

# 555 Welsh Rd

## Huntingdon Valley, PA 19006

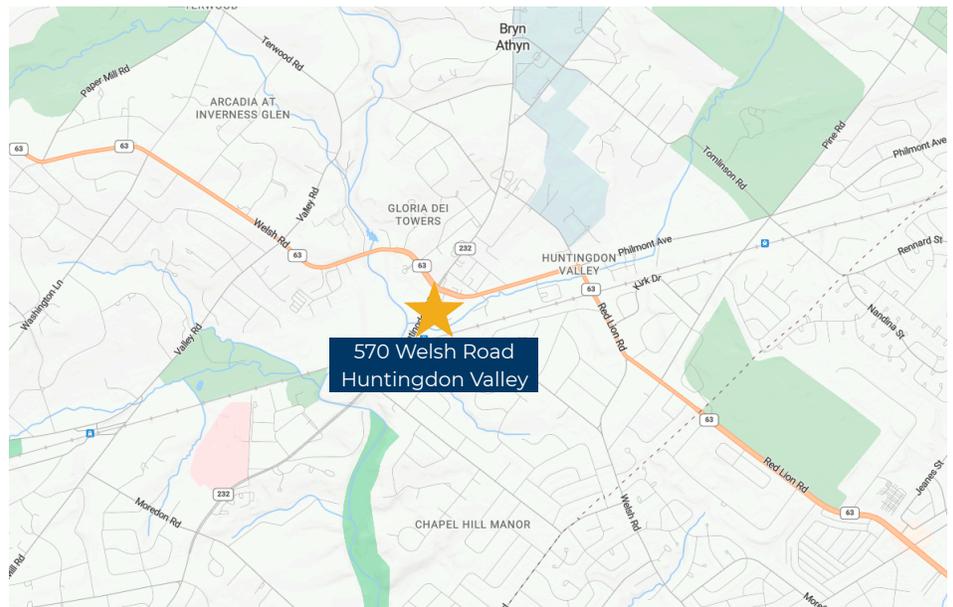


1.8 ACRE BUILDABLE LOT FOR SALE



### Property Highlights

- 1.8 AC
- Adjacent to Bethayres train station (West Trenton Line)
- Zoned MU/REV - Mixed Use/ Revitalization District
- All public utilities available



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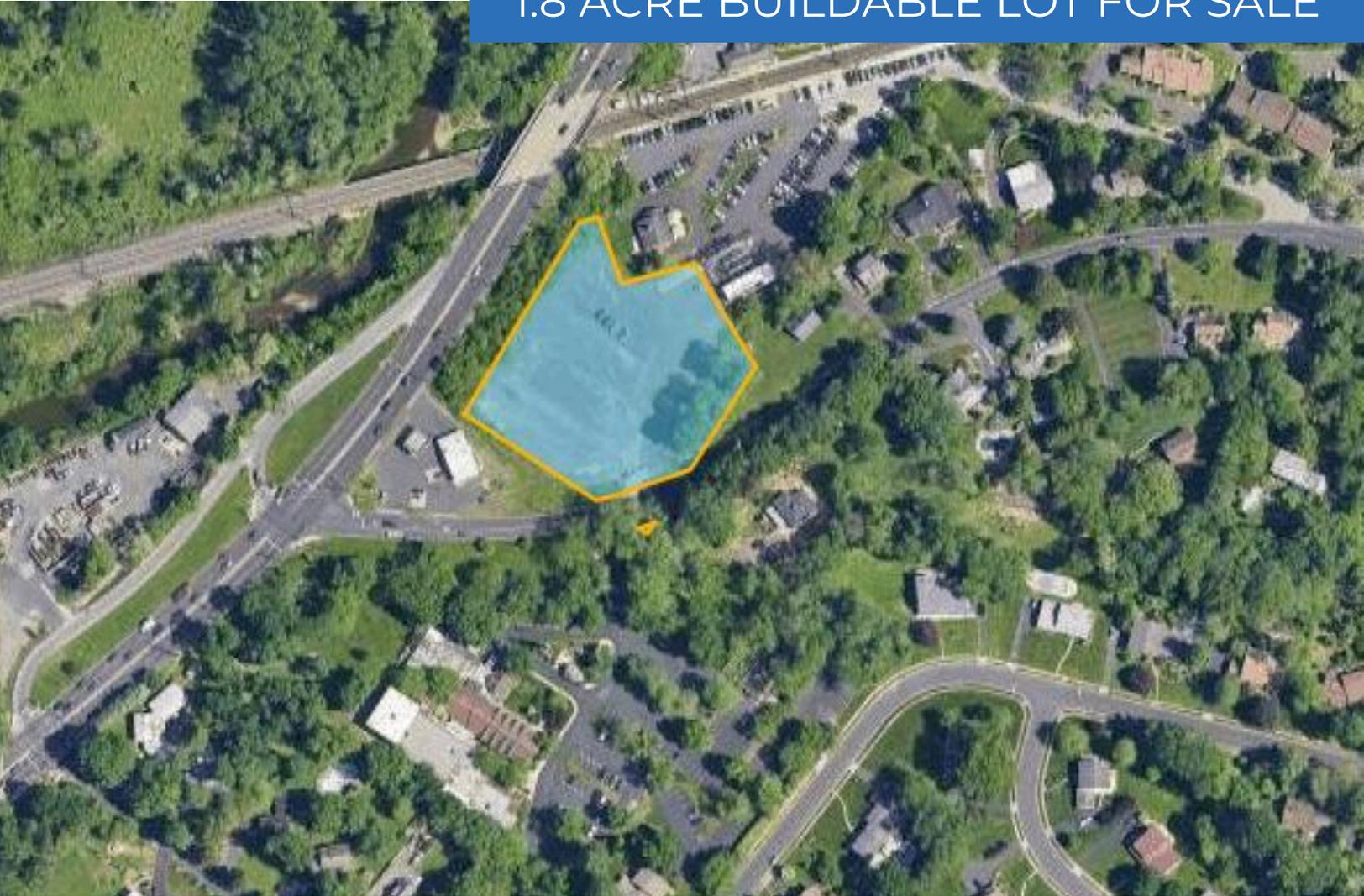
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## What's Nearby?



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# TOWNSHIP OF LOWER MORELAND, MONTGOMERY COUNTY, PA OFFICIAL ZONING MAP - PART A: BASE ZONING DISTRICTS

THIS MAP CONTAINS THE BASE ZONING DISTRICTS FOR LOWER MORELAND TOWNSHIP. FOR THE TOWNSHIP'S OVERLAY ZONING DISTRICTS, PLEASE REFER TO THE TOWNSHIP OF LOWER MORELAND, MONTGOMERY COUNTY, PA OFFICIAL ZONING MAP - PART B: OVERLAY ZONING DISTRICTS. THESE TWO MAPS (PART A AND PART B) TOGETHER MAKE UP THE OFFICIAL ZONING MAP OF LOWER MORELAND TOWNSHIP IN ITS ENTIRETY.

## BASE ZONING DISTRICT LEGEND

RSD-1	RESIDENTIAL SINGLE DETACHED - 1	MU-MHPC	MIXED USE / MANUFACTURED HOME PARK COMMUNITY
RSD-2	RESIDENTIAL SINGLE DETACHED - 2	MU-RO	MIXED USE / RESIDENTIAL OFFICE
RSD-3	RESIDENTIAL SINGLE DETACHED - 3	MU-VC	MIXED USE / VILLAGE CENTER
RSD-4	RESIDENTIAL SINGLE DETACHED - 4	MU-REV	MIXED USE / REVITALIZATION
RM-1	RESIDENTIAL MIXED - 1	B-OI	BUSINESS / OFFICE INSTITUTIONAL
RM-2	RESIDENTIAL MIXED - 2	B-IND	BUSINESS / INDUSTRIAL
RM-3	RESIDENTIAL MIXED - 3	SP-PRO	SPECIAL PURPOSE / PARK, RECREATION AND OPEN SPACE
1	150' FROM LEGAL RIGHT-OF-WAY	SP-EDUC	SPECIAL PURPOSE / EDUCATION
2	200' FROM LEGAL RIGHT-OF-WAY		
3	275' FROM LEGAL RIGHT-OF-WAY		
4	725' FROM LEGAL RIGHT-OF-WAY		

## BASE MAP LEGEND

	COUNTY BOUNDARY
	TOWNSHIP / BOROUGH BOUNDARY
	ZONING DISTRICT BOUNDARY
	RAIL LINE CENTERLINE
	WATER COURSE LIMIT
	RAIL TRAIL

## BASE MAP NOTES

1. BASE PARCEL AND ROADWAY INFORMATION PROVIDED BY MONTGOMERY COUNTY PLANNING COMMISSION, GIS BASE MAPPING, MARCH 2009.
2. EXISTING FEATURES (RAIL LINES, WATER FEATURES) OBTAINED FROM U.S.G.S. HATFIELD, PA & FRANKFORD, PA QUADRANGLES.
3. ZONING DISTRICT BOUNDARIES EXTEND TO THE CENTERLINE OF ADJACENT ROADS.

APPROVED BY THE LOWER MORELAND TOWNSHIP BOARD OF COMMISSIONERS

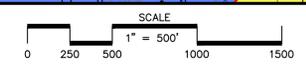
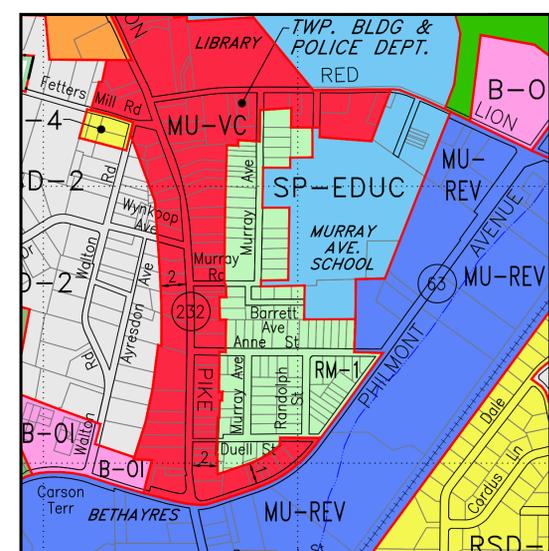
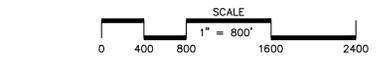
EFFECTIVE \_\_\_\_\_

President \_\_\_\_\_

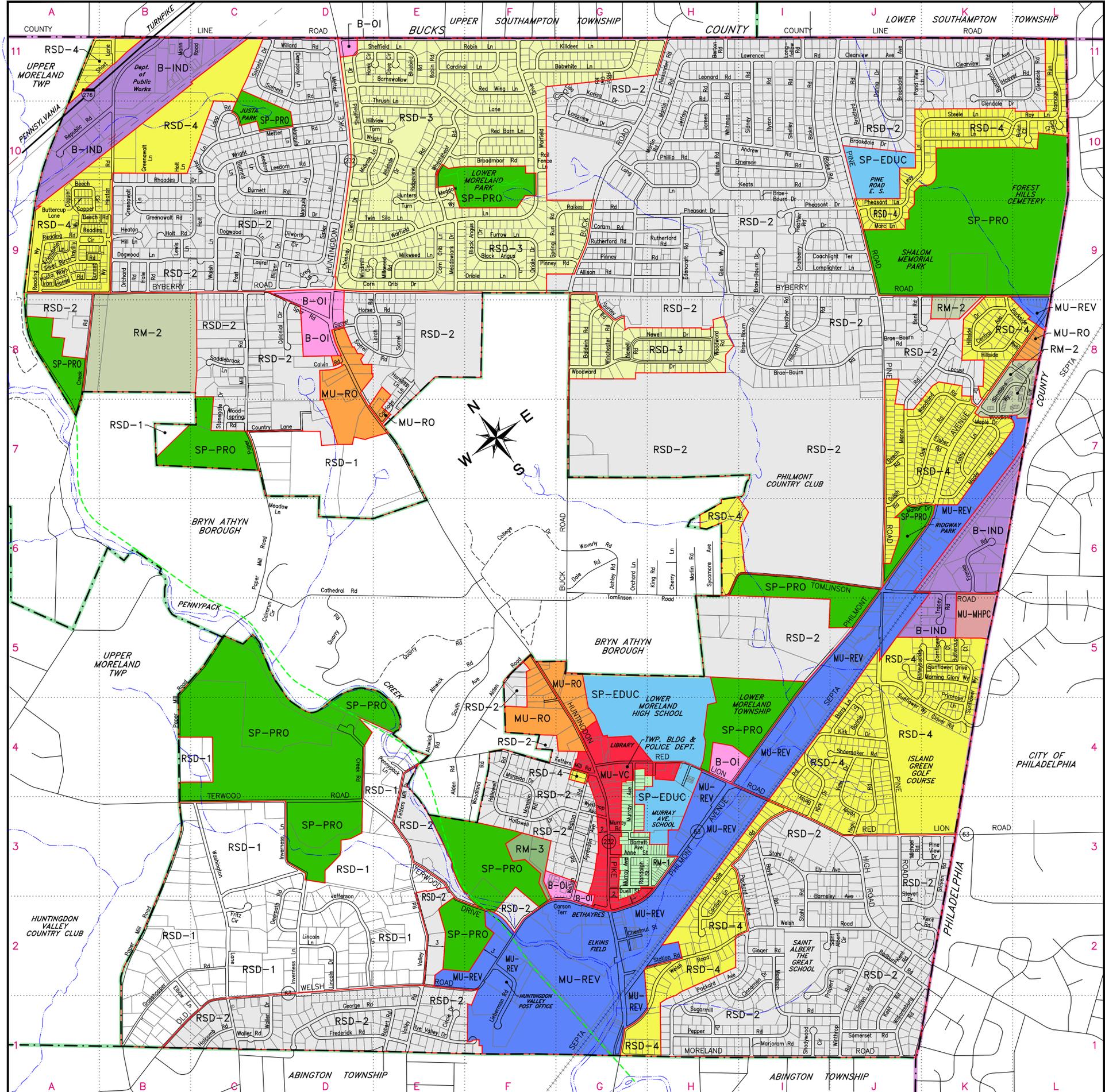
Township Manager \_\_\_\_\_

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