trails, local trails, greenways, natural areas, and parks

In addition to joint planning efforts with the VanLandeghem Tract park, East Norriton has been engaged in numerous efforts to create an interconnected regional park and trail network.

Support strong downtowns and community destinations, including mixed use areas, arts and culture focal points, libraries, and other gathering places

This Comprehensive Plan supports actions that would promote mixed-use and traditional neighborhood development retrofits to the Township’s central business district.

Support a modern, resilient, green, and energy-efficient infrastructure network

The Township recently amended its ordinances to promote small scale renewable power sources, and this Comprehensive Plan supports the use of green infrastructure and other forms of low impact development controls.

Improve stormwater management and reduce the impact of flooding

As mentioned above, and this Comprehensive Plan supports the use of green infrastructure and other forms of low impact development controls.

Conserve natural resources, environmentally-sensitive areas, and farmland

East Norriton is near buildout and has sought to protect environmentally sensitive areas. As a result, the focus here should be toward retrofits and infill that enhances and protects surrounding natural resources, such as through the use of green infrastructure.

Provide more opportunities for residents to exercise and have healthy lifestyles

East Norriton’s Comprehensive Plan recommends enhancements to existing parks, continued participation in regional trail planning, and an emphasis on walkable downtowns.

Support housing choices and opportunities to meet the needs of all people

East Norriton’s Comprehensive Plan supports a variety of housing types in order to provide housing options for all ages and abilities. This includes both detached single-family in many parts of the township, as well as higher density housing, multi-unit housing and mixed use development in the Downtown Core areas.

Enhance community character and protect neighborhoods

The Comprehensive Plan promotes the reuse of historic buildings and encouraging actions that would retrofit the Township’s commercial center into a more discernable “downtown” area, while protecting the detached single family character of the automobile-oriented residential suburban areas outside the downtown cores.

Improve transportation access to businesses

As discussed, this is a central priority of East Norriton’s Comprehensive Plan, as it explores ways to improve transportation options for all ages and abilities through development, redevelopment, and other transportation improvements.

Encourage development and transformative investment where infrastructure already exists

The Comprehensive Plan promotes development and redevelopment in the Township’s existing commercial core.

Attract and retain businesses and vital community assets

The Comprehensive Plan recommends amendments to its Zoning Ordinance and Subdivision and Land Development Ordinance that would create additional flexibility to use guidelines, particularly in

the downtown core areas as a way to respond to changes in market demand.

Flexibly adapt to changing market conditions and demographics

This is a central theme of the Township’s plan, with numerous recommended actions to encourage retrofits to the Township’s suburban core that promote walkability.

Consistency With Neighboring Municipalities

Worcester Township

Worcester Township last updated its Comprehensive Plan in 2008. Worcester’s “L” shape means it is located along a portion of East Norriton’s northern boundary, and the entirety of its western boundary. Most of this shared boundary contains consistent land uses, primarily single-family detached residential, which corresponds to East Norriton’s Suburban Single Family land use designation. Some of the single family detached uses in East Norriton and Worcester are located adjacent to parks (in East Norriton’s case) or farms (in Worcester’s case); these uses are complementary and correspond to the relatively low density and intensity of development.

The proposed “Mixed Use Village Area” along Germantown Pike corridor in the Fairview Village section of Worcester Township is an area envisioned by the Township to become more important to the Township as a small center of population and commerce. This area is located adjacent to the areas of East Norriton designated in its Land Use Plan as a Gateway Corridor, containing a mix of uses, albeit at a lower intensity than in East Norriton’s Downtown Core. This designation complements the goals of Worcester Township, as

the use designation in East Norriton provides a gradual mix of uses transition to its planned center, similar to how it is used as a gradual transition to East Norriton's Downtown Cores and Downtown Outer Cores. Worcester's Mixed Use Village area also adjoins East Norriton's Suburban Industrial Land Use designation, in this case, the existing industrial park. As the intent of Suburban Industrial is to respond to new demands for low-impact industrial uses, including commercial uses that prefer industrial-type buildings, while still providing sufficient buffers with residential areas, this should complement Worcester's goals for the adjacent area.

The designated Hamlet Village area in the Norritonville section of Worcester, along Township Line Road is identified in Worcester's Comprehensive Plan as areas are mostly located at current or future concentrations of housing near an intersection. In this instance, it likely refers to the adjacent "medium density residential" designation for the Stony Creek Farms townhouse development, which is buffered from the adjacent single-family detached residential uses opposite Township Line Road in East Norriton. It should be noted that this area abuts a largely single family detached residential area of East Norriton, designated in the Land Use Plan as Suburban Single Family, however, there are several small commercial uses in East Norriton that complement the hamlet area. While these uses in East Norriton are designated in the Land Use Plan as Suburban Single Family, it should be noted that a major focus of East Norriton's Comprehensive Plan is to focus less on land use, and more on building design, orientation, and character in how it complements the surrounding community.

The most notable inconsistency between East Norriton and Worcester is the existing Gill Quarry, which is currently zoned for

Heavy Industry, but is designated in the Comprehensive Plan for Suburban Industrial. It is anticipated that as mining activities wind down, the intensity of the use will diminish and conform more to the goals of the Suburban Industrial land use designation.

Whitpain Township

Whitpain Township is located along a portion of East Norriton's northern boundary. Whitpain Township adopted its most recent Comprehensive Plan in March 2016. The Comprehensive Plan focuses most new development around its four villages, Blue Bell, Broad Axe, Centre Square and West Ambler. Whitpain's existing and proposed land uses along shared border with East Norriton are largely consistent and compatible. The majority of this area is dedicated to detached single-family residential, which is consistent with East Norriton's Suburban Single Family Land Use designation. Whitpain's commercial area near Township Line Road, Swede Road and Dekalb Pike is consistent with the small commercial area in East Norriton, containing the Gateway Corridor designation, which permits a mix of land uses, albeit at a lower intensity than in East Norriton's Downtown Core. East Norriton's Middle School, located adjacent to Whitpain, designated as a Public Use, complements the surrounding residential communities in East Norriton and Whitpain, along with the various parks and open spaces on each side. A townhouse development in Whitpain, Townline Townhomes, at the intersection of Hannah Avenue and Town Line Road, is designed with a visual buffer to the adjacent single family residential communities opposite Town Line Road in East Norriton.

Plymouth Township

Plymouth Township is located along the entirety of East Norriton's eastern boundary, separated by Arch Road, Old Arch Road, and New

Hope Street to the south. At present, the Township is currently updating its Comprehensive Plan. The Township's Zoning Map, last updated in 2015, indicates that the planned uses for Plymouth are similar to those found in East Norriton. This includes the Residential A district, in Plymouth, which is similar to the detached single family residential character in the northeastern section of East Norriton Township. Plymouth's Residential B district, which extends from Oxford Road to Belvoir Road is also largely single family residential, is adjacent to a mix of different existing uses in East Norriton, including single family residential, townhouses, as well as the commercial developments along Germantown Pike. South of Belvoir Road, neighboring uses are largely consistent, as both contain institutional uses.

West Norriton Township

The Township of West Norriton's northern boundary is located entirely along a portion of East Norriton's southern boundary. The Township last updated its Comprehensive Plan in 2010. The Township's Vision Plan identifies several notable consistencies between the two municipalities, including a goal for the Norristown Farm Park to assist in achieving a Master Plan of passive recreation and agricultural pursuits. Another shared open space between the two municipalities is the VanLandeghem Property, which has been a joint effort between East and West Norriton for a future park. The Township's other existing Land Uses are mostly consistent, including an industrial park, and single family detached residential. While West Norriton's Stonybrook Condominium is located to a single-family detached residential area in East Norriton, it is also adjacent to a townhouse development. It should also be noted that these different uses are buffered by the Kepner Creek.

Lower Providence Township

Lower Providence Township's northeast corner is located adjacent to the southwest corner of East Norriton Township, where the shared boundary is limited to these two points, which are divided by Trooper Road. The Township last updated its Comprehensive Plan in 2001, and their zoning map was last updated in 2013. Land use in this corner of Lower Providence is detached single-family residential in character, and is adjacent to a mix of commercial, residential, and vacant industrial lands. Currently, the shared corner is zoned for Industrial use in East Norriton, however, given the increasing presence of low-impact industrial and commercial uses (where an industrial building is more favorable), the intent of Suburban Industrial land use is to respond to new demands for low-impact industrial uses, including commercial uses that prefer industrial-type buildings, while still providing sufficient buffers with residential areas, which should better complement the adjacent residential area in Lower Providence.

Norristown

Similar to West Norriton, the municipality of Norristown's northern boundary is located entirely along a portion of East Norriton's southern boundary. Norristown last updated its Comprehensive Plan in 2010. Existing land uses along this shared boundary in Norristown include a portion of the Norristown Farm Park, as well as residential, commercial, institutional, and undeveloped properties. These are located adjacent to a mix of uses on the East Norriton side, including the institutional PennDOT property along Swede Road, private institutional uses, and townhome development as well as a mix of residential and residential-commercial conversions. Norristown's Future Land Use plan and map appears to

be more consistent with, or complements, the Township's Land Use Plan. The Farm Park is designated for recreation and open space in the Norristown's Plan, and Parks in the Township Plan. Norristown's other Land Use Plan designations along this shared boundary, include low density residential (single family detached, with institutional uses as a special exception), high density residential (mid-to-high rise multifamily and mixed uses are permitted, along with a mix of retail, commercial and public facilities), medium density residential (single family detached, twin homes and attached residential permitted, with institutional uses, and small scale retail by special exception), and retail (in this area, a suburban-style shopping center with a mix of uses). Each of these uses complement the proposed Gateway Corridor Land Use Designation, which provides a gradual mix of uses transition to higher intensity uses, similar to how it is used as a gradual transition to East Norriton's Downtown Cores and Downtown Outer Cores.

PART 3 | APPENDICES

APPENDIX A: PUBLIC ENGAGEMENT MATERIALS

Public Outreach Meeting

East Norriton Comprehensive Plan Update

February 22, 2018

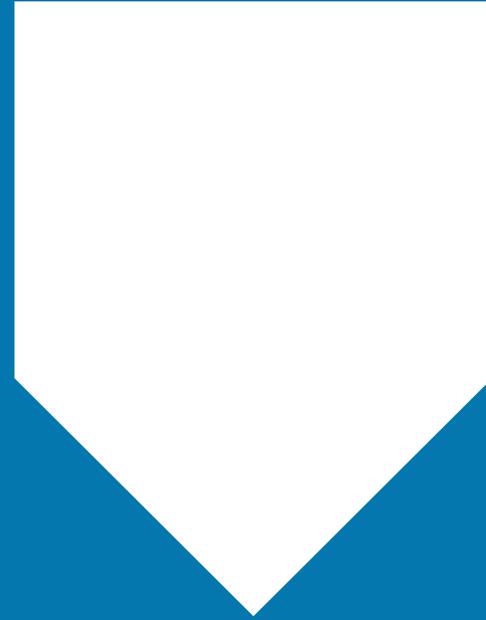




Tonight's Agenda

- Introductions
- Project Overview
- Review of Existing Conditions
- Feedback from Previous Meeting
- Discussion and Next Steps





Introductions

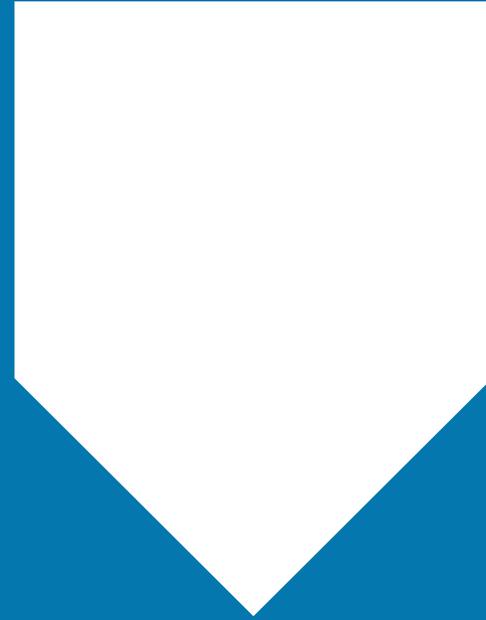


Introductions

A Successful Comprehensive Plan Requires Cross Sectional Community Input

- Township Staff
- Comprehensive Plan Steering Committee
- Community Outreach (3 Public Outreach Meetings Total)
- Planning Commission Public Hearing (Anticipated)
- Comments from County, School District, and Contiguous Municipalities (Anticipated)
- Township Supervisors Public Hearing (Anticipated)
- Planning Consultants: T&M Associates





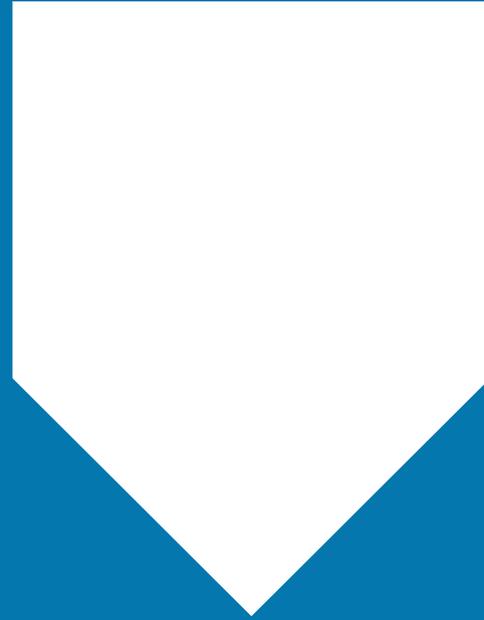
Project Overview





What is a Comp Plan?

- 1 **Blueprint for Future Development and Redevelopment**
- 2 **Comprehensive Plan = Comprehensive Process**
 - A **Data Collection (Census, Existing Land Uses, Prior Plans)**
 - B **“Ground Truthing” and Local Context (Comp Plan Committee and Public Outreach)**
 - C **Preparing Goals, Objectives and Recommendations to Meet Current Needs and Future Vision of Township**
 - D **Review Recommendations with Township and Public**
 - E **Adoption of Plan**
 - F **Implementation: Ordinance Development, Actions, Grants**



Existing Conditions



Changes over Time



1942

Changes over Time



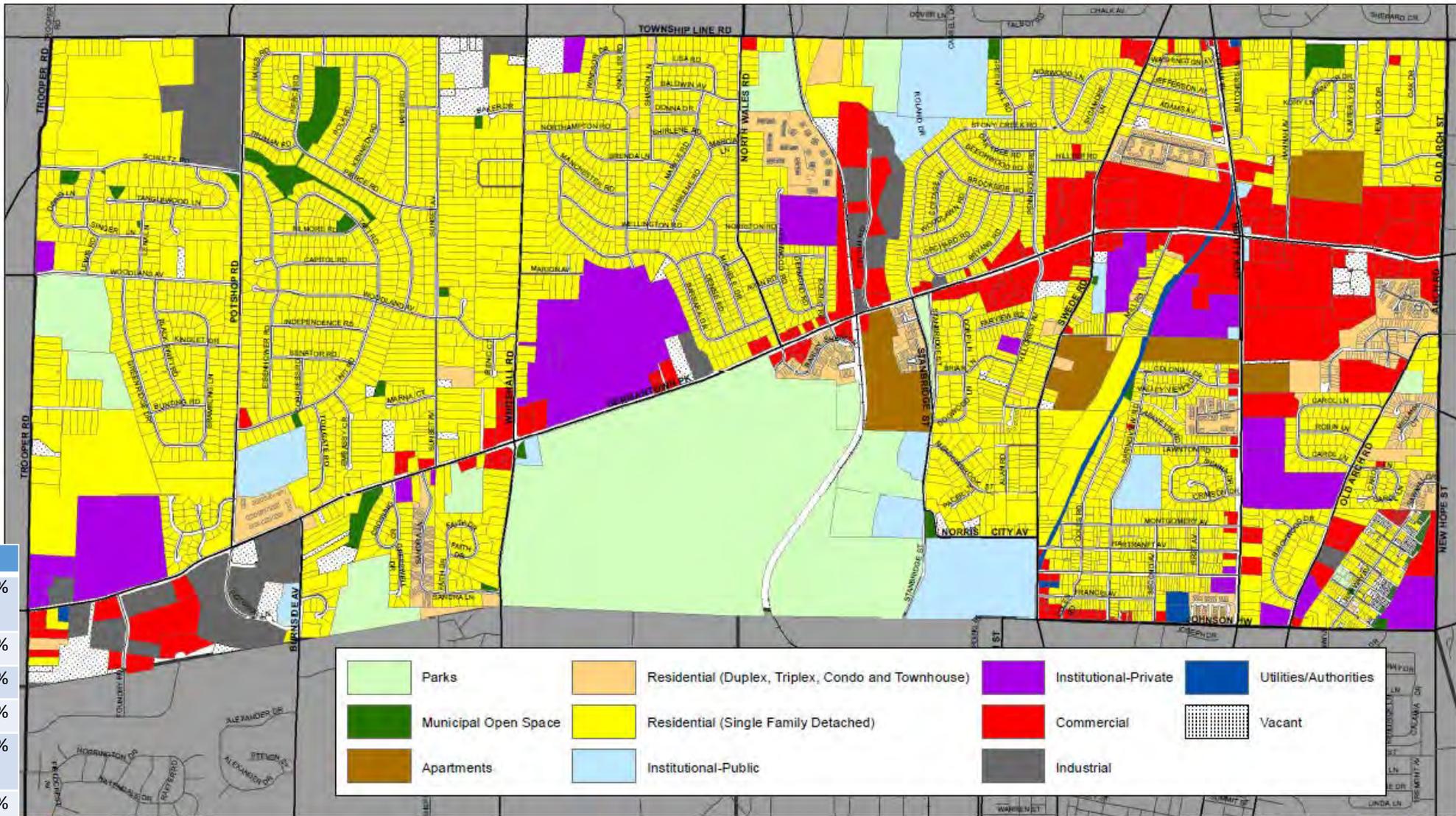
1971

Changes over Time



2015

Existing Land Uses



**Existing Land Use
East Norriton Township
Montgomery County, Pennsylvania**

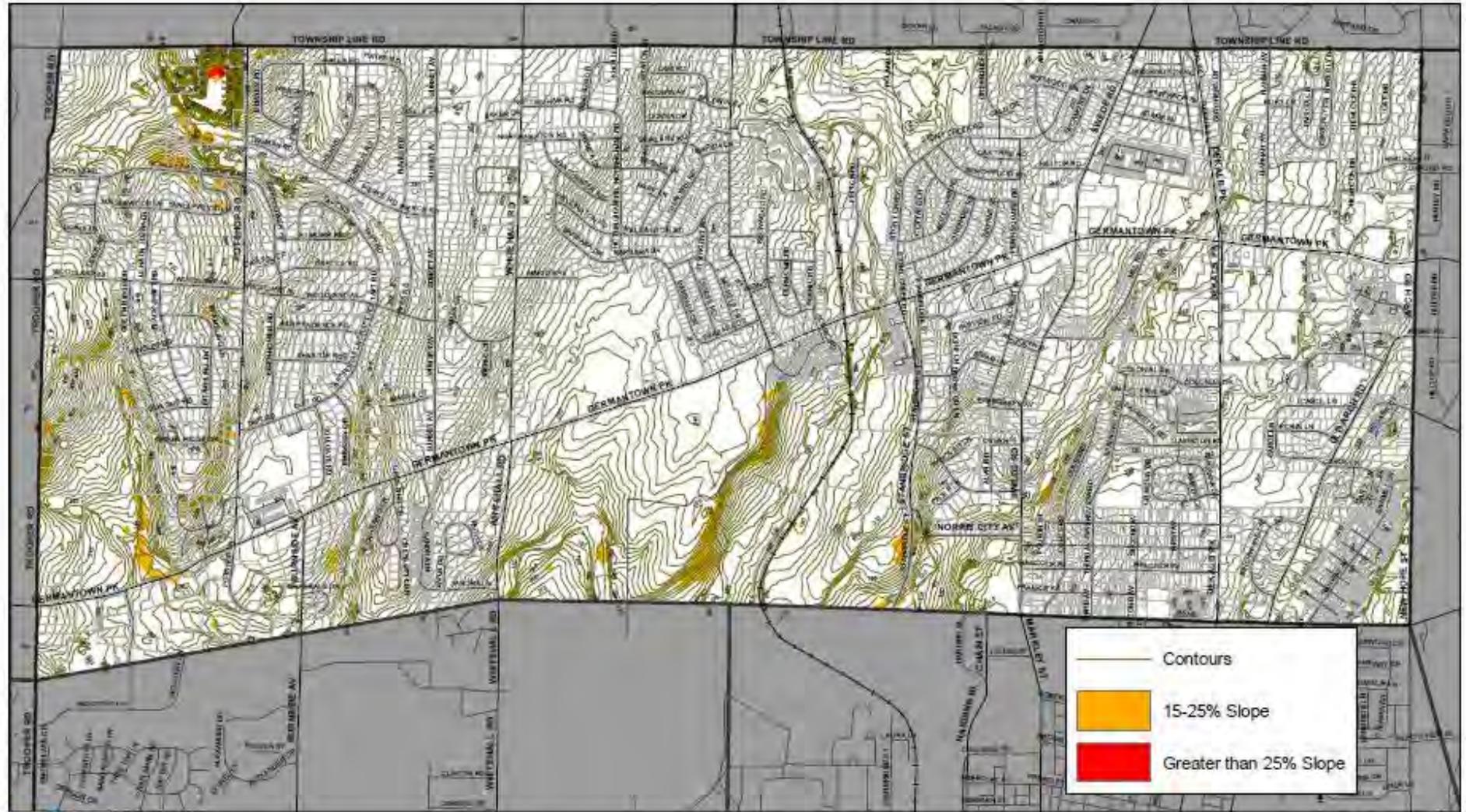
11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7365
Prepared by NAD 1/2/2018
Source: Montgomery County, East Norriton Township DCNR; PennDOT, PASDA
Projects\ENOR\00281\GIS\Projects\Existing_Land_Use.mxd

0 900 1,800 3,600 Feet



Land Use	Percent
Residential (Primarily Single Family)	52.19%
Parks	13.79%
Commercial	9.68%
Institutional-Private	6.47%
Residential (Duplex, Triplex, Condo and Townhouse)	4.42%
Institutional-Public	3.97%
Industrial	3.51%
Vacant	2.29%
Apartments	2.20%
Municipal Open Space	1.09%
Utilities/Authorities	0.38%
Grand Total	100.00%

Physical Geography



11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7365

Prepared by NAD 8/29/2017
Source: USGS; FEMA; DCNR; PennDOT, PASDA, East Norriton, Montgomery County
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0 900 1,800 3,600
Feet



Topography
East Norriton Township
Montgomery County, Pennsylvania



Physical Geography



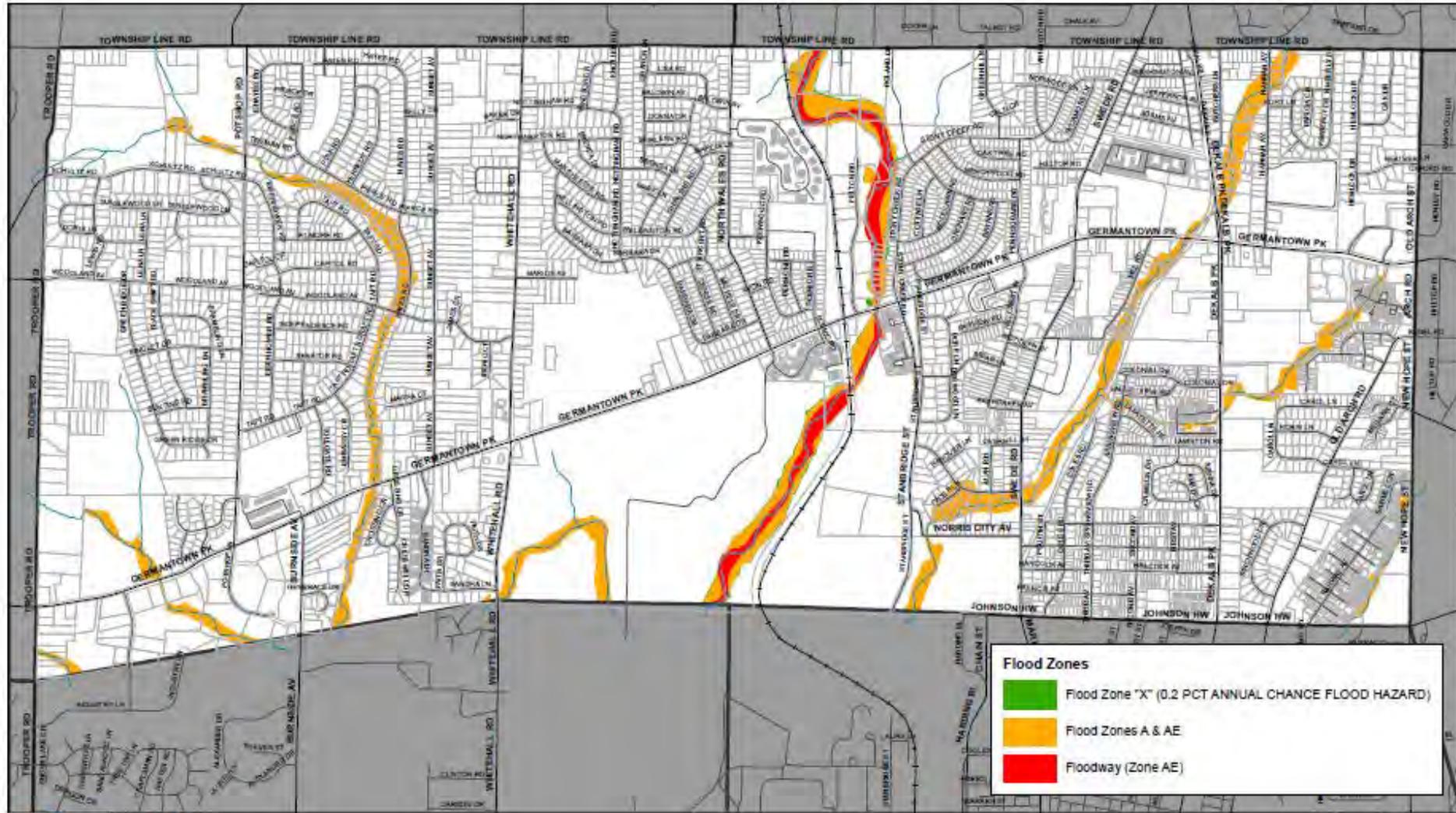

11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7385
Prepared by NAD 8/29/2017
Source: USGS; FEMA; DCNR; PennDOT, PASDA, East Norriton, Montgomery County
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Hydrologic Features
East Norriton Township
Montgomery County, Pennsylvania



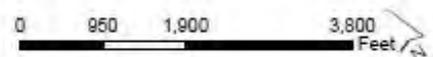
Physical Geography



Flood Zones

- Flood Zone "X" (0.2 PCT ANNUAL CHANCE FLOOD HAZARD)
- Flood Zones A & AE
- Floodway (Zone AE)


 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-871-6400
 Fax: 732-871-7365

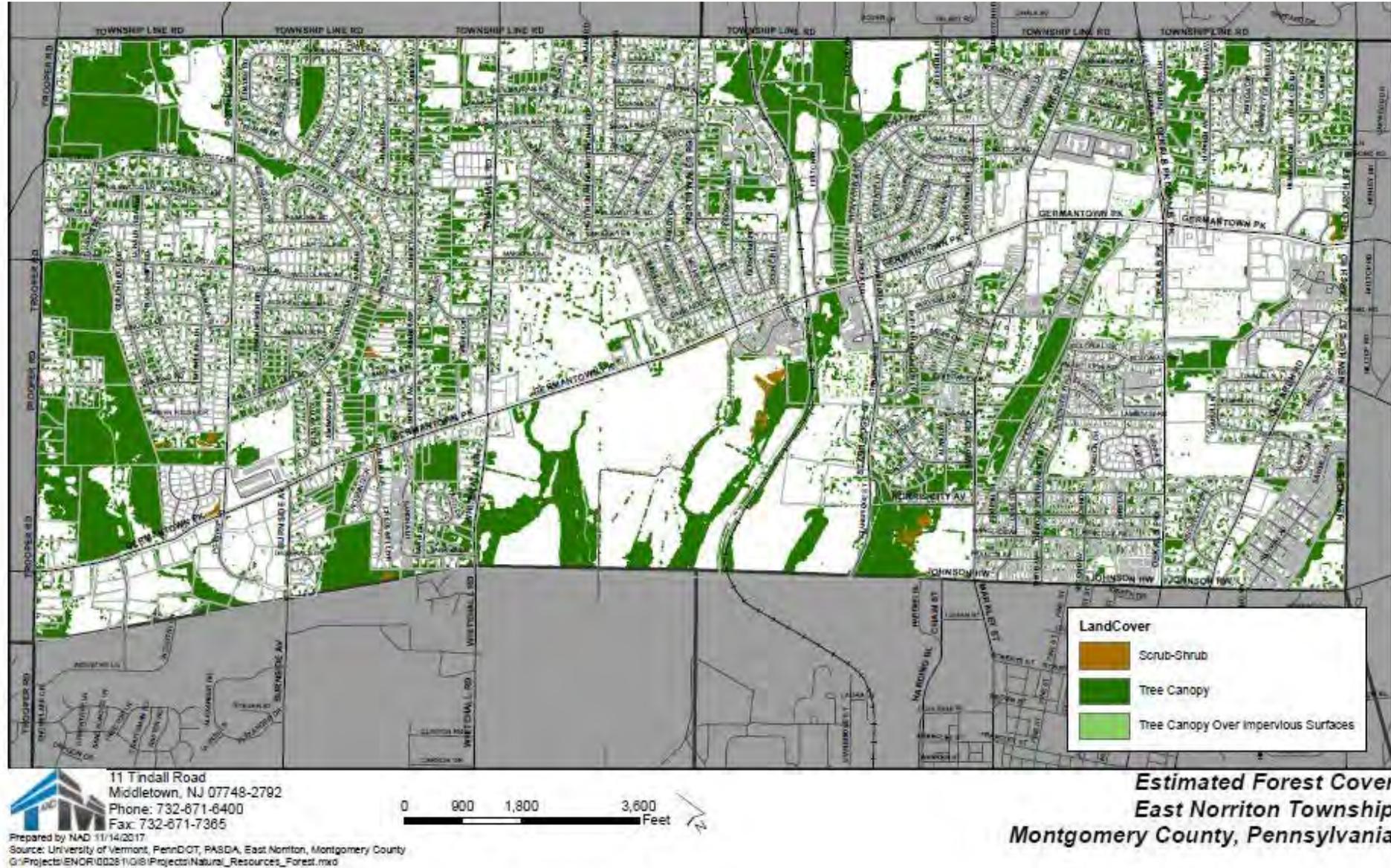


Prepared by NAD 8/31/2017
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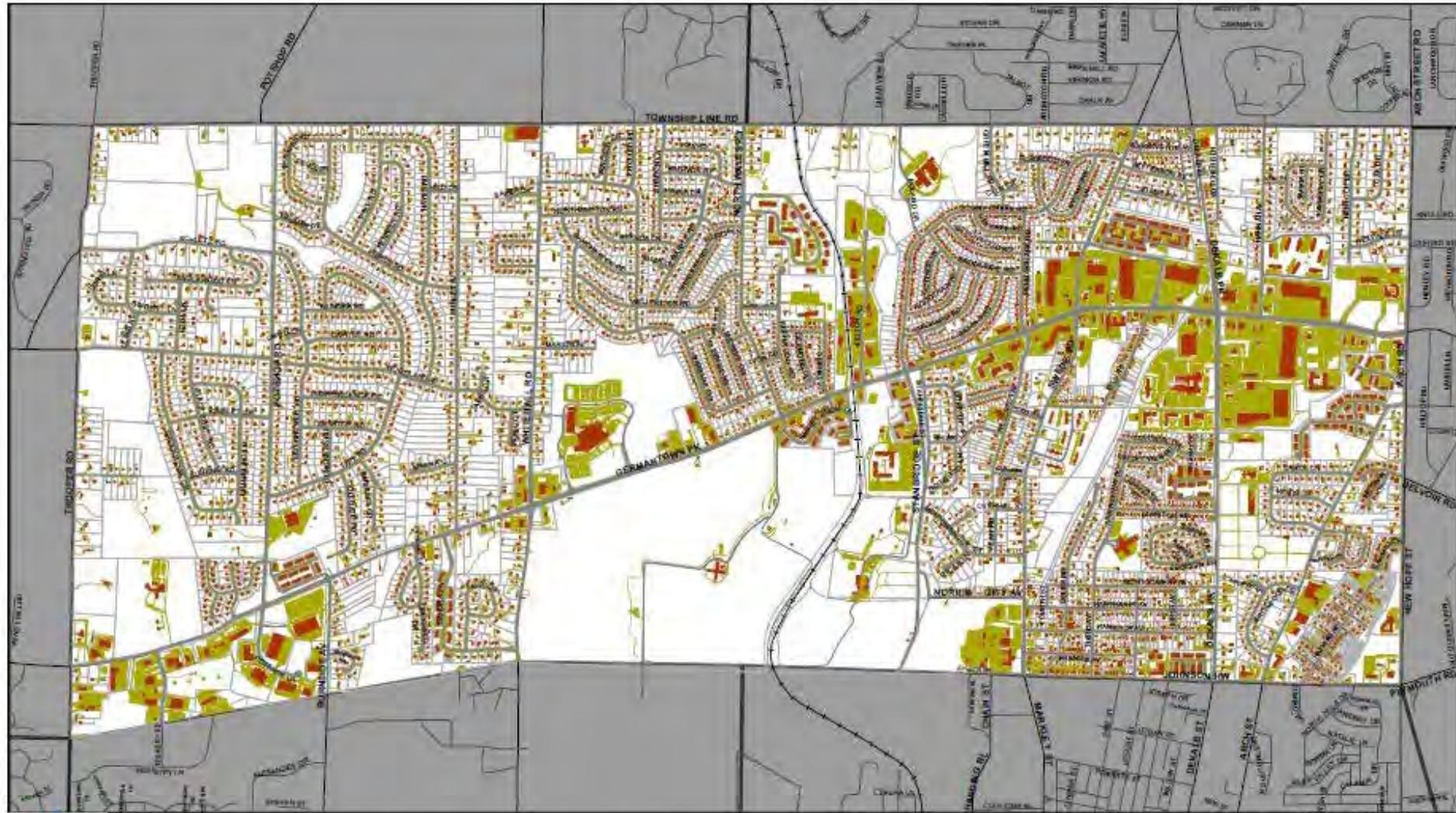
Flood Zones
East Norriton Township
Montgomery County, Pennsylvania



Physical Geography



Physical Geography



11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-871-6400
Fax: 732-671-7385

Prepared by NAD 10/18/2017
Source: USGS, FEMA, DCNR, PennDOT, PASDA, East Norriton Township, CarriganGeo, DIVRPC
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Feet



Impervious Surfaces
East Norriton Township
Montgomery County, Pennsylvania



Transportation Networks



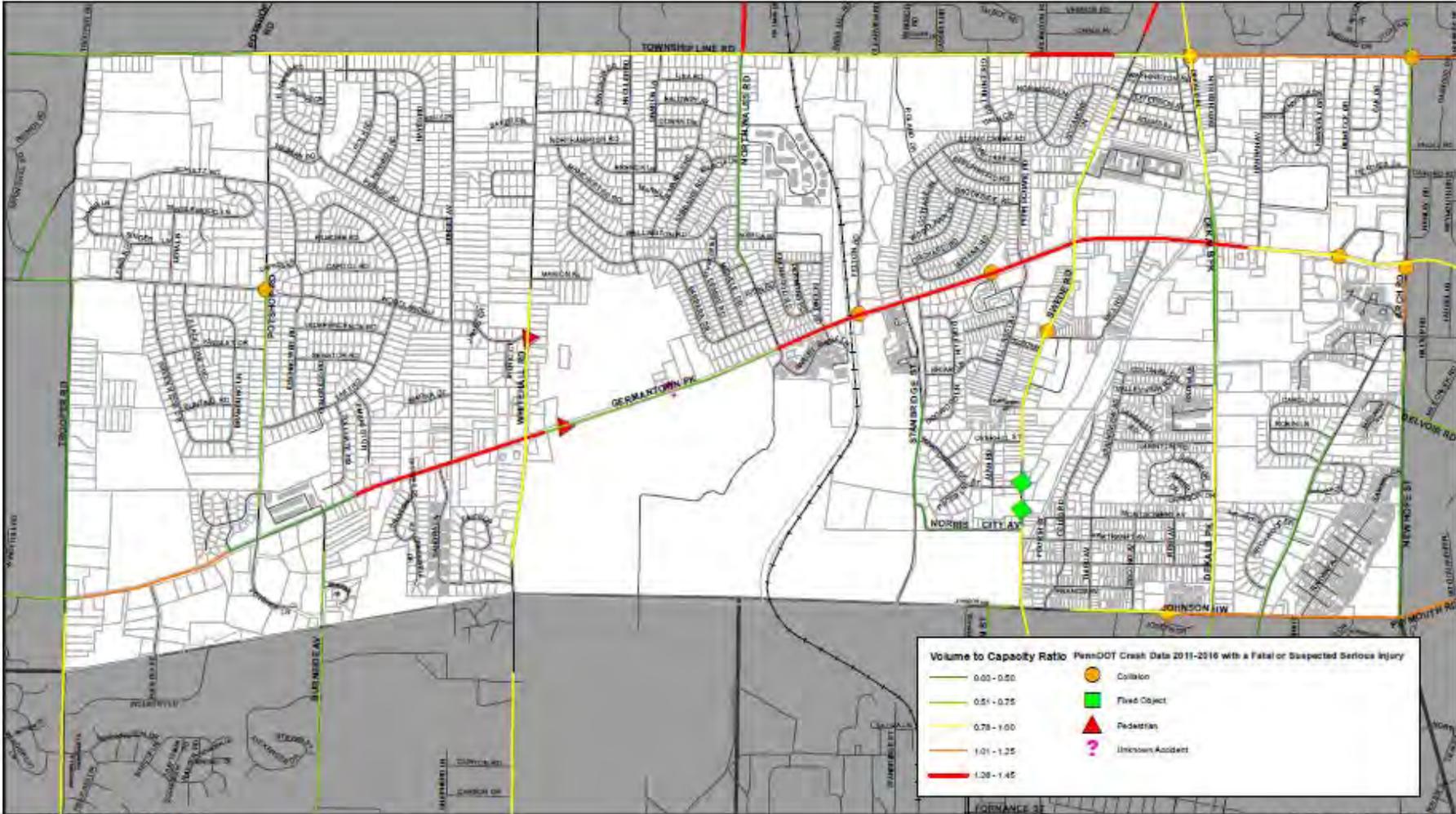

11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7365
Prepared by NAD: 12/18/2017
Source: USGS; FEMA; CCNR; PennDOT, PA SDA, East Norriton Township, CarriganGeo
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Bus Routes
East Norriton Township
Montgomery County, Pennsylvania



Transportation Networks



**Street Congestion and Accident Map
East Norriton Township
Montgomery County, Pennsylvania**

11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7365

0 950 1,900 3,800 Feet

Prepared by NAD 11/14/2017
Source: USGS; FEMA; DCNR; PennDOT; PASDA; East Norriton Township; CarriganGeo; DVRPC
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Demographics:

Population

	1970	1980	1990	2000	2010	Percent Change 2000-2010	2011-2015 ACS
East Norriton	11,837	12,711	13,324	13,211	13,590	2.9%	14,037
Montgomery County	624,080	643,371	678,111	750,097	799,874	6.6%	812,970

Source: US Census Bureau

Demographics:

Indicators

	Number of Households	Average Household Size	Median Age	Percent of Population ≥ 65 Years
East Norriton	5,826	2.34	46.6	23.8

Source: US Census Bureau

Demographics:

Housing Characteristics

	Number	Percent
Year Structure Built (2011–2015 American Community Survey)		
2014 or later	0	0
2010 to 2013	167	2.7
2000 to 2009	535	8.8
1990 to 1999	358	5.9
1980 to 1989	887	14.5
1970 to 1979	1,019	16.7
1960 to 1969	1,125	18.4
1950 to 1959	1,130	18.5
1940 to 1949	418	6.9
1939 or earlier	459	7.5
Median Year Structure Built	1969	
Median Home Value (Owner-Occupied Units; 2011–2015 American Community Survey)		
Median Value	262,200	
Median Gross Rent (Renter-Occupied Units; 2011–2015 American Community Survey)		
Median Gross Rent	1,285	
Source: US Census Bureau		

Demographics:

Housing Characteristics

	Number	Percent
Year Structure Built (2011–2015 American Community Survey)		
2014 or later	0	0
2010 to 2013	167	2.7
2000 to 2009	535	8.8
1990 to 1999	358	5.9
1980 to 1989	887	14.5
1970 to 1979	1,019	16.7
1960 to 1969	1,125	18.4
1950 to 1959	1,130	18.5
1940 to 1949	418	6.9
1939 or earlier	459	7.5
Median Year Structure Built	1969	
Median Home Value (Owner-Occupied Units; 2011–2015 American Community Survey)		
Median Value	262,200	
Median Gross Rent (Renter-Occupied Units; 2011–2015 American Community Survey)		
Median Gross Rent	1,285	
Source: US Census Bureau		

Demographics:

Housing Characteristics

	Number	Percent
I. Units In Structure (2011–2015 American Community Survey)		
1-Unit, Detached	3,516	57.7
1-Unit, Attached	1,061	17.4
2 Units	45	0.7
3 or 4 Units	62	1.0
5 to 9 Units	87	1.4
10 to 19 units	265	4.3
20 or More Units	1,062	17.4
Mobile Home	0	0
Boat, RV, Van, Etc.	0	0
II. Number of Bedrooms (2011–2015 American Community Survey)		
No Bedroom	219	3.6
1 Bedroom	620	10.2
2 Bedrooms	1,139	18.7
3 Bedrooms	2,514	41.2
4 Bedrooms	1,377	22.6
5 or More Bedrooms	229	3.8
II. Number of Rooms (2011–2015 American Community Survey)		
1 Room	219	3.6
2 Rooms	145	2.4
3 Rooms	381	6.2
4 Rooms	551	9.0
5 Rooms	883	14.5
6 Rooms	963	15.8
7 Rooms	994	16.3
8 Rooms	857	14.1
9 Rooms or More	1105	18.1
Median Rooms	6.4	

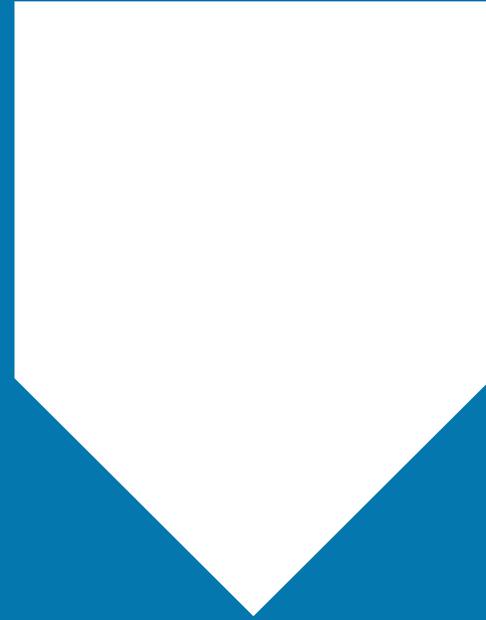
Source: US Census Bureau

Demographics:

Commuting Characteristics

	2000 Census		2011-2015 ACS	
	Number	Percent	Number	Percent
Car, truck, or van -- drove alone	5904	86.3	6162	86.8
Car, truck, or van -- carpoolled	542	7.9	397	5.6
Public transportation (excluding taxicab)	132	1.9	55	0.8
Walked	91	1.3	105	1.5
Other means	11	0.2	39	0.5
Worked at home	164	2.4	342	4.8
Mean travel time to work (minutes)	24.7		26.8	

Source: US Census Bureau

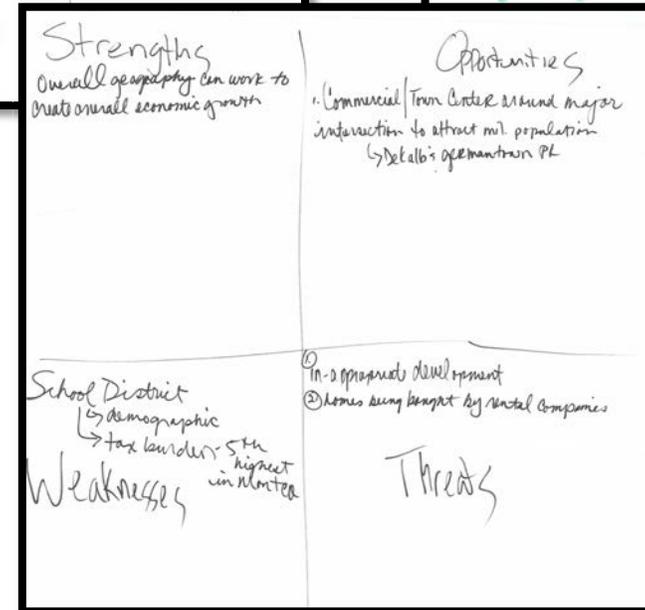
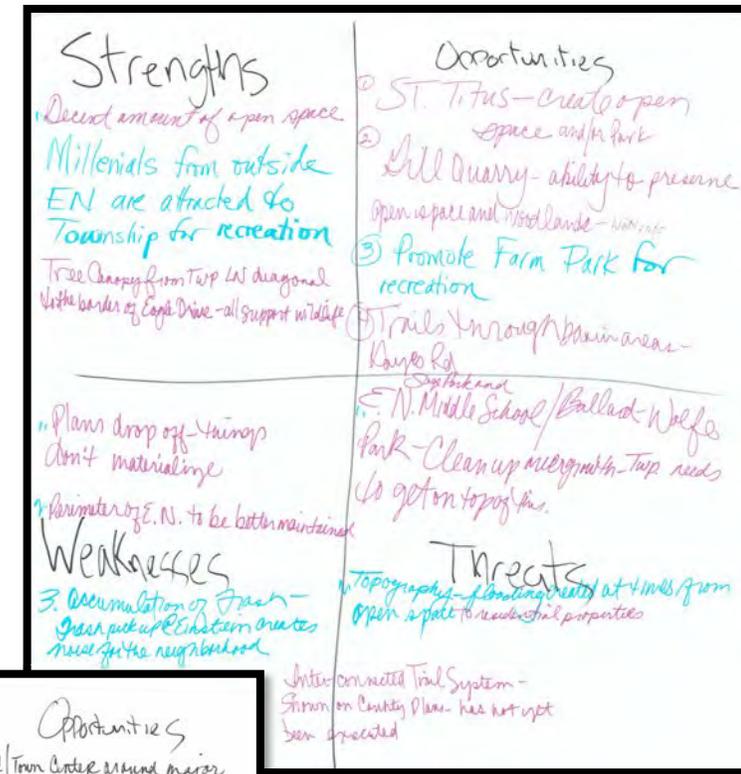


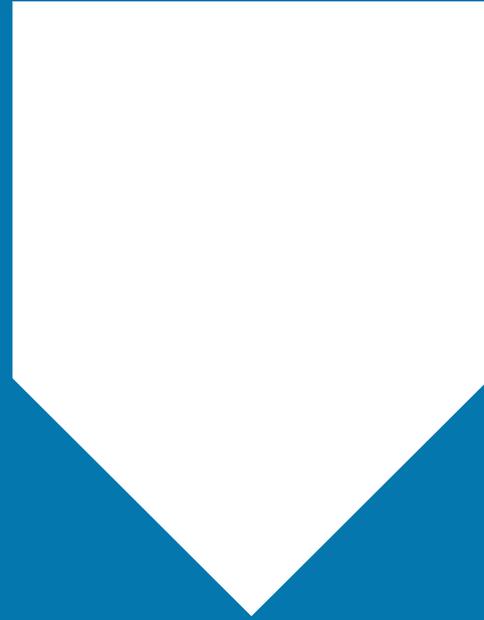
Feedback from Previous Meeting



Central Themes

- Township Approaching Buildout
- Need to Address Traffic Congestion
- Need to Identify Opportunities to Promote Pedestrian/Bicycle Travel
- Conversions of Residential Development to Commercial
- Market Demands Outpacing Land Use Regulations
- Need to Protect Existing Character of Residential Neighborhoods
 - Need for a Town "Center"
- Identify Opportunities to Revitalize Existing Commercial Nodes





Discussion and Next Steps



Thoughts?

HELP US GUIDE THE TOWN'S FUTURE

Where is there room for improvement?

What do you like about this town?

What would make your life easier?

What is an existing source of frustration?

Where do you work?

Where do you shop?

Where do you go for regular errands?

What would you like to see in East Norriton?

Upcoming

NEXT STEPS

Public Outreach Meeting #3: March 15, 2018 at 6:30 pm

Presentation to Planning Commission: TBD

Presentation to Township Supervisors: TBD



East Norriton Township

January 12 at 8:43pm · 🌐

The Comprehensive Plan Committee of EN Twp will meet at the East Norriton Township Building at 6:30pm on the following dates:

- Wednesday, January 31st, 2018
- Thursday, February 22nd, 2018
- Thursday, March 15th, 2018

Please call the township for more information.



4 Likes



East Norriton Township

QUESTIONS & ANSWERS

THANK YOU

Presenters

Marty Truscott, AICP

Supervising Planner

T&M Associates

mtruscott@tandmassociates.com | 732.865.9558

Nick Dickerson

Senior Planner

T&M Associates

ndickerson@tandmassociates.com | 732.865.9556



Public Outreach Meeting

East Norriton Comprehensive Plan Update

March 15, 2018

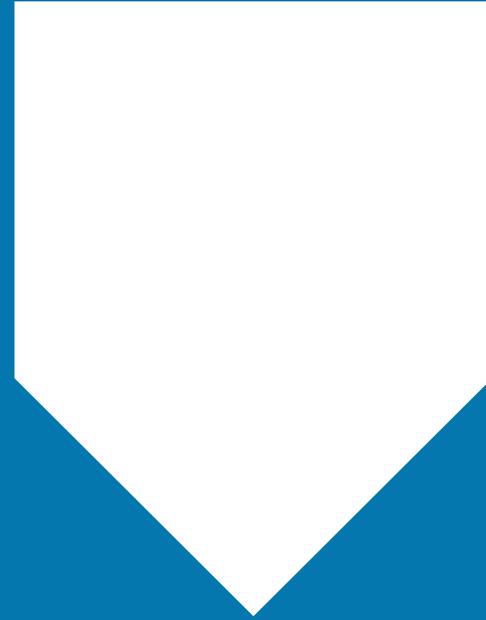




Tonight's Agenda

- Introductions
- Project Overview
- Review of Existing Conditions
- Feedback from Previous Meetings
- Proposed Goals and Objectives
- Next Steps





Introductions

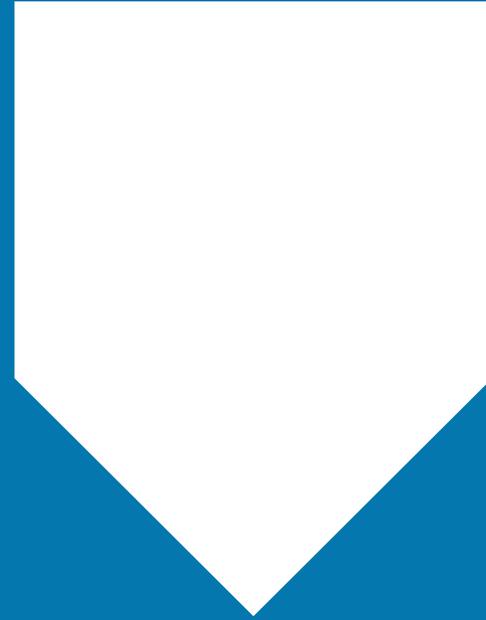


Introductions

A Successful Comprehensive Plan Requires Cross Sectional Community Input

- Township Staff
- Comprehensive Plan Steering Committee
- Community Outreach (3 Public Outreach Meetings Total)
- Planning Commission Public Hearing (Anticipated)
- Comments from County, School District, and Contiguous Municipalities (Anticipated)
- Township Supervisors Public Hearing (Anticipated)
- Planning Consultants: T&M Associates





Project Overview





What is a Comp Plan?

- 1 **Blueprint for Future Development and Redevelopment**
- 2 **Comprehensive Plan = Comprehensive Process**
 - A **Data Collection (Census, Existing Land Uses, Prior Plans)**
 - B **“Ground Truthing” and Local Context (Comp Plan Committee and Public Outreach)**
 - C **Preparing Goals, Objectives and Recommendations to Meet Current Needs and Future Vision of Township**
 - D **Review Recommendations with Township and Public**
 - E **Adoption of Plan**
 - F **Implementation: Ordinance Development, Actions, Grants**

2008 Comp Plan Update



East Norriton Township



Comprehensive Plan Update 2008

Goals and Objectives

- Community Character/Growing Greener** - To maintain a rural-suburban character utilizing smart growth initiatives.
- Objectives**
- Pursue a long-term environmental and energy management strategy that will achieve environmental and economic sustainability and a high quality of life. Encourage the use of Leadership in Energy and Environmental Design (LEED) certified buildings.
 - Continue to support and work with the Norriton Farm Park Advisory Board. Protect the retention of the few agricultural lands remaining.
 - Preserve environmentally sensitive and ecologically fragile lands. Improve water quality through the use of riparian buffers and wetlands preservation.
 - Consider additional uses, such as offices and apartments in some established shopping areas, to help establish mixed use town centers and a more vibrant environment.
- Residential** - To maintain the character of the residential neighborhoods in the Township and to preserve residential property values.
- Objectives**
- Preserve the unique character of historic neighborhoods.
 - Encourage "cluster style" open space preservation development for tracts greater than 10 acres.
 - Apply RP Residential Professional style zoning to locations along busy highways previously used for residential or as an option to C-Commercial to provide for transitional uses which also protect adjoining residential neighborhoods.
 - Continue to provide for a variety of housing types, including housing opportunities for active adults and the elderly.
 - Allow for future higher density housing in exchange for additional open space and other amenities in core areas of the Township (see Town Center Objectives).
 - Discourage typical suburban development which consumes open space and "hides" distinctive characteristics of the Township and pursue options of "transitional neighborhood design" as outlined in the Pennsylvania Municipalities Planning Code, for high density sites along major highways.

Recreation and Parks

- Provide for the future recreation and open space by integrating uses, encouraging mass transit, and improving walkability within the Township.
- Objectives**
- Identify suitable recreational sites which would satisfy the community's recreational needs for active and passive recreation.
 - Extend the most desirable and varied opportunities for recreation as far as the greatest number of people throughout the Township, including such characteristics as age, health, sex, and use of access.
 - Coordinate the location and development of new open spaces with other existing and projected land uses or existing open spaces so that they enhance one another.
 - Maintain and update the Township's Open Space Fee-in-lieu-of ordinance.
 - Increase the total park land acreage based on the 2005 Open Space Plan Update.
 - Provide a network of walking and bicycling trails.

Retail and Office

- Continue to provide for retail and professional service needs of residents. Concentrate most development into "nodes" of activity, specifically at Germantown Pike/Route 202 and Banker Street/Germantown Pike.
- Objectives**
- Limit intensification and encourage quality life in these nodes.
 - Encourage the revitalization of older centers and vehicular and pedestrian connectivity between existing centers, and to nearby residential communities.
 - Provide for small-scale office uses along major road corridors to serve the residential neighborhoods nearby.
 - Encourage mixed use developments (i.e., higher density residential/office, retail offices such as the Employment Center District).



Industrial Objectives

- Limit light industrial users to locations in the industrial park areas.
- Buffer existing heavy industrial users from residential neighborhoods and adjacent uses.

Institutional Objectives

- Encourage medical and surgical related uses to locate near hospital uses.
- Maintain its traditional zoning which permits and regulates the large number of places of worship in the Township.



Regional & Historical Context

The Township is situated in the heart of the Philadelphia metropolitan area, a region characterized by its rich history and diverse cultural heritage. The area's strategic location has made it a hub for commerce and industry since the late 19th century. The Township's history is deeply intertwined with the region's development, from its early days as a rural settlement to its current status as a major urban center. The plan update recognizes the Township's unique historical and regional context and seeks to preserve and enhance its character while accommodating future growth and development.

Transportation

- Reduce the amount of locally generated automobile trips by integrating uses, encouraging mass transit, and improving walkability within the Township.
- Objectives**
- Identify and improve vital corridors along major highway arteries and feed to road network to connect residential neighborhoods to retail services, employment centers and institutional areas such as hospitals, parks and places of worship.
 - Encourage they serve to link homes, retail stores and institutional uses such as hospitals.
 - Provide for mass transit, specifically a park and ride lot off of Germantown Pike on the Stony Creek line.
 - Accommodate the widening of Route 202 while carefully protecting existing streetscapes and residential neighborhoods.

Natural Environment

- Protect stream valleys, wooded areas, steep slopes and other areas environmentally sensitive lands.
- Objectives**
- Acquire environmentally sensitive lands and stream valleys to ensure protection including as part of open space and park acquisition. Protect urban forests, riparian riparian corridors.
 - Work toward adopting an Environmental Advisory Council.
 - Assist in the PADEP Watershed Restoration Action Strategy for the Stony Creek. Implement the goals and recommendations from the Act 167 Study, i.e., pursue use of best management practices for stormwater management.

Aesthetics

- Provide quality planting buffers between conflicting land uses.
- Objectives**
- Preserve existing natural edges along street frontages and property boundaries where practicable.
 - Provide stringent buffer planting and street tree parking lot landscaping requirements in the Subdivision and Land Development Ordinance.
 - Regulate call towers and limit their location within the community.

Historic Preservation

- Preserve historic properties and neighborhoods.
- Objectives**
- Continue to support the Historic Advisory Commission.
 - Identify historic resources - bring awareness to need for preservation of worthy architectural and historic qualities.
 - Enforce historic preservation ordinance to prevent/stop demolition or alteration and encourage reuse of historic resources.

Greenway Trails and Open Space Preservation

- Provide off-road trail systems and acquire priority properties.
- Objectives**
- Implement recommendations of the Greenway Trail Feasibility Study.
 - Coordinate regional trail planning with County and identify and implement local trail as recommended in Open Space Recommendations.
 - Support the construction of the Liberty Bell Trail.
 - Pursue the acquisition of the Burlington property as a preferred priority for preservation under current Montgomery County Open Space Grants Program.

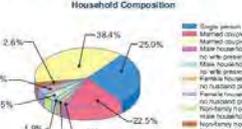
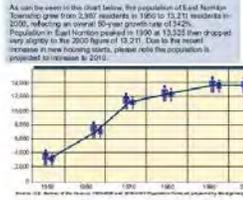
Township Profile



East Norriton Township Population Growth, 1950-2000

The following report presents selected population, housing, and economic characteristics for East Norriton Township. When applicable, data for the municipalities adjacent to East Norriton Township (Limerick Township, the municipality of Germantown, Plymouth Township, West Norriton Township, Whitpain Township and Woodbury Township) is included to provide context for East Norriton Township. Data were obtained from various sources but primarily consist of information collected and compiled by the U.S. Bureau of the Census. Other data sources include the Delaware Valley Regional Planning Commission (DVRPC) and the Montgomery County Planning Commission.

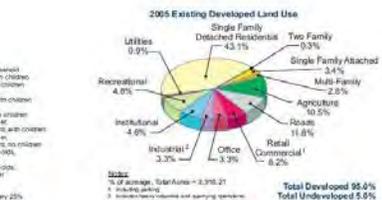
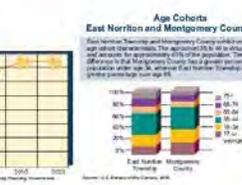
Population



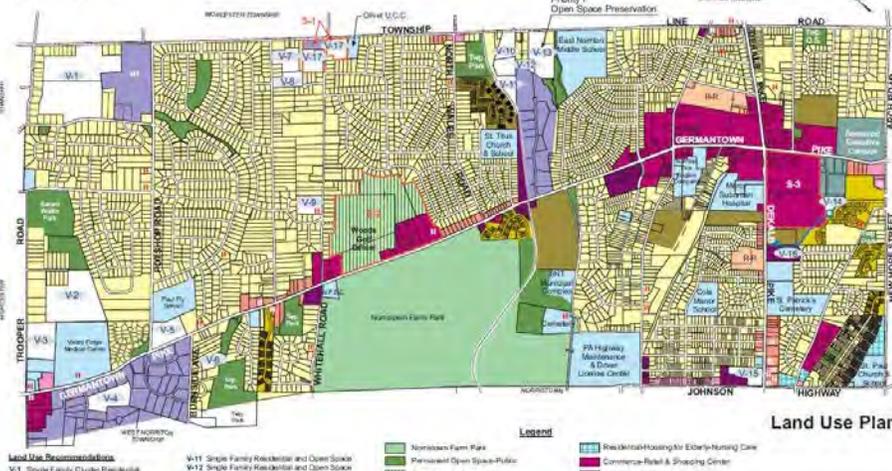
RESIDENT LABOR FORCE BY OCCUPATION-2000

Occupation	First Number	Second Number	Montgomery County	% Total	Rank	% Total	Rank
Management	1,200	18.0%	3	11.2%	2	11.2%	2
Professional	1,244	18.5%	1	21.2%	1	21.2%	1
Admin	850	12.5%	4	14.3%	4	14.3%	4
Operative	1,244	18.5%	2	17.2%	3	17.2%	3
Construction	210	3.0%	7	2.3%	7	2.3%	7
Service	850	12.5%	5	10.8%	5	10.8%	5
Unemployed	0	0.0%	8	0.0%	8	0.0%	8
Retirees	311	4.5%	6	3.5%	6	3.5%	6
Total	6,236	100.0%		100.0%		100.0%	

Age Cohorts

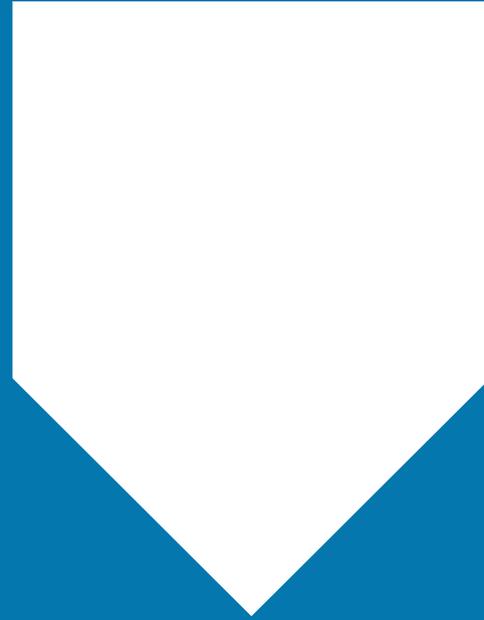


Land Use Plan



- Land Use Recommendations**
- V-1 Single Family Cluster Residential
 - V-2 Western Half Single Family
 - V-3 Eastern Half Open Space/Working Trails
 - V-4 Institutional or Residential
 - V-5 Residential-Neighborhood
 - V-6 Single Family Residential or Open Space
 - V-7 Single Family Residential
 - V-8 Single Family Residential
 - V-9 Single Family Residential
 - V-10 Single Family Residential and Open Space
- Special Districts**
- S-1 Handy Hardware & Sporting Goods
 - S-2 Woods Golf Center & Commercial zoning along Germantown Pike
 - S-3 Revisited Existing Shopping Centers
 - W-11 Single Family Residential and Open Space
 - W-12 Single Family Residential and Open Space
 - W-13 Priority / Open Space Preservation
 - W-14 Housing for the Elderly
 - W-15 Residential/Highway
 - W-16 Residential/Highway
 - W-17 Site S-1
- Legend**
- Norriton Farm Park
 - Preserved Open Space-Public
 - Recreation/Private
 - Recreation/Parks & Private
 - Residential/Single Family Detached
 - Residential/Attached (Townhomes/Triplex)
 - Residential-Multi-family
 - Single-Family Residential
 - Residential/Retirement Independent Housing
 - Residential/Office
 - Residential/Housing for Elderly/Housing Care
 - Commerce-Retail & Shopping Center
 - Limited Commercial
 - Business & Professional Office
 - Executive Campus
 - Industrial
 - Heavy Industrial
 - Hotels, Buildings, Green/Hospitals
 - Utility Land-See Land Use Recommendations
 - Special Study Area





Existing Conditions



Changes over Time



1942

Changes over Time



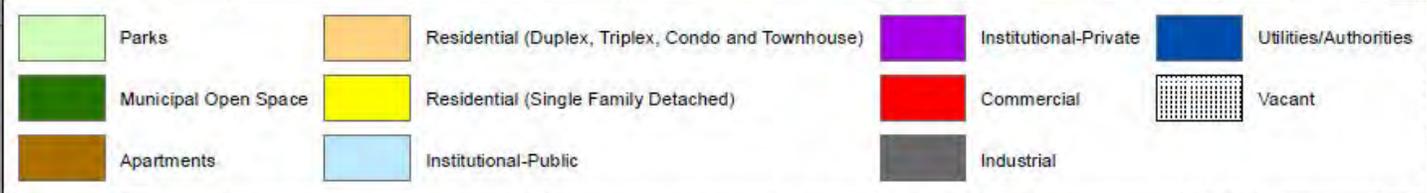
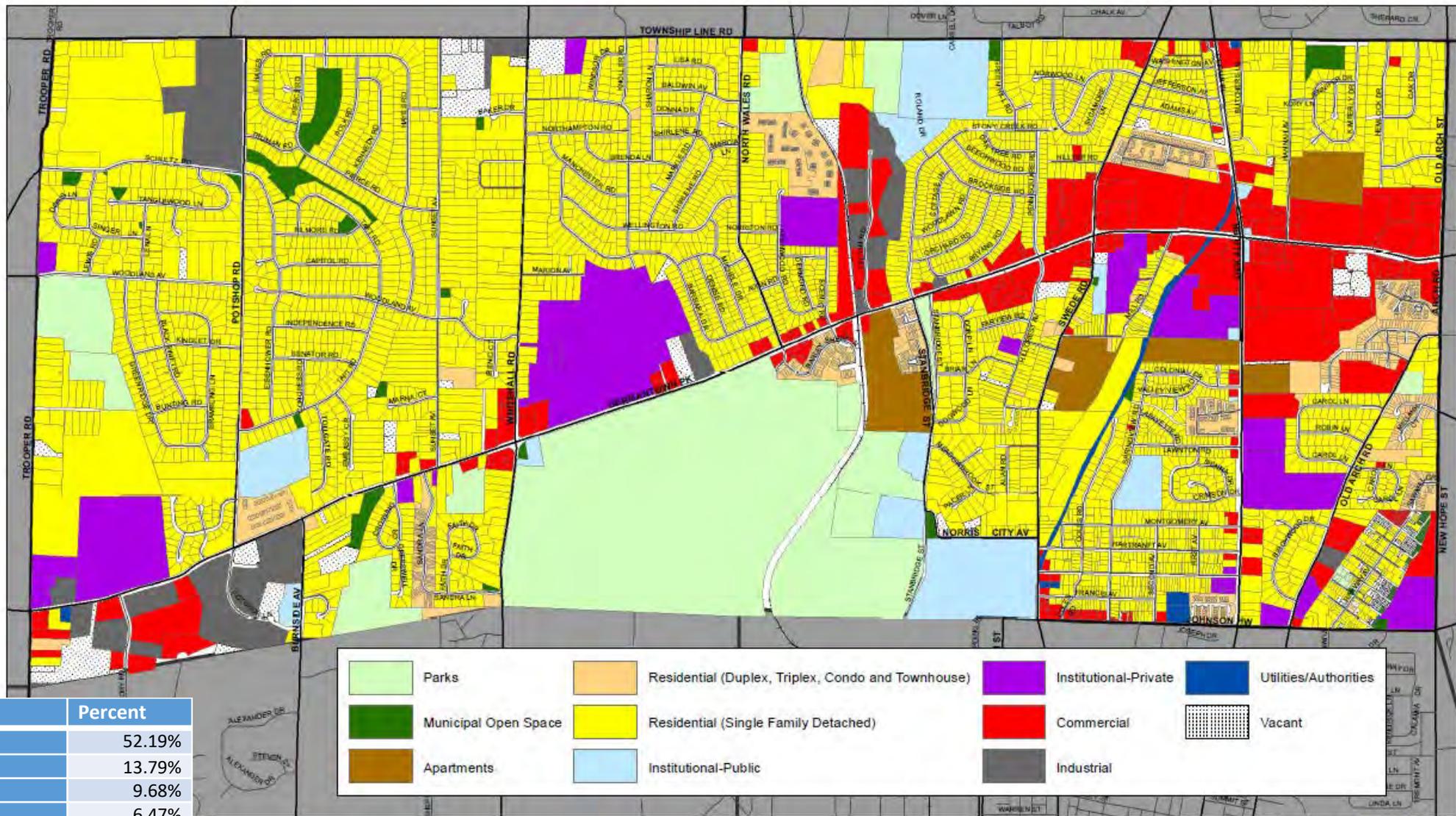
1971

Changes over Time



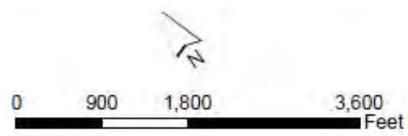
2015

Existing Land Uses



Land Use	Percent
Residential (Primarily Single Family)	52.19%
Parks	13.79%
Commercial	9.68%
Institutional-Private	6.47%
Residential (Duplex, Triplex, Condo and Townhouse)	4.42%
Institutional-Public	3.97%
Industrial	3.51%
Vacant	2.29%
Apartments	2.20%
Municipal Open Space	1.09%
Utilities/Authorities	0.38%
Grand Total	100.00%

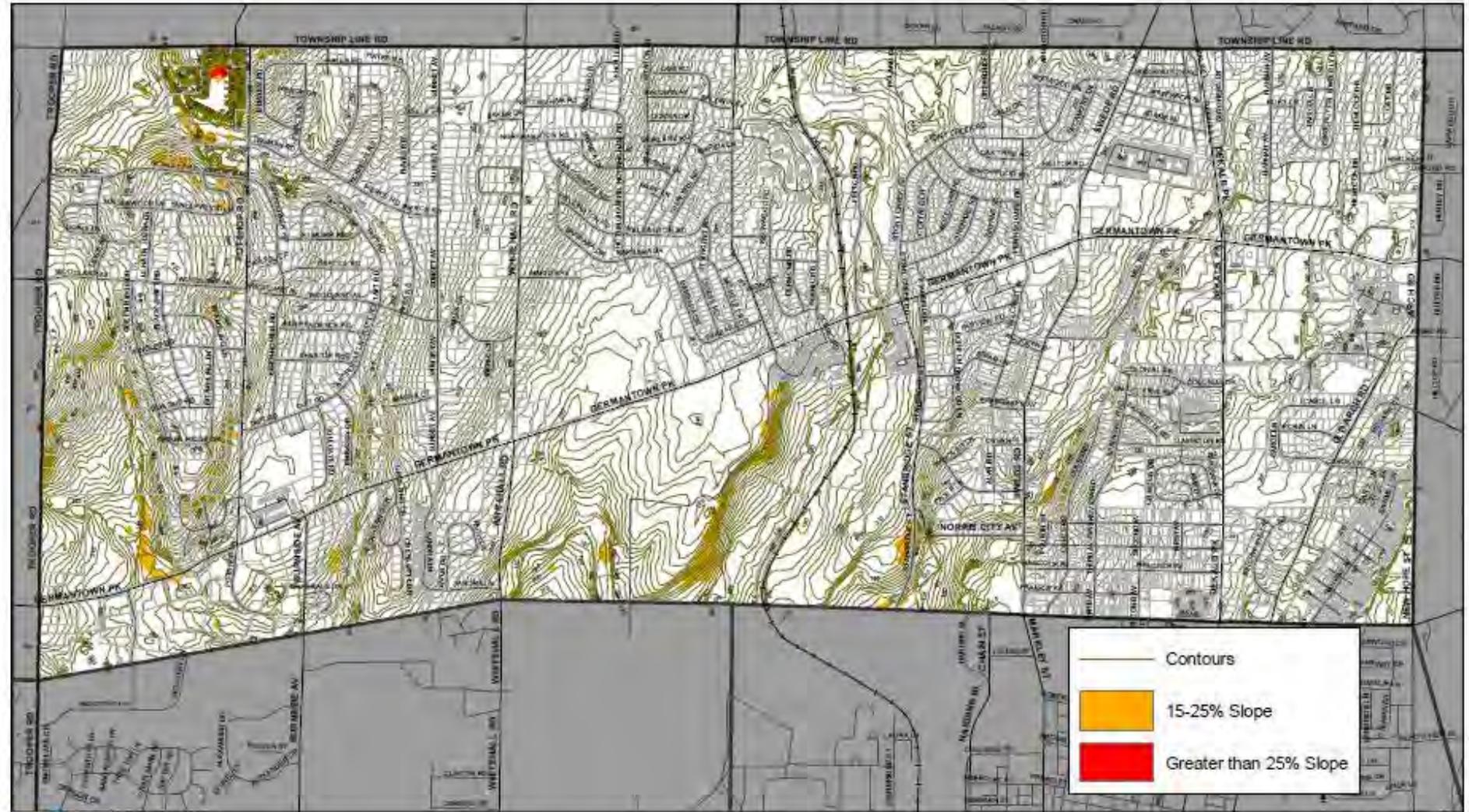
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 NJ 07748-2792
 871-6400
 1-7365
 Norriton Township DCNR; PennDOT, PASDA
 Existing_Land_Use.mxd



Existing Land Use
East Norriton Township
Montgomery County, Pennsylvania



Physical Geography



 11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7365

Prepared by NAD 8/29/2017
Source: USGS; FEMA; DCNR; PennDOT, PASDA, East Norriton, Montgomery County
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Feet

Topography
East Norriton Township
Montgomery County, Pennsylvania

Physical Geography



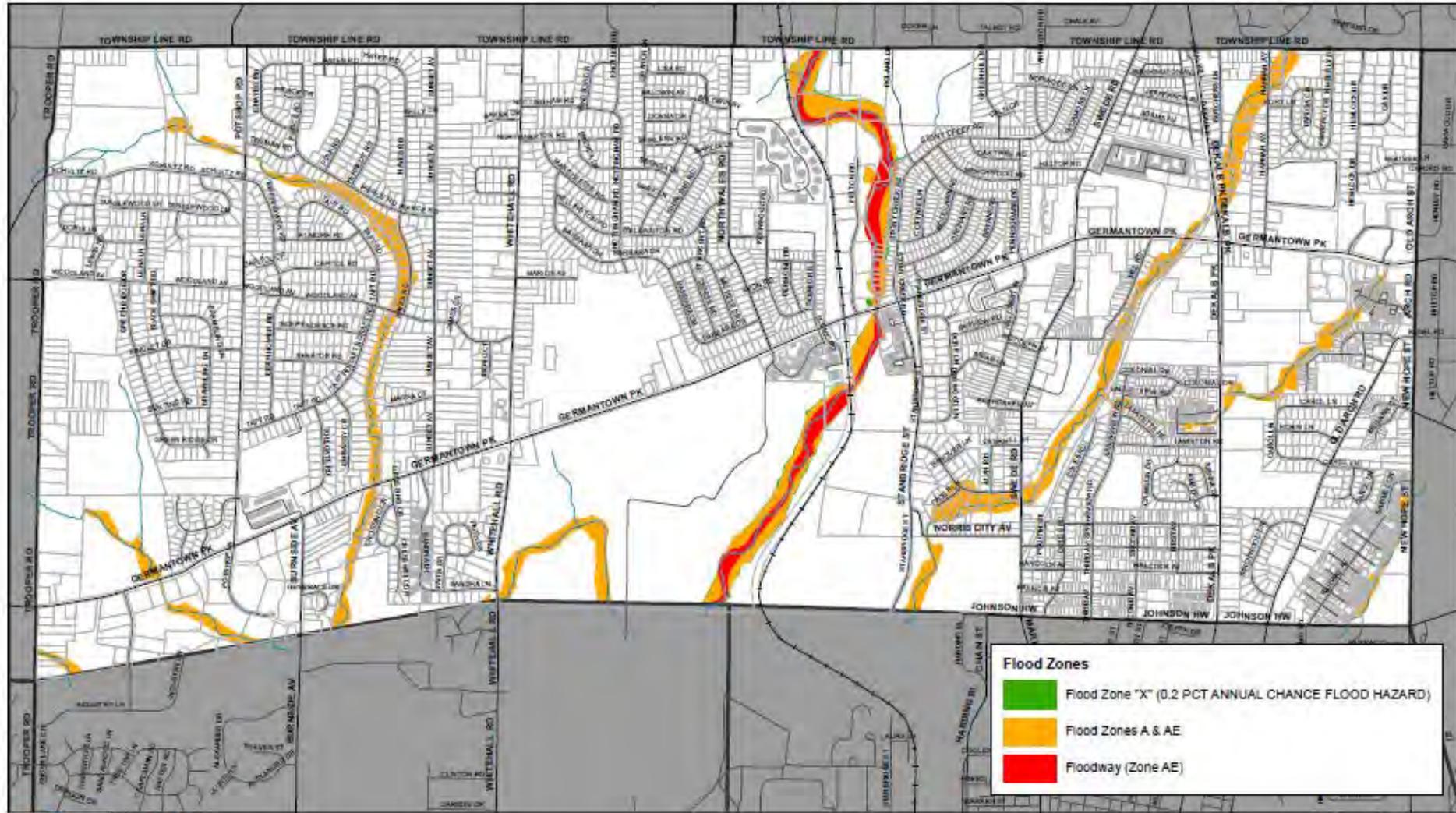

11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7385
Prepared by NAD 8/29/2017
Source: USGS; FEMA; DCNR; PennDOT, PASDA, East Norriton, Montgomery County
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Hydrologic Features
East Norriton Township
Montgomery County, Pennsylvania

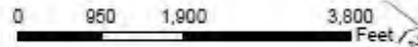


Physical Geography



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-871-6400
 Fax: 732-871-7365

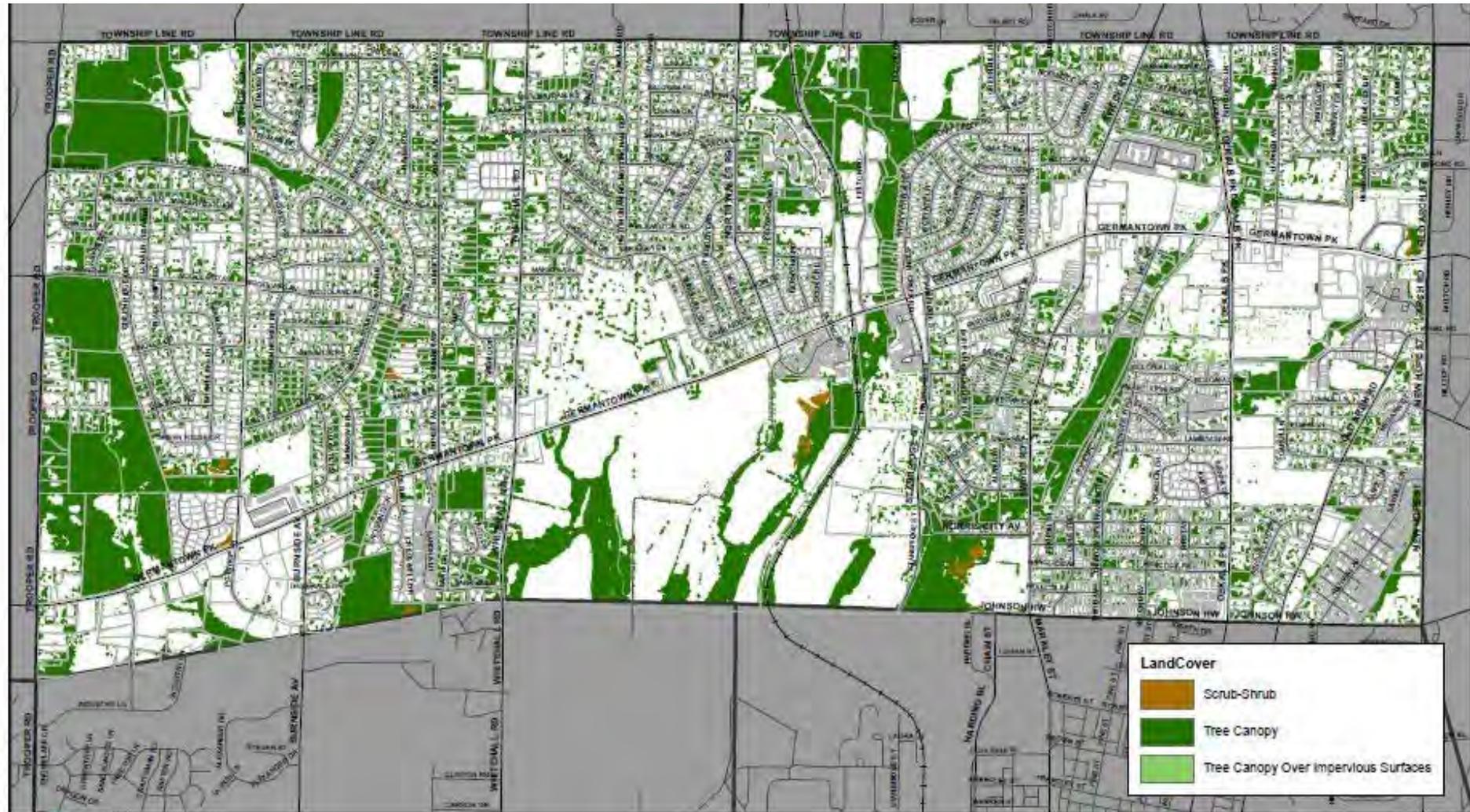
Prepared by NAD 8/31/2017
 Source: USGS; FEMA; DCNR; PennDOT, PA3DA, East Norriton, Montgomery County
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Flood Zones
 East Norriton Township
 Montgomery County, Pennsylvania

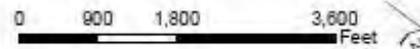


Physical Geography



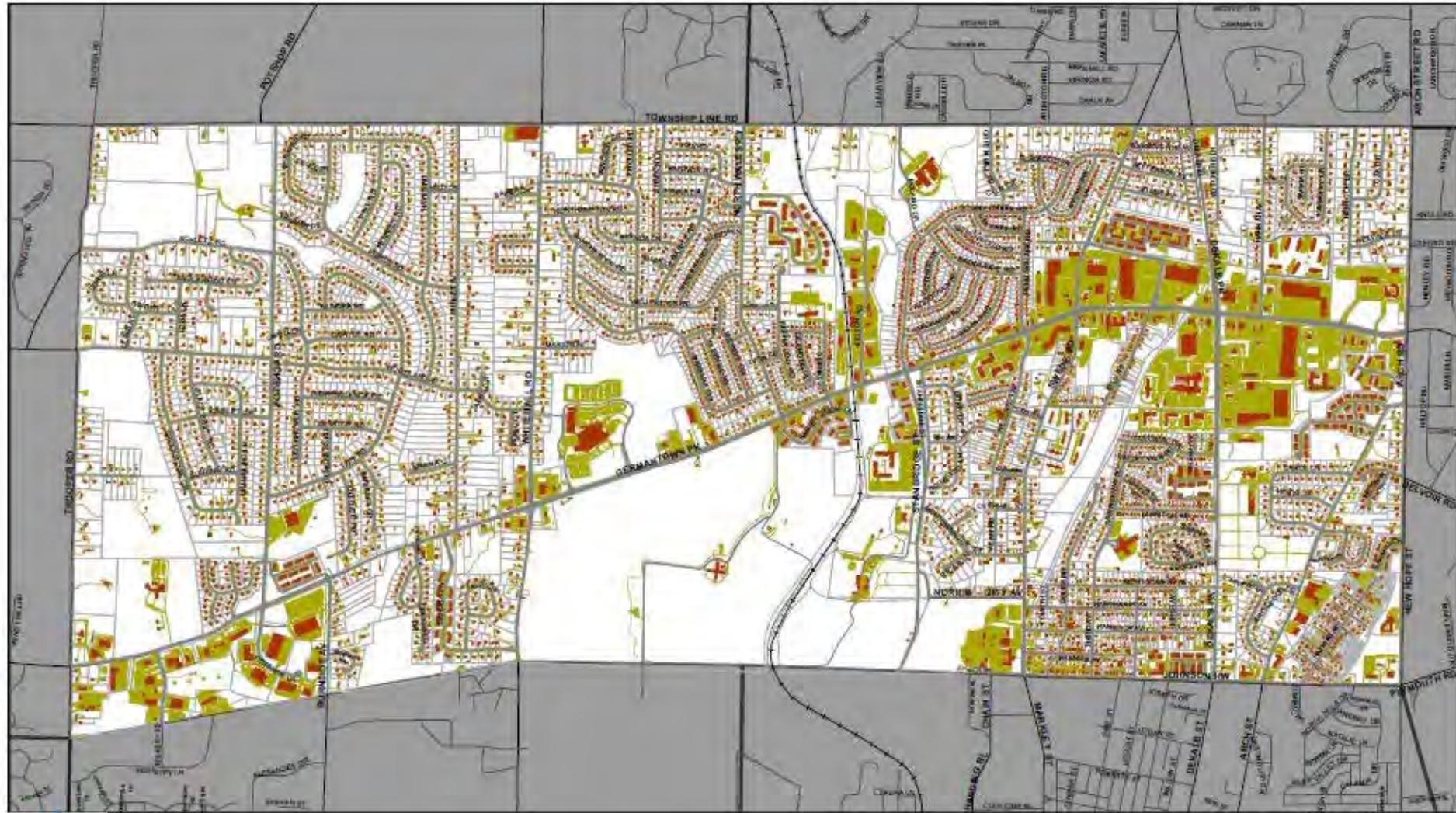
11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-871-6400
Fax: 732-871-7365

Prepared by NAD 11/14/2017
Source: University of Vermont, PennDOT, PASDA, East Norriton, Montgomery County
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Estimated Forest Cover
East Norriton Township
Montgomery County, Pennsylvania

Physical Geography



11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-871-6400
Fax: 732-671-7385

Prepared by NAD 10/18/2017
Source: USGS; FEMA; DCNR; PennDOT; PASDA; East Norriton Township; CarriganGeo; DIVRPC
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Feet



Impervious Surfaces
East Norriton Township
Montgomery County, Pennsylvania

Transportation Networks



11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7365

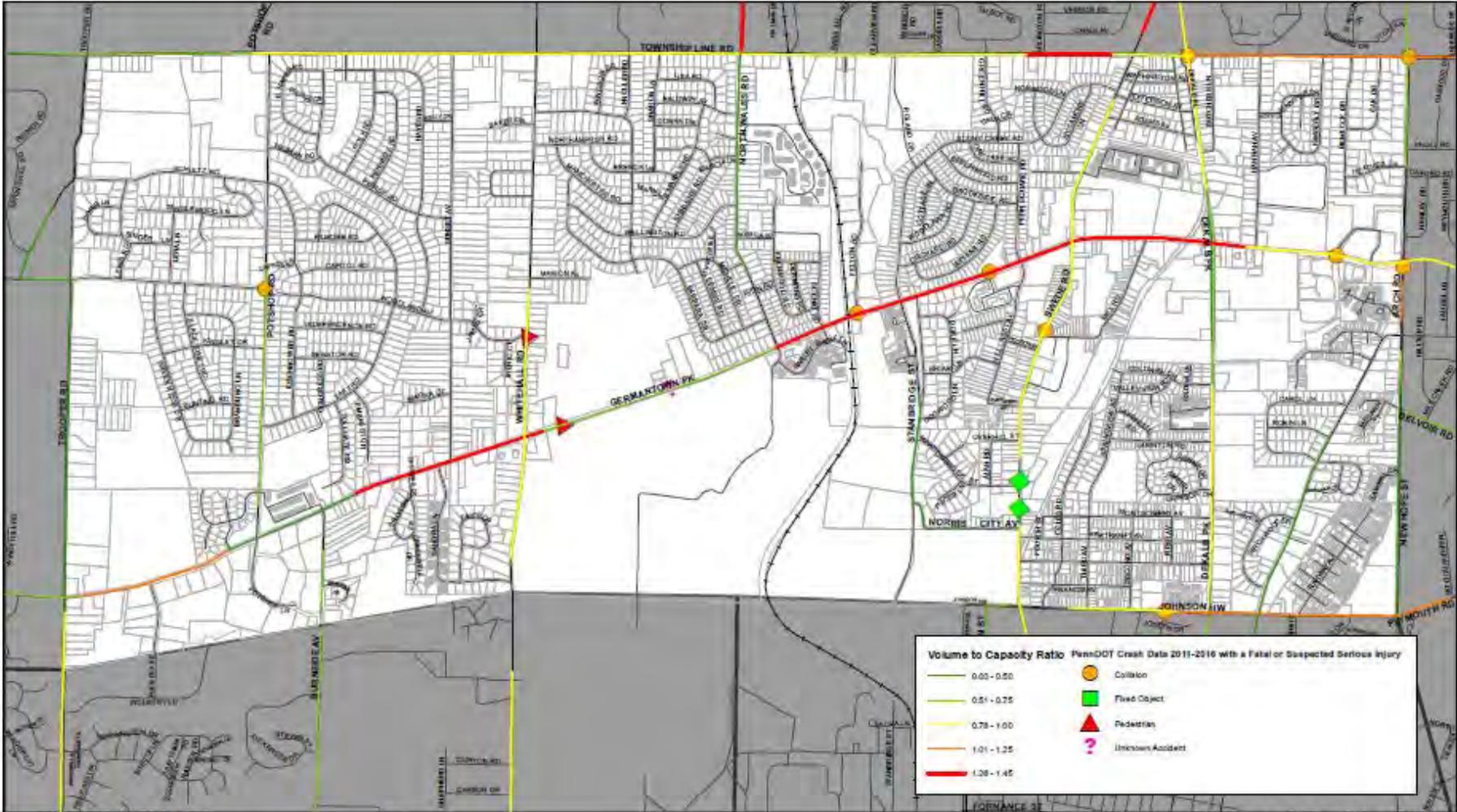
Prepared by NAD: 12/18/2017
Source: USGS; FEMA; CCNR; PennDOT, PA8DA, East Norriton Township, CarriganGeo
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Bus Routes
East Norriton Township
Montgomery County, Pennsylvania



Transportation Networks



**Street Congestion and Accident Map
East Norriton Township
Montgomery County, Pennsylvania**

11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7365



Prepared by NAD 11/14/2017
Source: USGS; FEMA; DCNR; PennDOT; PASDA, East Norriton Township, Carrigan@eo, DVRPC
G:\Projects\ENOR\028 1\GIS\Projects\Congestion_Map.mxd



Demographics:

Population

	1970	1980	1990	2000	2010	Percent Change 2000-2010	2011-2015 ACS
East Norriton	11,837	12,711	13,324	13,211	13,590	2.9%	14,037
Montgomery County	624,080	643,371	678,111	750,097	799,874	6.6%	812,970

Source: US Census Bureau

Demographics:

Indicators

	Number of Households	Average Household Size	Median Age	Percent of Population ≥ 65 Years
East Norriton	5,826	2.34	46.6	23.8

Source: US Census Bureau

Demographics:

Housing Characteristics

	Number	Percent
I. Housing Units		
Number of units	6,098	
Occupied Housing Units	5,826	95.5
Vacant Housing Units	272	4.5
Number of units (2000)	5,310	
II. Occupancy/Household Characteristics		
Number of Households	5,826	
Average Persons Per Household	2.34	
Average Persons Per Family	3.0	
Family Households	3,616	62.1
Non-Family Households	2,210	37.9
Householders 65 and over	2,157	37.0

Source: US Census Bureau

Demographics:

Housing Characteristics

	Number	Percent
Year Structure Built (2011–2015 American Community Survey)		
2014 or later	0	0
2010 to 2013	167	2.7
2000 to 2009	535	8.8
1990 to 1999	358	5.9
1980 to 1989	887	14.5
1970 to 1979	1,019	16.7
1960 to 1969	1,125	18.4
1950 to 1959	1,130	18.5
1940 to 1949	418	6.9
1939 or earlier	459	7.5
Median Year Structure Built	1969	
Median Home Value (Owner-Occupied Units; 2011–2015 American Community Survey)		
Median Value	262,200	
Median Gross Rent (Renter-Occupied Units; 2011–2015 American Community Survey)		
Median Gross Rent	1,285	

Source: US Census Bureau

Demographics:

Housing Characteristics

	Number	Percent
I. Units In Structure (2011–2015 American Community Survey)		
1-Unit, Detached	3,516	57.7
1-Unit, Attached	1,061	17.4
2 Units	45	0.7
3 or 4 Units	62	1.0
5 to 9 Units	87	1.4
10 to 19 units	265	4.3
20 or More Units	1,062	17.4
Mobile Home	0	0
Boat, RV, Van, Etc.	0	0

Source: US Census Bureau

Demographics:

Commuting Characteristics

	2000 Census		2011-2015 ACS	
	Number	Percent	Number	Percent
Car, truck, or van -- drove alone	5904	86.3	6162	86.8
Car, truck, or van -- carpooled	542	7.9	397	5.6
Public transportation (excluding taxicab)	132	1.9	55	0.8
Walked	91	1.3	105	1.5
Other means	11	0.2	39	0.5
Worked at home	164	2.4	342	4.8
Mean travel time to work (minutes)	24.7		26.8	

Source: US Census Bureau

Goals and Objectives 2008:

GOAL

Community Character/Growing Greener

To maintain a rural suburban character utilizing smart growth initiatives.

OBJECTIVES

- Pursue environmental and energy strategy that achieves environmental and economic sustainability and a high quality of life. Encourage the use of Leadership in Energy and Environmental Design (LEED).
- Continue to support and work with the Norristown Farm Park Advisory Board. Promote the retention of remaining agricultural lands.
- Preserve environmentally sensitive and ecologically fragile lands. Improve water quality through riparian buffers and wetlands preservation.
- Consider offices and apartments in some established shopping areas, to help establish mixed use town centers and a more walkable environment.

Goals and Objectives 2008:

GOAL

Residential

To maintain the character of the residential neighborhoods in the Township and to preserve residential property values.

OBJECTIVES

- **Preserve unique character of historic neighborhoods.**
- **Encourage “cluster style” open space preservation development**
- **Apply RP Residential Professional style zoning to locations along busy highways previously used for residential or as an option to C – Commercial to provide for transitional uses which also protect adjoining residential neighborhoods.**
- **Provide a variety of housing types, including housing opportunities for active adults and the elderly.**
- **Allow for higher density housing in exchange for additional open space or other amenities in core areas of the Township.**
- **Discourage typical suburban development which consumes open space and pursue options of “traditional neighborhood design”, for high density sites along major highways.**

Goals and Objectives 2008:

GOAL

Recreation and Parks

Provide for the future recreation and open space needs of residents. Integrate plans for the Norristown Farm Park into Township recreation plans.

OBJECTIVES

- **Identify suitable recreational sites for active and passive recreation.**
- **Extend the most desirable and varied opportunities for recreation activities to the greatest number of people throughout the Township.**
- **Coordinate the location and development of new open spaces with other existing and projected land uses so that they enhance one another.**
- **Maintain and update the Township's Open Space fee-in-lieu of ordinance.**
- **Increase the total park land acreage based on the 2005 Open Space Plan Update.**
- **Provide a network of walking and bicycling trails.**

Goals and Objectives 2008:

GOAL

Retail and Office

Continue to provide for retail and professional service needs of residents. Concentrate retail development into “nodes” of activity, specifically at Germantown Pike/Route 202 and Swede Street/Germantown Pike.

OBJECTIVES

- **Limit intensification and encourage quality infill to these nodes.**
- **Encourage the revitalization of older centers and vehicular and pedestrian connectivity between existing centers; and to nearby residential communities.**
- **Provide for small-scale office uses along major road corridors to serve the residential neighborhoods nearby.**
- **Encourage mixed use developments**

Goals and Objectives 2008:

GOAL

Industrial

OBJECTIVES

- Limit light industrial users to locations in the industrial park area.
- Buffer existing heavy industrial from residential neighborhoods and adjacent streets.

Goals and Objectives 2008:

GOAL

Institutional

OBJECTIVES

- Encourage medical and surgical related uses to locate near hospitals.
- Maintain institutional zoning which permits and regulates places of worship.

Goals and Objectives 2008:

GOAL

Transportation

Reduce the amount of locally generated automobile trips by integrating uses, encouraging mass transit, and improving walkability within the Township.

OBJECTIVES

- **Identify and improve vital sidewalks along major highways and link to trail network to connect residential neighborhoods to retail services, employment centers and institutional uses.**
- **Encourage jitney service to link homes, retail stores and institutional uses.**
- **Provide for mass transit, specifically a park and ride lot off of Germantown Pike on the Stony Creek line.**
- **Accommodate the widening of Route 202 while protecting existing streetscapes and neighborhoods.**

Goals and Objectives 2008:

GOAL

Natural Environment

Protect stream valleys, wooded areas, steep slopes and other areas of environmentally sensitive lands.

OBJECTIVES

- **Acquire environmentally sensitive lands and stream valleys to ensure protection. Protect urban forests, replant riparian corridors.**
- **Work toward adopting an Environmental Advisory Council.**
- **Assist in the PADEP Watershed Restoration Action Strategy for the Stony Creek. Implement the goals and recommendations from the Act 167 Study, including best management practices for stormwater management.**

Goals and Objectives 2008:

GOAL

Aesthetics

Provide quality planting buffers between conflicting land uses. See also objectives under Community Character/Growing Greener.

OBJECTIVES

- **Preserve existing natural edges along street frontages and property boundaries where practicable.**
- **Provide stringent buffer planting and street tree/parking lot landscaping regulations.**
- **Regulate cell towers and limit their location within the community.**

Goals and Objectives 2008:

GOAL

Historic Preservation

Preserve historic properties and neighborhoods

OBJECTIVES

- Continue to support the Historic Advisory Commission.
- Identify historic resources – bring awareness to need for preservation of worthy architectural and historic qualities.
- Enforce historic preservation ordinance to prevent/delay demolition or alteration and encourage reuse.

Goals and Objectives 2008:

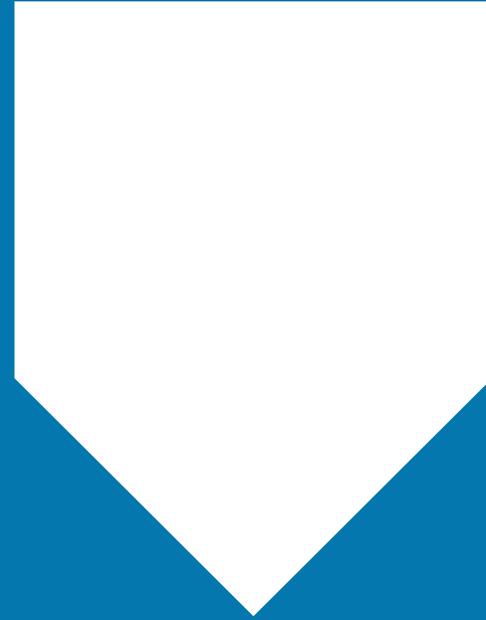
GOAL

Greenways Trails and Open Space Preservation

Provide off-road trail systems and acquire priority properties.

OBJECTIVES

- **Implement recommendations of the Greenway Trail Feasibility Study.**
- **Coordinate regional trail planning with County and identify and implement local trails as recommended.**
- **Support the construction of the Liberty Bell Trail.**
- **Pursue the acquisition of the Barrington property.**



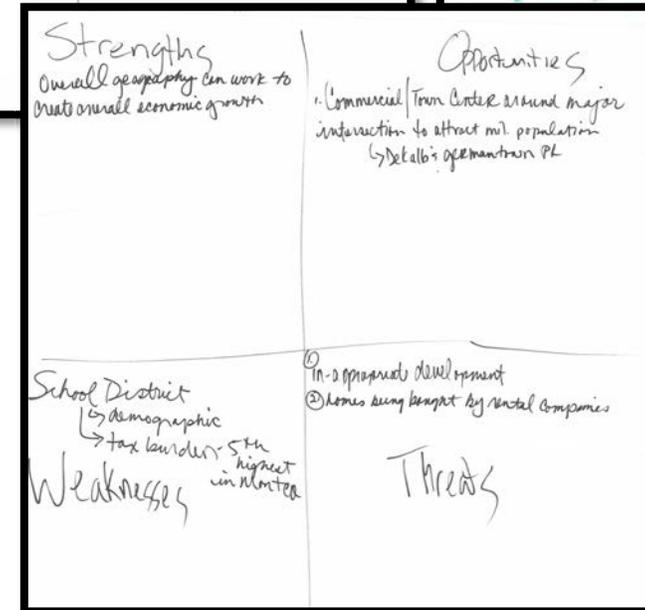
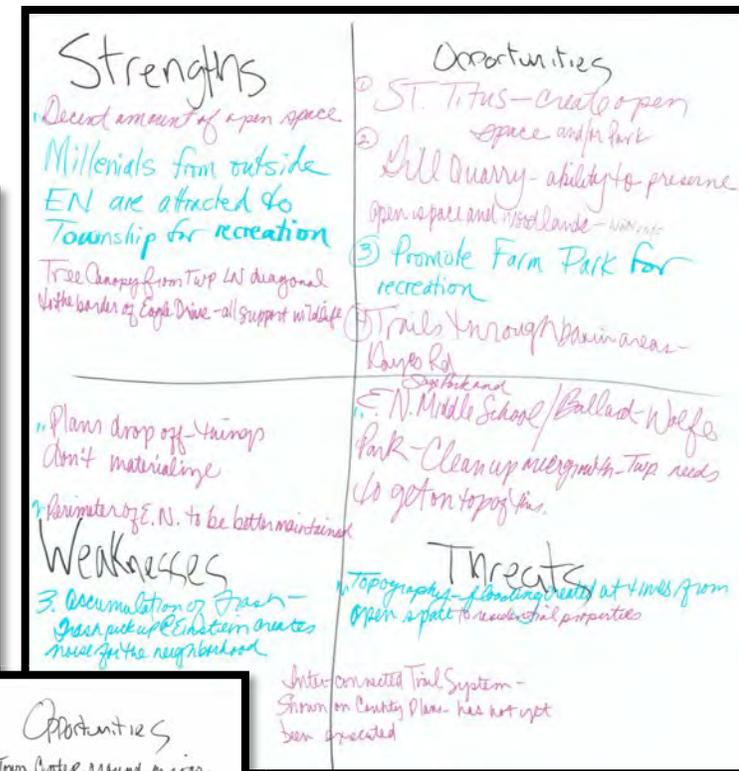
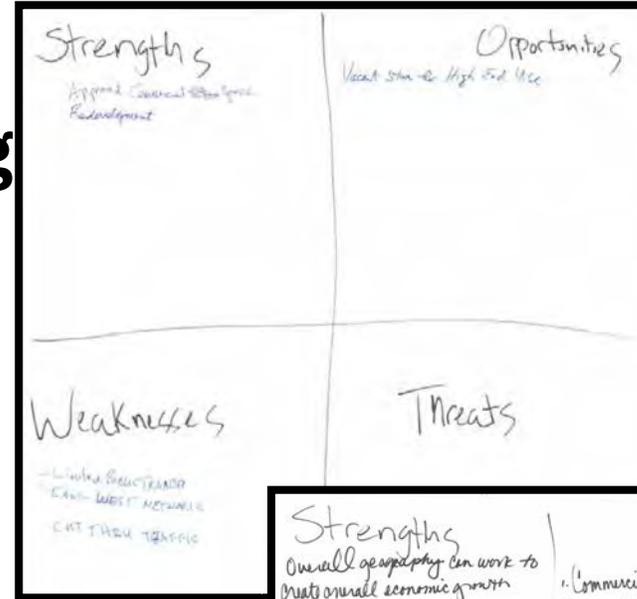
Feedback from Previous Meeting



Central Themes

January 31, 2018 Community Meeting

- Township Approaching Buildout
- Need to Address Traffic Congestion
- Need to Identify Opportunities to Promote Pedestrian/Bicycle Travel
- Conversions of Residential Development to Commercial
- Market Demands Outpacing Land Use Regulations
- Need to Protect Existing Character of Residential Neighborhoods
 - Need for a Town "Center"
- Identify Opportunities to Revitalize Existing Commercial Nodes



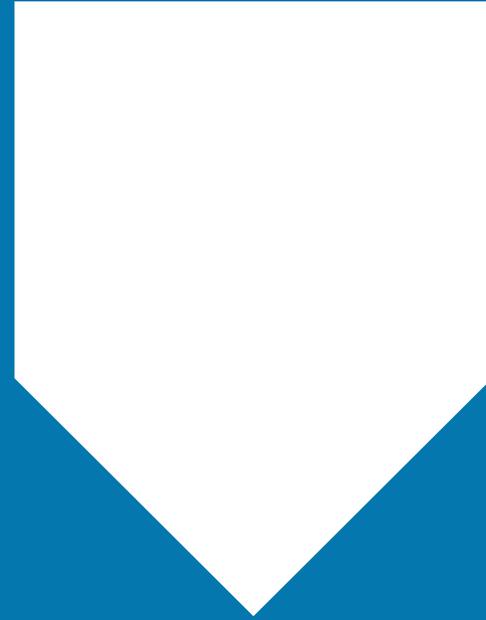
2/22/18

- More Sidewalks - connect neighborhoods
- Preserve Parks
- State Park + County lease
 - ↳ Benefit of lots of parkland
 - Need to feel safe
- Traffic near Car Wash (202 + Germantown)
 - crashes
- Shopping Center blockade (No internal circulation)
 - reducing small trips
- Two lane + Potomac Congestion
- Liberty Bell Trail!
- Protected Bike Paths

Areas of Concern: February 22, 2018 Community Meeting

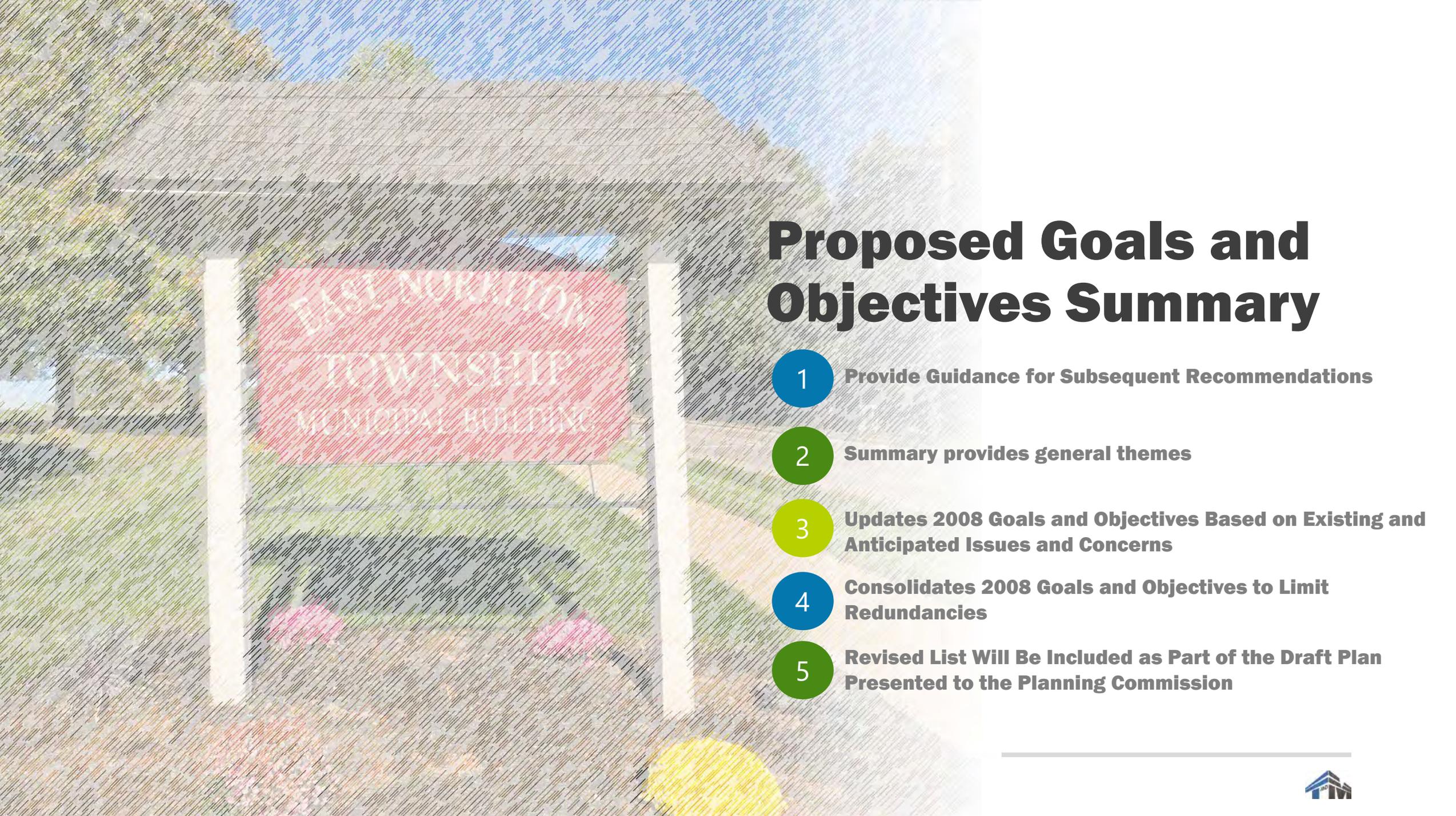
- Complete Streets (Neighboring Communities)
- Felton Road improvements
- Traffic around Gill Quarry
- Potomac Schultz + Eisenhower intersection
- Connect EN Middle School to neighboring areas through sidewalks

- Shopping?
- Abundance of Fast Food - few restaurants
- Handy Harman - remediation
 - residential (SF)
- st. Titus site
 - residential (SF)
 - Community Center
- Selection of businesses
- upkeep of shopping centers
- aesthetics (signage - neon + flags)
- Walgreens near Whitehall - accidents?



Draft Goals And Objectives





Proposed Goals and Objectives Summary

1

Provide Guidance for Subsequent Recommendations

2

Summary provides general themes

3

Updates 2008 Goals and Objectives Based on Existing and Anticipated Issues and Concerns

4

Consolidates 2008 Goals and Objectives to Limit Redundancies

5

Revised List Will Be Included as Part of the Draft Plan Presented to the Planning Commission

Goals and Objectives 2008:

GOAL

Community Character/Growing Greener

To maintain a rural suburban character utilizing smart growth initiatives.

OBJECTIVES

- Pursue environmental and energy strategy that achieves environmental and economic sustainability and a high quality of life. Encourage the use of Leadership in Energy and Environmental Design (LEED).
- Continue to support and work with the Norristown Farm Park Advisory Board. Promote the retention of remaining agricultural lands.
- Preserve environmentally sensitive and ecologically fragile lands. Improve water quality through riparian buffers and wetlands preservation.
- Consider offices and apartments in some established shopping areas, to help establish mixed use town centers and a more walkable environment.

Goals and Objectives 2018:

GOAL

Community Character

Utilize smart growth principles to enhance the township's suburban character.

OBJECTIVES

- **Redevelopment of previously developed sites should complement the character and design of neighboring development.**
- **Pursue environmental and energy strategy that achieves environmental and economic sustainability and a high quality of life.**
- **Consider additional uses, such as offices and apartments in some established shopping areas, to help establish mixed use town centers and a more walkable environment.**
- **Improve non-motorized travel into the Township's commercial centers to reduce localized automobile traffic and provide alternatives for all ages and abilities.**
- **Revise regulations to meet the modern market demands for a walkable downtown.**
- **Provide quality planting buffers between conflicting land uses.**
- **Regulate cell towers and limit their location within the community.**
- **Ensure that regulations are consistently and uniformly applied.**
- **Promote the use of green infrastructure as an attractive tool to manage stormwater.**

Goals and Objectives 2008:

GOAL

Residential

To maintain the character of the residential neighborhoods in the Township and to preserve residential property values.

OBJECTIVES

- **Preserve unique character of historic neighborhoods.**
- **Encourage “cluster style” open space preservation development**
- **Apply RP Residential Professional style zoning to locations along busy highways previously used for residential or as an option to C – Commercial to provide for transitional uses which also protect adjoining residential neighborhoods.**
- **Provide a variety of housing types, including housing opportunities for active adults and the elderly.**
- **Allow for higher density housing in exchange for additional open space or other amenities in core areas of the Township.**
- **Discourage typical suburban development which consumes open space and pursue options of “traditional neighborhood design”, for high density sites along major highways.**

Goals and Objectives 2018:

GOAL

Residential Diversity

Maintain the character of existing residential neighborhoods in the Township, while providing opportunities for housing types that meet the interests of all ages and abilities.

OBJECTIVES

- **Preserve the unique character of established residential neighborhoods, particularly those located far from the commercial centers.**
- **Apply RP Residential Professional style zoning to locations along busy highways previously used for residential or as an option to C – Commercial to provide for transitional uses which also protect adjoining residential neighborhoods.**
- **Continue to provide for a variety of housing types, including housing opportunities for millennials, active adults and the elderly.**
- **Allow for future higher density housing in exchange for additional open space or other amenities in core areas of the Township (see Town Center objectives).**
- **Consider overlay zoning in the Township’s Rahway Avenue neighborhood that incentivizes consolidation of undersized lots and promotion of walkable design.**

Goals and Objectives 2008:

GOAL

Recreation and Parks

Provide for the future recreation and open space needs of residents. Integrate plans for the Norristown Farm Park into Township recreation plans.

OBJECTIVES

- **Identify suitable recreational sites for active and passive recreation.**
- **Extend the most desirable and varied opportunities for recreation activities to the greatest number of people throughout the Township.**
- **Coordinate the location and development of new open spaces with other existing and projected land uses so that they enhance one another.**
- **Maintain and update the Township's Open Space fee-in-lieu of ordinance.**
- **Increase the total park land acreage based on the 2005 Open Space Plan Update.**
- **Provide a network of walking and bicycling trails.**

Goals and Objectives 2018:

GOAL

Recreation and Parks

Provide for the future recreation and open space needs of residents.

OBJECTIVES

- Pursue improvements and other enhancements to the Township's parks and open space areas.
- Extend the most desirable and varied opportunities for recreation activities to the greatest number of people throughout the Township.
- Coordinate the location and development of new open spaces with other existing and projected land uses or existing open spaces so that they enhance one another.
- Maintain and update the Township's Open Space fee-in-lieu of ordinance.
- Continue to support and work with the Norristown Farm Park Advisory Board.
- Evaluate existing use of park and recreation areas on an ongoing basis. Where possible, develop programmatic changes when need is determined.
- Implement recommendations of the Greenway Trail Feasibility Study.
- Coordinate regional trail planning with County and identify and implement local trails.
- Support Montgomery County's goals for improvements to the Norristown Farm Park.

Goals and Objectives 2008:

GOAL

Retail and Office

Continue to provide for retail and professional service needs of residents. Concentrate retail development into “nodes” of activity, specifically at Germantown Pike/Route 202 and Swede Street/Germantown Pike.

OBJECTIVES

- **Limit intensification and encourage quality infill to these nodes.**
- **Encourage the revitalization of older centers and vehicular and pedestrian connectivity between existing centers; and to nearby residential communities.**
- **Provide for small-scale office uses along major road corridors to serve the residential neighborhoods nearby.**
- **Encourage mixed use developments**

Goals and Objectives 2018:

GOAL

Economic Resiliency

Continue to provide for retail and professional service needs of residents. Concentrate retail development into “nodes” of activity, specifically at Germantown Pike/Route 202 and Swede Street/Germantown Pike.

OBJECTIVES

- **Revise zoning standards in the nodes to encourage traditional neighborhood development.**
- **Encourage quality infill to these nodes, and explore opportunities to redevelop underutilized spaces, such as excessive parking spaces or commercial open spaces.**
- **Encourage revitalization of older centers and vehicular and pedestrian connectivity between existing centers; and to nearby residential communities.**
- **Provide for small-scale office uses along major roadways to serve nearby neighborhoods.**
- **Encourage mixed use development in commercial centers.**
- **Examine potential development incentives for shared parking and bicycle parking, as well as for ways to connect existing pedestrian networks.**
- **Consider greater emphasis on building design than specific uses to protect and enhance existing development patterns, while reducing barriers for new commercial development.**
- **Explore incentives for the use of on-site green stormwater infrastructure.**

Goals and Objectives 2008:

GOAL

Industrial

OBJECTIVES

- Limit light industrial users to locations in the industrial park area.
- Buffer existing heavy industrial from residential neighborhoods and adjacent streets.

Goals and Objectives 2018:

GOAL

Industrial Development

OBJECTIVES

- Limit light industrial users to locations in the industrial park area.
- Buffer existing heavy industrial from residential neighborhoods and adjacent streets.
- Consider greater emphasis on building design than specific uses, especially for low-impact industrial and commercial uses that often prefer industrial-type sites (e.g. indoor recreation facilities), as a way to protect and enhance existing development patterns, while reducing barriers for new development.
- Periodically reexamine uses permitted and prohibited in industrial zones to ensure that the Township is responding to market demands, while ensuring that uses offer little, to no impact to the environment.

Goals and Objectives 2008:

GOAL

Institutional

OBJECTIVES

- Encourage medical and surgical related uses to locate near hospitals.
- Maintain institutional zoning which permits and regulates places of worship.

**PROPOSED CHANGE FOR 2018: CONSOLIDATE
INTO OTHER GOALS/OBJECTIVES**

Goals and Objectives 2008:

GOAL

Transportation

Reduce the amount of locally generated automobile trips by integrating uses, encouraging mass transit, and improving walkability within the Township.

OBJECTIVES

- **Identify and improve vital sidewalks along major highways and link to trail network to connect residential neighborhoods to retail services, employment centers and institutional uses.**
- **Encourage jitney service to link homes, retail stores and institutional uses.**
- **Provide for mass transit, specifically a park and ride lot off of Germantown Pike on the Stony Creek line.**
- **Accommodate the widening of Route 202 while protecting existing streetscapes and neighborhoods.**

Goals and Objectives 2018:

GOAL

Transportation

Reduce the amount of locally generated automobile trips by integrating uses, encouraging mass transit and other alternatives, and improving walkability within the Township.

OBJECTIVES

- **Encourage development that includes residential, commercial and ancillary uses to reduce automobile usage.**
- **Identify and improve sidewalks along major highway arteries and link to trail network to connect neighborhoods to retail, employment centers, institutional uses, and public transit.**
- **Provide for a park and ride lot off of Germantown Pike on the Stony Creek line.**
- **Accommodate the widening of Route 202 while protecting streetscapes and neighborhoods.**
- **Consider a complete streets policy to offer safe alternatives to automobile use.**
- **Evaluate the appropriateness of traffic signal timing at key intersections.**
- **Consider dedicated, grade-separated bicycle paths along public rights-of-way.**
- **When development of dedicated bicycle paths is not possible, consider on-street markings to designate bicycle lanes.**
- **Address gaps in sidewalk networks, especially those along high-volume streets.**

Goals and Objectives 2008:

GOAL

Natural Environment

Protect stream valleys, wooded areas, steep slopes and other areas of environmentally sensitive lands.

OBJECTIVES

- **Acquire environmentally sensitive lands and stream valleys to ensure protection. Protect urban forests, replant riparian corridors.**
- **Work toward adopting an Environmental Advisory Council.**
- **Assist in the PADEP Watershed Restoration Action Strategy for the Stony Creek. Implement the goals and recommendations from the Act 167 Study, including best management practices for stormwater management.**

Goals and Objectives 2018:

GOAL

Natural Environment

Protect stream valleys, wooded areas, steep slopes and other areas of environmentally sensitive lands.

OBJECTIVES

- **Protect, and where possible, preserve environmentally sensitive and ecologically fragile lands. Acquire environmentally sensitive lands and stream valleys to ensure protection. Protect urban forests, replant riparian corridors.**
- **Work toward adopting an Environmental Advisory Council.**
- **Assist in the PADEP Watershed Restoration Action Strategy for the Stony Creek. Implement the goals and recommendations from the Act 167 Study, including pursue use of best management practices for stormwater management.**
- **Explore the use of different development tools, such as Transfer of Development Rights (TDR), to protect open space, while encouraging higher density development in the Downtown Core areas.**

Goals and Objectives 2008:

GOAL

Aesthetics

Provide quality planting buffers between conflicting land uses. See also objectives under Community Character/Growing Greener.

OBJECTIVES

- **Preserve existing natural edges along street frontages and property boundaries where practicable.**
- **Provide stringent buffer planting and street tree/parking lot landscaping regulations.**
- **Regulate cell towers and limit their location within the community.**

PROPOSED CHANGE FOR 2018: CONSOLIDATE INTO OTHER GOALS/OBJECTIVES

Goals and Objectives 2008:

GOAL

Historic Preservation

Preserve historic properties and neighborhoods

OBJECTIVES

- Continue to support the Historic Advisory Commission.
- Identify historic resources – bring awareness to need for preservation of worthy architectural and historic qualities.
- Enforce historic preservation ordinance to prevent/delay demolition or alteration and encourage reuse.

Goals and Objectives 2018:

GOAL

Historic Preservation

Preserve historic properties and neighborhoods

OBJECTIVES

- Continue to support the Historic Advisory Commission.
- Identify historic resources – bring awareness to need for preservation of worthy architectural and historic qualities.
- Enforce historic preservation ordinance to prevent/delay demolition or alteration and encourage reuse of historic resources.
- **Develop a style guide that reflects important elements of the Township's historic and architecturally significant structures.**
- **Consider development incentives that encourage historic preservation and adaptive reuse of historic and culturally significant structures and sites.**

Goals and Objectives 2008:

GOAL

Greenways Trails and Open Space Preservation

Provide off-road trail systems and acquire priority properties.

OBJECTIVES

- Implement recommendations of the Greenway Trail Feasibility Study.
- Coordinate regional trail planning with County and identify and implement local trails as recommended.
- Support the construction of the Liberty Bell Trail.
- Pursue the acquisition of the Barrington property.

PROPOSED CHANGE FOR 2018: CONSOLIDATE INTO OTHER GOALS/OBJECTIVES

Thoughts?

HELP US GUIDE THE TOWN'S FUTURE

Where is there room for improvement?

What do you like about this town?

What would make your life easier?

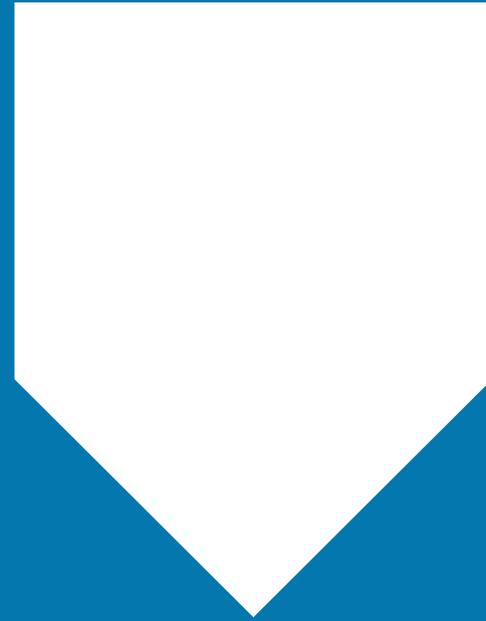
What is an existing source of frustration?

Where do you work?

Where do you shop?

Where do you go for regular errands?

What would you like to see in East Norriton?



Next Steps



Upcoming

NEXT STEPS

Review Community Meeting Input with Steering Committee

Presentation to Planning Commission: Date, TBD

Presentation to Township Supervisors: Date, TBD



East Norriton Township

January 12 at 8:43pm · 🌐

The Comprehensive Plan Committee of EN Twp will meet at the East Norriton Township Building at 6:30pm on the following dates:

- Wednesday, January 31st, 2018
- Thursday, February 22nd, 2018
- Thursday, March 15th, 2018

Please call the township for more information.



4 Likes



East Norriton Township

THANK YOU

Presenters

Marty Truscott, AICP

Supervising Planner

T&M Associates

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Senior Planner

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APPENDIX B: SOILS DATA

Acreage and Proportionate Extent of the Soils

Montgomery County, Pennsylvania

Map symbol	Map unit name	Acres	Percent
AbA	Abbottstown silt loam, 0 to 3 percent slopes	3,073	1.0
AbB	Abbottstown silt loam, 3 to 8 percent slopes	7,788	2.5
Bo	Bowmansville-Knauers silt loams	9,785	3.1
BwA	Buckingham silt loam, 0 to 3 percent slopes	2,264	0.7
BwB	Buckingham silt loam, 3 to 8 percent slopes	465	0.1
CfA	Chalfont silt loam, 0 to 3 percent slopes	2,141	0.7
CfB	Chalfont silt loam, 3 to 8 percent slopes	1,529	0.5
CrA	Croton silt loam, occasionally ponded, 0 to 3 percent slopes	3,617	1.2
CrB	Croton silt loam, occasionally ponded, 3 to 8 percent slopes	5,441	1.7
DsA	Doylestown silt loam, 0 to 3 percent slopes	1,005	0.3
DsB	Doylestown silt loam, 3 to 8 percent slopes	298	*
KIB	Klinesville channery silt loam, 3 to 8 percent slopes	1,119	0.4
KIC	Klinesville channery silt loam, 8 to 15 percent slopes	1,797	0.6
LaB	Lansdale loam, 3 to 8 percent slopes	1,997	0.6
LaC	Lansdale loam, 8 to 15 percent slopes	317	0.1
LaD	Lansdale loam, 15 to 25 percent slopes	893	0.3
LbD	Lansdale loam, 8 to 25 percent slopes, very stony	112	*
LeA	Lawrenceville silt loam, 0 to 3 percent slopes	4,036	1.3
LeB	Lawrenceville silt loam, 3 to 8 percent slopes	3,730	1.2
PeB	Penn silt loam, 3 to 8 percent slopes	7,711	2.5
PeC	Penn silt loam, 8 to 15 percent slopes	4,904	1.6
PkD	Penn-Klinesville channery silt loams, 15 to 25 percent slopes	4,463	1.4
PIB	Penn-Lansdale complex, 3 to 8 percent slopes	3,451	1.1
PIC	Penn-Lansdale complex, 8 to 15 percent slopes	1,779	0.6
Pt	Pits, quarry	821	0.3
RaA	Raritan silt loam, 0 to 3 percent slopes	656	0.2
ReA	Readington silt loam, 0 to 3 percent slopes	4,470	1.4
ReB	Readington silt loam, 3 to 8 percent slopes	22,839	7.3
ReC	Readington silt loam, 8 to 15 percent slopes	1,533	0.5
RhB	Reaville silt loam, 3 to 8 percent slopes	15,839	5.1
RhC	Reaville silt loam, 8 to 15 percent slopes	3,913	1.3
Rt	Rowland silt loam, terrace	5,046	1.6
UdtB	Udorthents, shale and sandstone, 0 to 8 percent slopes	1,159	0.4
UdtD	Udorthents, shale and sandstone, 8 to 25 percent slopes	219	*
UgB	Urban land, 0 to 8 percent slopes	13,564	4.4
UgD	Urban land, 8 to 25 percent slopes	1,114	0.4
Ura	Urban land, occasionally flooded	558	0.2
UroB	Urban land-Lawrenceville complex, 0 to 8 percent slopes	4,714	1.5
UrxB	Urban land-Penn complex, 0 to 8 percent slopes	13,237	4.2
UrxD	Urban land-Penn complex, 8 to 25 percent slopes	2,340	0.8
UryB	Urban land-Readington complex, 0 to 8 percent slopes	6,897	2.2
UusB	Urban land-Udorthents, shale and sandstone complex, 0 to 8 percent slopes	24,813	8.0
UusD	Urban land-Udorthents, shale and sandstone complex, 8 to 25 percent slopes	9,246	3.0
W	Water	3,802	1.2
Total		210,495	67.5

* Less than 0.1 percent.

Component Text

Montgomery County, Pennsylvania

[Only those components that have entries for the selected text kinds and categories are included in this report. This report shows only the major soils in each map unit]

Map unit: AbA - Abbottstown silt loam, 0 to 3 percent slopes

Component: Abbottstown

Text kind/Category: Nontechnical description/GENSOIL

The Abbottstown component makes up 90 percent of the map unit. Slopes are 0 to 3 percent. This component is on hillslopes on red shale piedmonts. The parent material consists of acid reddish brown residuum weathered from shale and siltstone. Depth to a root restrictive layer, fragipan, is 15 to 30 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 15 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: AbB - Abbottstown silt loam, 3 to 8 percent slopes

Component: Abbottstown

Text kind/Category: Nontechnical description/GENSOIL

The Abbottstown component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on hillslopes on red shale piedmonts. The parent material consists of acid reddish brown residuum weathered from shale and siltstone. Depth to a root restrictive layer, fragipan, is 18 to 22 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 15 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: Bo - Bowmansville-Knauers silt loams

Component: Bowmansville

Text kind/Category: Nontechnical description/GENSOIL

The Bowmansville component makes up 40 percent of the map unit. Slopes are 0 to 3 percent. This component is on nearly level flood plains, uplands. The parent material consists of reddish alluvium derived from sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 9 inches during January, February, March, April, May, September, October, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Component: Knauers

Text kind/Category: Nontechnical description/GENSOIL

The Knauers component makes up 40 percent of the map unit. Slopes are 0 to 3 percent. This component is on backwater area flood plains, valleys. The parent material consists of recent alluvium derived from sandstone and shale. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is occasionally flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, September, October, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria.

Component Text

Montgomery County, Pennsylvania

Map unit: BwA - Buckingham silt loam, 0 to 3 percent slopes

Componet: Buckingham

Text kind/Category: Nontechnical description/GENSOIL

The Buckingham component makes up 80 percent of the map unit. Slopes are 0 to 3 percent. This component is on drainageways. The parent material consists of fine-loamy colluvium and old alluvium derived from shale and siltstone. Depth to a root restrictive layer, fragipan, is 20 to 40 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: BwB - Buckingham silt loam, 3 to 8 percent slopes

Componet: Buckingham

Text kind/Category: Nontechnical description/GENSOIL

The Buckingham component makes up 88 percent of the map unit. Slopes are 3 to 8 percent. This component is on drainageways. The parent material consists of fine-loamy colluvium and old alluvium derived from shale and siltstone. Depth to a root restrictive layer, fragipan, is 20 to 40 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: CfA - Chalfont silt loam, 0 to 3 percent slopes

Componet: Chalfont

Text kind/Category: Nontechnical description/GENSOIL

The Chalfont component makes up 90 percent of the map unit. Slopes are 0 to 3 percent. This component is on hills, upland slopes. The parent material consists of loess over residuum weathered from shale and siltstone. Depth to a root restrictive layer, fragipan, is 15 to 30 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Component Text

Montgomery County, Pennsylvania

Map unit: CfB - Chalfont silt loam, 3 to 8 percent slopes

Componet: Chalfont

Text kind/Category: Nontechnical description/GENSOIL

The Chalfont component makes up 90 percent of the map unit. Slopes are 3 to 8 percent. This component is on upland slopes, hills. The parent material consists of loess over residuum weathered from shale and siltstone. Depth to a root restrictive layer, fragipan, is 15 to 30 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: CrA - Croton silt loam, occasionally ponded, 0 to 3 percent slopes

Componet: Croton, occasionally ponded

Text kind/Category: Nontechnical description/GENSOIL

The Croton, occasionally ponded component makes up 85 percent of the map unit. Slopes are 0 to 3 percent. This component is on depressions on piedmonts. The parent material consists of residuum weathered from sandstone and shale. Depth to a root restrictive layer, fragipan, is 18 to 20 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is occasionally ponded. A seasonal zone of water saturation is at 3 inches during January, February, March, April, May, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria.

Map unit: CrB - Croton silt loam, occasionally ponded, 3 to 8 percent slopes

Componet: Croton, occasionally ponded

Text kind/Category: Nontechnical description/GENSOIL

The Croton, occasionally ponded component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on depressions on piedmonts. The parent material consists of residuum weathered from sandstone and shale. Depth to a root restrictive layer, fragipan, is 18 to 20 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is occasionally ponded. A seasonal zone of water saturation is at 11 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria.

Component Text

Montgomery County, Pennsylvania

Map unit: DsA - Doylestown silt loam, 0 to 3 percent slopes

Componet: Doylestown

Text kind/Category: Nontechnical description/GENSOIL

The Doylestown component makes up 85 percent of the map unit. Slopes are 0 to 3 percent. This component is on drainageways, flat uplands. The parent material consists of fine-silty loess over residuum weathered from red shale and siltstone. Depth to a root restrictive layer, fragipan, is 15 to 30 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 3 inches during January, February, March, April, May, September, October, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria.

Map unit: DsB - Doylestown silt loam, 3 to 8 percent slopes

Componet: Doylestown

Text kind/Category: Nontechnical description/GENSOIL

The Doylestown component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on drainageways, flat uplands. The parent material consists of fine-silty loess over residuum weathered from red shale and siltstone. Depth to a root restrictive layer, fragipan, is 15 to 30 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 3 inches during January, February, March, April, May, September, October, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria.

Map unit: KIB - Klinesville channery silt loam, 3 to 8 percent slopes

Componet: Klinesville

Text kind/Category: Nontechnical description/GENSOIL

The Klinesville component makes up 82 percent of the map unit. Slopes are 3 to 8 percent. The parent material consists of red residuum weathered from shale and siltstone. Depth to a root restrictive layer, bedrock, lithic, is 10 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.

Map unit: KIC - Klinesville channery silt loam, 8 to 15 percent slopes

Componet: Klinesville

Text kind/Category: Nontechnical description/GENSOIL

The Klinesville component makes up 80 percent of the map unit. Slopes are 8 to 15 percent. The parent material consists of red residuum weathered from shale and siltstone. Depth to a root restrictive layer, bedrock, lithic, is 10 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

Component Text

Montgomery County, Pennsylvania

Map unit: LaB - Lansdale loam, 3 to 8 percent slopes

Componet: Lansdale

Text kind/Category: Nontechnical description/GENSOIL

The Lansdale component makes up 92 percent of the map unit. Slopes are 3 to 8 percent. This component is on hills, rolling hillsides. The parent material consists of residuum weathered from sandstone and/or residuum weathered from conglomerate. Depth to a root restrictive layer, bedrock, lithic, is 42 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: LaC - Lansdale loam, 8 to 15 percent slopes

Componet: Lansdale

Text kind/Category: Nontechnical description/GENSOIL

The Lansdale component makes up 92 percent of the map unit. Slopes are 8 to 15 percent. This component is on rolling hillsides, hills. The parent material consists of residuum weathered from sandstone and/or residuum weathered from conglomerate. Depth to a root restrictive layer, bedrock, lithic, is 42 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map unit: LaD - Lansdale loam, 15 to 25 percent slopes

Componet: Lansdale

Text kind/Category: Nontechnical description/GENSOIL

The Lansdale component makes up 92 percent of the map unit. Slopes are 15 to 25 percent. This component is on rolling hillsides, hills. The parent material consists of residuum weathered from sandstone and/or residuum weathered from conglomerate. Depth to a root restrictive layer, bedrock, lithic, is 42 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map unit: LbD - Lansdale loam, 8 to 25 percent slopes, very stony

Componet: Lansdale, very stony

Text kind/Category: Nontechnical description/GENSOIL

The Lansdale, very stony component makes up 92 percent of the map unit. Slopes are 8 to 25 percent. This component is on rolling hillsides, hills. The parent material consists of residuum weathered from sandstone and/or residuum weathered from conglomerate. Depth to a root restrictive layer, bedrock, lithic, is 42 to 72 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

Component Text

Montgomery County, Pennsylvania

Map unit: LeA - Lawrenceville silt loam, 0 to 3 percent slopes

Component: Lawrenceville

Text kind/Category: Nontechnical description/GENSOIL

The Lawrenceville component makes up 81 percent of the map unit. Slopes are 0 to 3 percent. This component is on upland slopes. The parent material consists of loess over residuum weathered from shale and siltstone. Depth to a root restrictive layer, fragipan, is 24 to 38 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 27 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: LeB - Lawrenceville silt loam, 3 to 8 percent slopes

Component: Lawrenceville

Text kind/Category: Nontechnical description/GENSOIL

The Lawrenceville component makes up 83 percent of the map unit. Slopes are 3 to 8 percent. This component is on upland slopes. The parent material consists of loess over residuum weathered from shale and siltstone. Depth to a root restrictive layer, fragipan, is 24 to 38 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 27 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: PeB - Penn silt loam, 3 to 8 percent slopes

Component: Penn

Text kind/Category: Nontechnical description/GENSOIL

The Penn component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on piedmonts, hills. The parent material consists of Triassic residuum weathered from shale and siltstone and/or Triassic residuum weathered from mudstone and/or Triassic residuum weathered from sandstone. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 27 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: PeC - Penn silt loam, 8 to 15 percent slopes

Component: Penn

Text kind/Category: Nontechnical description/GENSOIL

The Penn component makes up 85 percent of the map unit. Slopes are 8 to 15 percent. This component is on piedmonts, hills. The parent material consists of Triassic residuum weathered from shale and siltstone and/or sandstone and/or mudstone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Component Text

Montgomery County, Pennsylvania

Map unit: PkD - Penn-Klinesville channery silt loams, 15 to 25 percent slopes

Componet: Penn

Text kind/Category: Nontechnical description/GENSOIL

The Penn component makes up 47 percent of the map unit. Slopes are 15 to 25 percent. This component is on hillslopes, uplands. The parent material consists of residuum weathered from shale and siltstone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Componet: Klinesville

Text kind/Category: Nontechnical description/GENSOIL

The Klinesville component makes up 40 percent of the map unit. Slopes are 15 to 25 percent. This component is on shale & siltstone hills, valleys. The parent material consists of red residuum weathered from shale and siltstone. Depth to a root restrictive layer, bedrock, lithic, is 10 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

Map unit: PIB - Penn-Lansdale complex, 3 to 8 percent slopes

Componet: Penn

Text kind/Category: Nontechnical description/GENSOIL

The Penn component makes up 69 percent of the map unit. Slopes are 3 to 8 percent. This component is on hillslopes, uplands. The parent material consists of residuum weathered from shale and siltstone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Componet: Lansdale

Text kind/Category: Nontechnical description/GENSOIL

The Lansdale component makes up 25 percent of the map unit. Slopes are 3 to 8 percent. This component is on hills, rolling hillsides. The parent material consists of residuum weathered from sandstone and/or residuum weathered from conglomerate. Depth to a root restrictive layer, bedrock, lithic, is 42 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Component Text

Montgomery County, Pennsylvania

Map unit: PIC - Penn-Lansdale complex, 8 to 15 percent slopes

Component: Penn

Text kind/Category: Nontechnical description/GENSOIL

The Penn component makes up 50 percent of the map unit. Slopes are 8 to 15 percent. This component is on uplands, hillslopes. The parent material consists of residuum weathered from shale and siltstone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Component: Lansdale

Text kind/Category: Nontechnical description/GENSOIL

The Lansdale component makes up 40 percent of the map unit. Slopes are 8 to 15 percent. This component is on hills, rolling hillsides. The parent material consists of residuum weathered from sandstone and/or residuum weathered from conglomerate. Depth to a root restrictive layer, bedrock, lithic, is 42 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map unit: Pt - Pits, quarry

Component: Pits, quarries

Text kind/Category: Nontechnical description/GENSOIL

Generated brief soil descriptions are created for major soil components. The Pits is a miscellaneous area.

Map unit: RaA - Raritan silt loam, 0 to 3 percent slopes

Component: Raritan

Text kind/Category: Nontechnical description/GENSOIL

The Raritan component makes up 96 percent of the map unit. Slopes are 0 to 3 percent. This component is on red shale & sandstone stream terraces, uplands. The parent material consists of reddish alluvium derived from shale and siltstone. Depth to a root restrictive layer, fragipan, is 20 to 30 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 21 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Component Text

Montgomery County, Pennsylvania

Map unit: ReA - Readington silt loam, 0 to 3 percent slopes

Componet: Readington

Text kind/Category: Nontechnical description/GENSOIL

The Readington component makes up 85 percent of the map unit. Slopes are 0 to 3 percent. This component is on red shale, siltstone, & sandstone hillslopes, uplands. The parent material consists of residuum weathered from shale and siltstone. Depth to a root restrictive layer, bedrock, lithic, is 40 to 70 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 27 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: ReB - Readington silt loam, 3 to 8 percent slopes

Componet: Readington

Text kind/Category: Nontechnical description/GENSOIL

The Readington component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on red shale, siltstone, & sandstone hills, piedmonts. The parent material consists of Triassic colluvium derived from shale and siltstone and/or Triassic residuum weathered from shale and siltstone. Depth to a root restrictive layer, fragipan, is 20 to 36 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: ReC - Readington silt loam, 8 to 15 percent slopes

Componet: Readington

Text kind/Category: Nontechnical description/GENSOIL

The Readington component makes up 86 percent of the map unit. Slopes are 8 to 15 percent. This component is on red shale, siltstone, & sandstone hillslopes, uplands. The parent material consists of residuum weathered from shale and siltstone. Depth to a root restrictive layer, fragipan, is 20 to 36 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 27 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Component Text

Montgomery County, Pennsylvania

Map unit: RhB - Reaville silt loam, 3 to 8 percent slopes

Componet: Reaville

Text kind/Category: Nontechnical description/GENSOIL

The Reaville component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on red shale, siltstone & sandstone hillslopes, uplands. The parent material consists of red Triassic residuum weathered from sandstone and shale. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 21 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: RhC - Reaville silt loam, 8 to 15 percent slopes

Componet: Reaville

Text kind/Category: Nontechnical description/GENSOIL

The Reaville component makes up 85 percent of the map unit. Slopes are 8 to 15 percent. This component is on red shale, siltstone & sandstone hillslopes, uplands. The parent material consists of red Triassic residuum weathered from sandstone and shale. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 21 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: Rt - Rowland silt loam, terrace

Componet: Rowland

Text kind/Category: Nontechnical description/GENSOIL

The Rowland component makes up 82 percent of the map unit. Slopes are 0 to 3 percent. This component is on relatively narrow nearly level flood plains, uplands. The parent material consists of alluvium derived from sandstone and shale. Depth to a root restrictive layer, bedrock, lithic, is 60 to 99 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, April, May, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Component Text

Montgomery County, Pennsylvania

Map unit: UdtB - Udorthents, shale and sandstone, 0 to 8 percent slopes

Componet: Udorthents, shale and sandstone

Text kind/Category: Nontechnical description/GENSOIL

The Udorthents, shale and sandstone component makes up 85 percent of the map unit. Slopes are 0 to 8 percent. This component is on uplands, ridges. The parent material consists of graded areas of shale and siltstone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 99 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 60 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

Map unit: UdtD - Udorthents, shale and sandstone, 8 to 25 percent slopes

Componet: Udorthents, shale and sandstone

Text kind/Category: Nontechnical description/GENSOIL

The Udorthents, shale and sandstone component makes up 85 percent of the map unit. Slopes are 8 to 25 percent. This component is on ridges, uplands. The parent material consists of graded areas of sandstone and shale. Depth to a root restrictive layer, bedrock, lithic, is 20 to 99 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 21 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria.

Map unit: UgB - Urban land, 0 to 8 percent slopes

Componet: Urban land

Text kind/Category: Nontechnical description/GENSOIL

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Map unit: UgD - Urban land, 8 to 25 percent slopes

Componet: Urban land

Text kind/Category: Nontechnical description/GENSOIL

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Map unit: Ura - Urban land, occasionally flooded

Componet: Urban land, occasionally flooded

Text kind/Category: Nontechnical description/GENSOIL

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component Text

Montgomery County, Pennsylvania

Map unit: UroB - Urban land-Lawrenceville complex, 0 to 8 percent slopes

Componet: Urban land

Text kind/Category: Nontechnical description/GENSOIL

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Componet: Lawrenceville

Text kind/Category: Nontechnical description/GENSOIL

The Lawrenceville component makes up 25 percent of the map unit. Slopes are 0 to 8 percent. This component is on upland slopes. The parent material consists of loess over residuum weathered from shale and siltstone. Depth to a root restrictive layer, fragipan, is 24 to 38 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 27 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: UrxB - Urban land-Penn complex, 0 to 8 percent slopes

Componet: Urban land

Text kind/Category: Nontechnical description/GENSOIL

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Componet: Penn

Text kind/Category: Nontechnical description/GENSOIL

The Penn component makes up 25 percent of the map unit. Slopes are 0 to 8 percent. This component is on hillslopes, uplands. The parent material consists of residuum weathered from shale and siltstone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: UrxD - Urban land-Penn complex, 8 to 25 percent slopes

Componet: Urban land

Text kind/Category: Nontechnical description/GENSOIL

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component Text

Montgomery County, Pennsylvania

Map unit: UrxD - Urban land-Penn complex, 8 to 25 percent slopes

Component: Penn

Text kind/Category: Nontechnical description/GENSOIL

The Penn component makes up 25 percent of the map unit. Slopes are 8 to 25 percent. This component is on hillslopes, uplands. The parent material consists of residuum weathered from shale and siltstone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map unit: UryB - Urban land-Readington complex, 0 to 8 percent slopes

Component: Urban land

Text kind/Category: Nontechnical description/GENSOIL

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Readington

Text kind/Category: Nontechnical description/GENSOIL

The Readington component makes up 25 percent of the map unit. Slopes are 0 to 8 percent. This component is on red shale, siltstone, & sandstone hillslopes, uplands. The parent material consists of residuum weathered from shale and siltstone. Depth to a root restrictive layer, fragipan, is 20 to 36 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 27 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: UusB - Urban land-Udorthents, shale and sandstone complex, 0 to 8 percent slopes

Component: Urban land

Text kind/Category: Nontechnical description/GENSOIL

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Udorthents, shale and sandstone

Text kind/Category: Nontechnical description/GENSOIL

The Udorthents, shale and sandstone component makes up 15 percent of the map unit. Slopes are 0 to 8 percent. This component is on ridges, uplands. The parent material consists of graded areas of sandstone and shale. Depth to a root restrictive layer, bedrock, lithic, is 20 to 99 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

Component Text

Montgomery County, Pennsylvania

Map unit: UusD - Urban land-Udorthents, shale and sandstone complex, 8 to 25 percent slopes

Componet: Urban land

Text kind/Category: Nontechnical description/GENSOIL

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Componet: Udorthents, shale and sandstone

Text kind/Category: Nontechnical description/GENSOIL

The Udorthents, shale and sandstone component makes up 15 percent of the map unit. Slopes are 8 to 25 percent. This component is on hills, uplands. The parent material consists of graded areas of sandstone and shale. Depth to a root restrictive layer, bedrock, lithic, is 20 to 99 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria.

Map unit: W - Water

Componet: Water

Text kind/Category: Nontechnical description/GENSOIL

Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.

Dwellings and Small Commercial Buildings

Montgomery County, Pennsylvania

[The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The columns that identify the rating class and limiting features show no more than five limitations for any given soil. The soil may have additional limitations. This report shows only the major soils in each map unit]

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
AbA:							
Abbotstown	90	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to thin cemented pan	0.50	Depth to hard bedrock	0.61	Depth to thin cemented pan	1.00
		Depth to thick cemented pan	0.00			Depth to thick cemented pan	0.00
AbB:							
Abbotstown	85	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to thin cemented pan	0.50	Depth to hard bedrock	0.61	Depth to thin cemented pan	1.00
		Depth to thick cemented pan	0.00			Slope	0.52
						Depth to thick cemented pan	0.00
Bo:							
Bowmansville	40	Very limited		Very limited		Very limited	
		Flooding	1.00	Flooding	1.00	Flooding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
Knauers							
Knauers	40	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Flooding	1.00	Flooding	1.00	Flooding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
BwA:							
Buckingham	80	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to thick cemented pan	1.00			Depth to thick cemented pan	1.00
		Depth to thin cemented pan	0.50			Depth to thin cemented pan	1.00

Dwellings and Small Commercial Buildings

Montgomery County, Pennsylvania

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
BwB:							
Buckingham	88	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to thick cemented pan	1.00			Depth to thick cemented pan	1.00
		Depth to thin cemented pan	0.50			Depth to thin cemented pan	1.00
						Slope	0.52
CfA:							
Chalfont	90	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to thick cemented pan	1.00			Depth to thick cemented pan	1.00
		Depth to thin cemented pan	0.50			Depth to thin cemented pan	1.00
CfB:							
Chalfont	90	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to thick cemented pan	1.00			Depth to thick cemented pan	1.00
		Depth to thin cemented pan	0.50			Depth to thin cemented pan	1.00
						Slope	0.52
CrA:							
Croton, occasionally ponded	85	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to thin cemented pan	0.50	Depth to hard bedrock	0.88	Depth to thin cemented pan	1.00
CrB:							
Croton, occasionally ponded	85	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to thin cemented pan	0.50	Depth to hard bedrock	0.88	Depth to thin cemented pan	1.00
						Slope	0.52

Dwellings and Small Commercial Buildings

Montgomery County, Pennsylvania

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
DsA:							
Doylestown	85	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to thick cemented pan	1.00			Depth to thick cemented pan	1.00
		Depth to thin cemented pan	0.50			Depth to thin cemented pan	1.00
DsB:							
Doylestown	85	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to thick cemented pan	1.00			Depth to thick cemented pan	1.00
		Depth to thin cemented pan	0.50			Depth to thin cemented pan	1.00
						Slope	0.52
KIB:							
Klinesville	82	Very limited		Very limited		Very limited	
		Depth to hard bedrock	1.00	Depth to hard bedrock	1.00	Depth to hard bedrock	1.00
						Slope	0.52
KIC:							
Klinesville	80	Very limited		Very limited		Very limited	
		Depth to hard bedrock	1.00	Depth to hard bedrock	1.00	Slope	1.00
		Slope	0.63	Slope	0.63	Depth to hard bedrock	1.00
LaB:							
Lansdale	92	Not limited		Somewhat limited		Somewhat limited	
				Depth to hard bedrock	0.77	Slope	0.52
LaC:							
Lansdale	92	Somewhat limited		Somewhat limited		Very limited	
		Slope	0.63	Depth to hard bedrock	0.77	Slope	1.00
				Slope	0.63		
LaD:							
Lansdale	92	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
				Depth to hard bedrock	0.77		
LbD:							
Lansdale, very stony	92	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00

Dwellings and Small Commercial Buildings

Montgomery County, Pennsylvania

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
LeA:							
Lawrenceville	81	Very limited		Very limited		Very limited	
		Depth to thick cemented pan	1.00	Depth to saturated zone	1.00	Depth to thick cemented pan	1.00
		Depth to thin cemented pan	0.50			Depth to thin cemented pan	1.00
		Depth to saturated zone	0.07			Depth to saturated zone	0.07
LeB:							
Lawrenceville	83	Somewhat limited		Very limited		Somewhat limited	
		Depth to thin cemented pan	0.50	Depth to saturated zone	1.00	Depth to thin cemented pan	1.00
		Depth to thick cemented pan	0.16			Slope	0.52
		Depth to saturated zone	0.07			Depth to thick cemented pan	0.16
						Depth to saturated zone	0.07
PeB:							
Penn	85	Somewhat limited		Very limited		Somewhat limited	
		Depth to hard bedrock	0.64	Depth to hard bedrock	1.00	Depth to hard bedrock	0.64
				Depth to soft bedrock	0.97	Slope	0.14
PeC:							
Penn	85	Somewhat limited		Very limited		Very limited	
		Depth to hard bedrock	0.64	Depth to hard bedrock	1.00	Slope	1.00
		Slope	0.63	Slope	0.63	Depth to hard bedrock	0.64
PkD:							
Penn	47	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
		Depth to hard bedrock	0.16	Depth to hard bedrock	1.00	Depth to hard bedrock	0.16
Klinesville	40	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
		Depth to hard bedrock	1.00	Depth to hard bedrock	1.00	Depth to hard bedrock	1.00
PIB:							
Penn	69	Somewhat limited		Very limited		Somewhat limited	
		Depth to hard bedrock	0.64	Depth to hard bedrock	1.00	Depth to hard bedrock	0.64
						Slope	0.52
Lansdale	25	Not limited		Somewhat limited		Somewhat limited	
				Depth to hard bedrock	0.71	Slope	0.52

Dwellings and Small Commercial Buildings

Montgomery County, Pennsylvania

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
PIC:							
Penn	50	Somewhat limited		Very limited		Very limited	
		Depth to hard bedrock	0.64	Depth to hard bedrock	1.00	Slope	1.00
		Slope	0.63	Slope	0.63	Depth to hard bedrock	0.64
Lansdale	40	Somewhat limited		Somewhat limited		Very limited	
		Slope	0.63	Depth to hard bedrock	0.71	Slope	1.00
				Slope	0.63		
Pt:							
Pits, quarries	90	Not rated		Not rated		Not rated	
RaA:							
Raritan	96	Very limited		Very limited		Very limited	
		Depth to thick cemented pan	1.00	Depth to saturated zone	1.00	Depth to thick cemented pan	1.00
		Depth to saturated zone	0.81			Depth to thin cemented pan	1.00
		Depth to thin cemented pan	0.50			Depth to saturated zone	0.81
ReA:							
Readington	85	Somewhat limited		Very limited		Somewhat limited	
		Depth to thin cemented pan	0.50	Depth to saturated zone	1.00	Depth to thin cemented pan	1.00
		Depth to thick cemented pan	0.46	Depth to hard bedrock	0.01	Depth to thick cemented pan	0.46
		Depth to saturated zone	0.07			Depth to saturated zone	0.07
ReB:							
Readington	85	Very limited		Very limited		Very limited	
		Depth to thick cemented pan	1.00	Depth to saturated zone	1.00	Depth to thick cemented pan	1.00
		Depth to thin cemented pan	0.50	Depth to hard bedrock	0.01	Depth to thin cemented pan	1.00
		Depth to saturated zone	0.39			Depth to saturated zone	0.39
						Slope	0.14

Dwellings and Small Commercial Buildings

Montgomery County, Pennsylvania

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
ReC:							
Readington	86	Very limited		Very limited		Very limited	
		Depth to thick cemented pan	1.00	Depth to saturated zone	1.00	Slope	1.00
		Slope	0.63	Slope	0.63	Depth to thick cemented pan	1.00
		Depth to thin cemented pan	0.50	Depth to hard bedrock	0.01	Depth to thin cemented pan	1.00
		Depth to saturated zone	0.07			Depth to saturated zone	0.07
RhB:							
Reaville	85	Somewhat limited		Very limited		Somewhat limited	
		Depth to saturated zone	0.81	Depth to saturated zone	1.00	Depth to saturated zone	0.81
		Depth to hard bedrock	0.29	Depth to hard bedrock	1.00	Slope	0.52
						Depth to hard bedrock	0.29
RhC:							
Reaville	85	Somewhat limited		Very limited		Very limited	
		Depth to saturated zone	0.81	Depth to saturated zone	1.00	Slope	1.00
		Slope	0.63	Depth to hard bedrock	1.00	Depth to saturated zone	0.81
		Depth to hard bedrock	0.20	Slope	0.63	Depth to hard bedrock	0.20
Rt:							
Rowland	82	Very limited		Very limited		Very limited	
		Flooding	1.00	Flooding	1.00	Flooding	1.00
		Depth to saturated zone	0.39	Depth to saturated zone	1.00	Depth to saturated zone	0.39
UdtB:							
Udorthents, shale and sandstone	85	Not limited		Somewhat limited		Somewhat limited	
				Depth to saturated zone	0.16	Slope	0.00
UdtD:							
Udorthents, shale and sandstone	85	Very limited		Very limited		Very limited	
		Slope	1.00	Depth to saturated zone	1.00	Slope	1.00
		Depth to saturated zone	0.81	Slope	1.00	Depth to saturated zone	0.81
UgB:							
Urban land	90	Not rated		Not rated		Not rated	

Dwellings and Small Commercial Buildings

Montgomery County, Pennsylvania

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
UgD:							
Urban land	90	Not rated		Not rated		Not rated	
Ura:							
Urban land, occasionally flooded	99	Very limited		Very limited		Very limited	
		Flooding	1.00	Flooding	1.00	Flooding	1.00
UroB:							
Urban land	65	Not rated		Not rated		Not rated	
Lawrenceville	25	Very limited		Very limited		Very limited	
		Depth to thick cemented pan	1.00	Depth to saturated zone	1.00	Depth to thick cemented pan	1.00
		Depth to thin cemented pan	0.50			Depth to thin cemented pan	1.00
		Depth to saturated zone	0.07			Depth to saturated zone	0.07
						Slope	0.00
UrxB:							
Urban land	65	Not rated		Not rated		Not rated	
Penn	25	Somewhat limited		Very limited		Somewhat limited	
		Depth to hard bedrock	0.16	Depth to hard bedrock	1.00	Depth to hard bedrock Slope	0.16 0.00
UrxD:							
Urban land	65	Not rated		Not rated		Not rated	
Penn	25	Very limited		Very limited		Very limited	
		Slope	1.00	Depth to hard bedrock	1.00	Slope	1.00
		Depth to hard bedrock	0.16	Slope	1.00	Depth to hard bedrock	0.16
UryB:							
Urban land	65	Not rated		Not rated		Not rated	
Readington	25	Somewhat limited		Very limited		Somewhat limited	
		Depth to thin cemented pan	0.50	Depth to saturated zone	1.00	Depth to thin cemented pan	1.00
		Depth to thick cemented pan	0.46	Depth to hard bedrock	0.01	Depth to thick cemented pan	0.46
		Depth to saturated zone	0.07			Depth to saturated zone	0.07
						Slope	0.00

Dwellings and Small Commercial Buildings

Montgomery County, Pennsylvania

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
UusB:							
Urban land	80	Not rated		Not rated		Not rated	
Udorthents, shale and sandstone	15	Not limited		Not limited		Somewhat limited	
						Slope	0.00
UusD:							
Urban land	80	Not rated		Not rated		Not rated	
Udorthents, shale and sandstone	15	Not rated		Not rated		Not rated	
W:							
Water	100	Not rated		Not rated		Not rated	

Dwellings and Small Commercial Buildings

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings and small commercial buildings.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

"Dwellings" are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

"Small commercial buildings" are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.