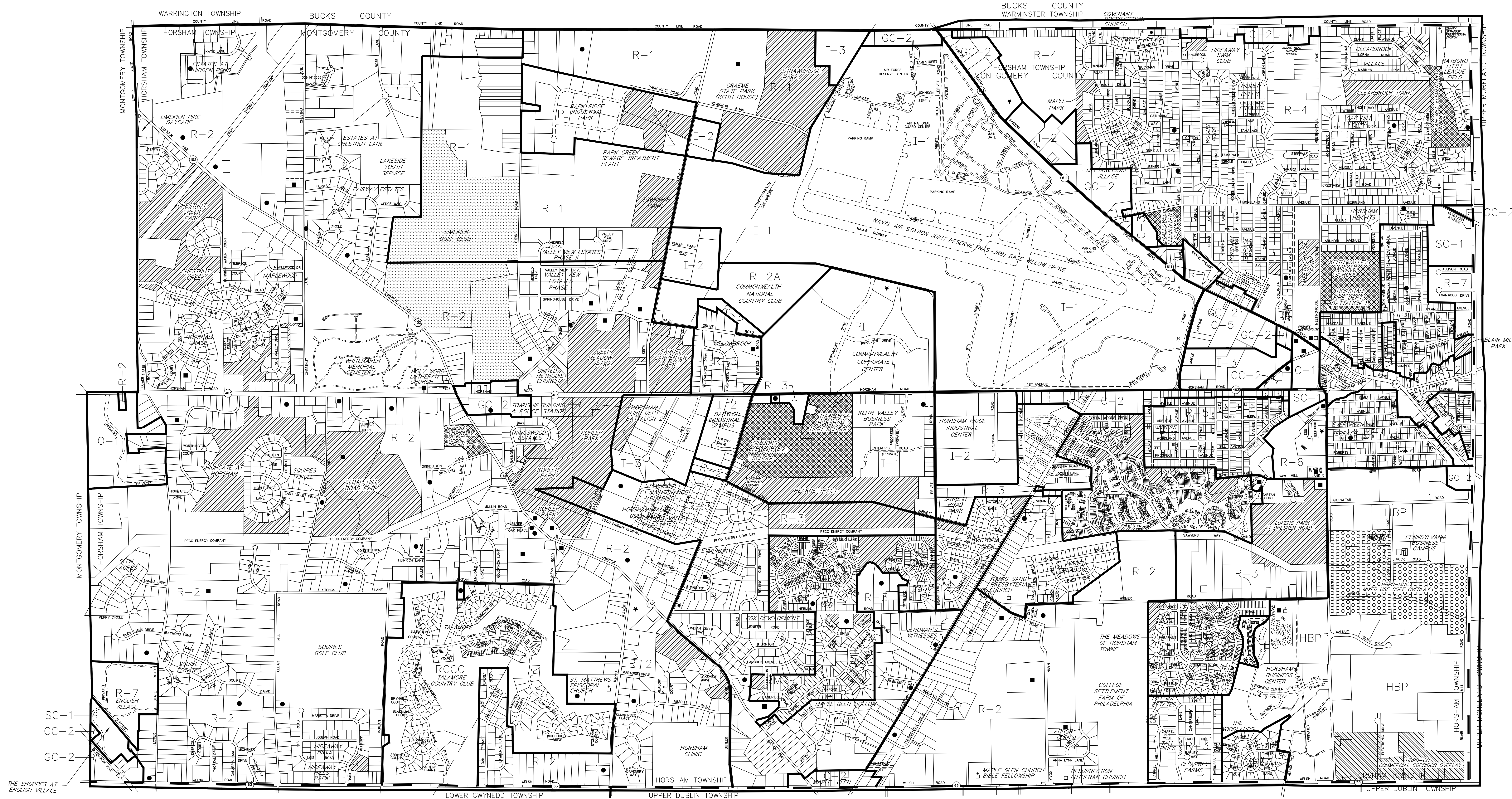
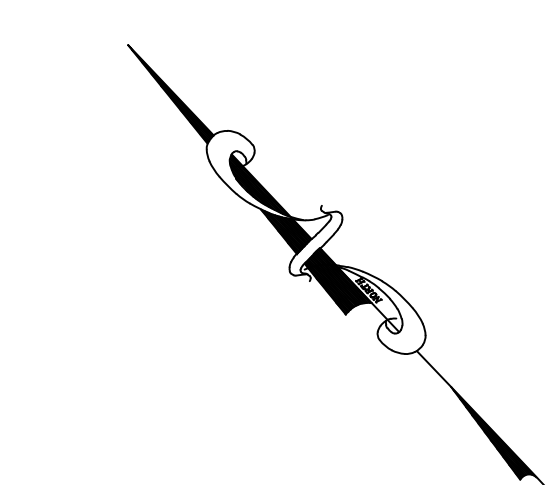


ZONING MAP

HORSHAM TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA



DEVELOPMENT REGULATIONS

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM SETBACKS		
			FRONT YARD	SIDE YARD	REAR YARD
R-1	80,000 SF	250'	60'	35' MIN./80' AGC. 80'	80'
R-2	43,560 SF	125'	60'	20' MIN./40' AGC. 80'	80'
R-2A	43,560 SF	125'	60'	20' MIN./40' AGC. 80'	80'
R-3	32,000 SF	115'	60'	15' MIN./35' AGC. 50'	50'
R-4	10,000 SF	60'	30'	10' MIN./25' AGC. 30'	30'
R-5	10,000 SF	60'	30'	10' MIN./25' AGC. 35'	35'
R-6	2 ACRES	125'	75'	40'	40'
	(0.5 D./ACRE MAX.)				
	(5,400 SF/D.I. MIN.)				
R-7	5 ACRES	250'	75'	100'	100'
	(12 D./ACRE MAX.)				
	(5 D.O./ACRE MAX.)				
	(8,000 SF/D.I. MIN.)				
MKD	15 ACRES	VARIABLE			
	(5 D.O./ACRE MAX.)				
	(8,000 SF/D.I. MIN.)				
RCC	300 ACRES	VARIABLE			
MR-1	SEE RECORDED PLANS AT HORSHAM TOWNSHIP MUNICIPAL BUILDING.				
MR-2	SEE RECORDED PLANS AT HORSHAM TOWNSHIP MUNICIPAL BUILDING.				

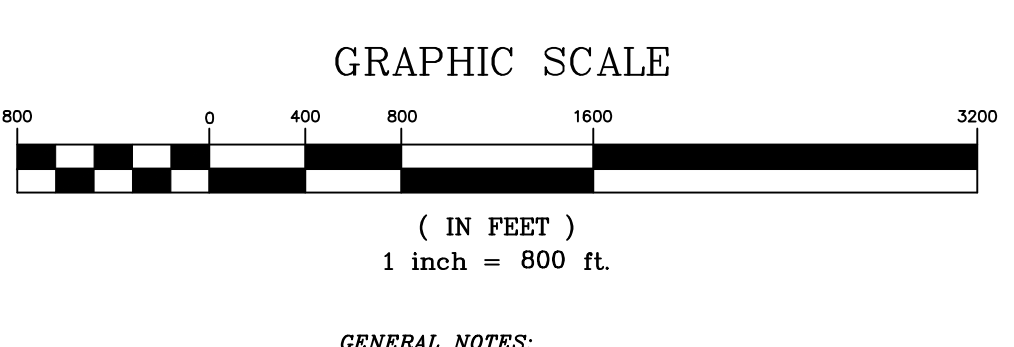
ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH	SETBACKS		
			FRONT YARD	SIDE YARD	REAR YARD
C-1	6 ACRES	300'	35'	50'	50'
C-2	10,000 SF	50'	40'	VARIABLE	30'
C-3	30,000 SF	100'	50'	25'	30'
C-6	30,000 SF	100'	60'	35'	30'
SC-1 (NEIGHBORHOOD)	5 ACRES	300'		VARIABLE	
SC-1 (COMMUNITY)	10 ACRES	500'		VARIABLE	
GC-2	10,000 S.F.	75'		VARIABLE	
	30,000 S.F.	125'		VARIABLE	
	2 ACRES	175'		VARIABLE	
MISCELLANEOUS					
O-1	10 ACRES	500'	100'	100'	100'
BC	30 ACRES	250'	100'	75'	75'
HBP				VARIABLE	

ZONING DISTRICT	MIN. LOT AREA	MIN. LOT WIDTH	SETBACKS		
			FRONT YARD	SIDE YARD	REAR YARD
I-1 (INDIVIDUAL LOTS)	25 ACRES	750'	200'	150'	150'
I-1 (DENSE/INTEGRATED)	50 ACRES	200'	100'	50'	50'
I-1 (DEVELOPMENT)	2 ACRES/LOT MIN. (6 ACRES/LOT AVG.)	150'	75'		
I-2 (INDIVIDUAL LOTS)	4 ACRES	250'	150'	75'	75'
I-2 (DENSE/INTEGRATED)	50 ACRES	200'	100'	50'	50'
I-2 (DEVELOPMENT)	2 ACRES/LOT MIN. (6 ACRES/LOT AVG.)	150'	75'		
I-3	2 ACRES	200'	125'	50'	50'
PI (INDIVIDUAL LOTS)	25 ACRES	750'	50'	15' MIN./80' AGC. 50'	
PI (DENSE/INTEGRATED)	100 ACRES	100'	50'	15' MIN./80' AGC. 50'	
PI (DEVELOPMENT)	50,000 SF/LOT (2.75 ACRES/LOT AVG.)	50'			

ZONING NOTES:
 1. LOT WIDTH IS MEASURED AT THE BUILDING LINE.
 2. W & S = SERVED BY PUBLIC WATER & SEWER.
 3. DU = DWELLING UNIT.
 4. PER DEVELOPMENT REGULATIONS OF MR-1 & MR-2 ZONING DISTRICTS. SEE ZONING ORDINANCE.

LEGEND

	MUNICIPAL PROPERTY		HISTORIC SITE - CLASS I
	HATBORO-HORSHAM SCHOOL DISTRICT PROPERTY		HISTORIC SITE - CLASS II
	MIXED USE CORridor OVERLAY		HISTORIC SITE - CLASS III
	COMMERCIAL/CORRIDOR OVERLAY		SUBDIVISION OR LAND DEVELOPMENT (APPROVED AND/OR UNDER CONSTRUCTION)
	AGE QUALIFIED OVERLAY DISTRICT		
	STATE ROUTE		
	CHURCH		
	ROAD		
	ZONING DISTRICT BOUNDARY		
	TOWNSHIP BOUNDARY		
	PAPER/PRIVATE STREET		
	ZONING DISTRICTS IDENTIFIER		



GENERAL NOTES:
 1. PLANS CREATED FROM UNWILKER & WALTER, INC. MAPS DATED JUNE 1986.
 2. ZONING MAP ADOPTED NOV 28, 1986.

NO.	DATE	DESCRIPTION	INITIALS
24	04-29-03	REVISED PARCELS	MRZ
23	09-18-02	REVISED PARCELS, INCLUDED AGE QUALIFIED OVERLAY DISTRICT	MRZ
22	11-17-01	REVISED PARCELS	JAM
21	7-27-01	UPDATED PER HSP ZONING AMENDMENT	JAM
20	10-3-00	CORRECTED KINGSHORN CIRCLE NAME	JAM
19	5-16-00	MISCELLANEOUS CHANGES	JAM
18	2-28-00	REMOVED ACORN & MISCELLANEOUS CHANGES	JAM
17	2-13-00	PROPOSED REMOVAL OF AIRPORT CORridor & HOUSING OVERLAY DISTRICT	JAM
16	12-18-99	UPDATED HISTORIC SITES	JES
15	12-8-99	UPDATED PER DESIGNATED SUBDIVISIONS	JAM
14	11-3-99	UPDATED PER DESIGNATED SUBDIVISIONS & WOOD ZONING AMENDMENT	JAM
13	2-20-07	REVISIONS PER ORDINANCE 2007-02	TSP
12	11-14-07	UPDATED DESIGNATED SUBDIVISIONS	TSP
11	11-1-04	ADDED HISTORIC SITES (PHIL)	TSP
10	3-8-04	REVISION PER ORDINANCE NUMBER 2004-06	TSP
9	9-2-04	ADDED OVER SPACE PARCELS	TSP
8	5-1-04	REVISED PARCELS	TSP
7	6-21-04	UPDATED HEADINGS	JES
6	4-14-03	ADD STREETS AND SUBDIVISIONS	JES
5	4-03-02	ADD STREETS AND SUBDIVISIONS	JES
4	11-20-99	REVISION PER ORDINANCE 1141 (HILTH/ADD STREETS AND SUBDIVISIONS)	JES
3	6-5-98	REMOVE CLUSTER REGULATION	JES
2	2-98	ADD STREETS AND SUBDIVISIONS	JES
1	2-14-86	ELEATED INSTITUTIONAL ZONING DISTRICT (ORDINANCE 1144)	JES

ZONING MAP

HORSHAM TOWNSHIP
 SITUATED IN
 HORSHAM TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA
 PREPARED FOR
 THE TOWNSHIP OF HORSHAM
 1025 HORSHAM ROAD
 HORSHAM, PENNSYLVANIA 19044