

BOROUGH COUNCIL
BOROUGH OF AMBLER

MONTGOMERY COUNTY, PENNSYLVANIA

PROPOSED ORDINANCE NO. 1078

"Transit-Oriented Development Ordinance Amendment"

AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF AMBLER, CHAPTER 27 (ZONING), PART 27 ("RO" REDEVELOPMENT OVERLAY DISTRICT), SECTION 27-2703 (USE REGULATIONS), PARAGRAPH "E" (TOD TRANSIT-ORIENTED DEVELOPMENT), SUBPARAGRAPH (4) (CONDITIONAL USE STANDARDS), SUB-SUBPARAGRAPHS (a)1.b AND (a)2 TO PERMIT A MINIMUM OF 400 FEET OF FRONTAGE ON AN ACTIVE, PASSENGER RAIL LINE AND A MINIMUM LOT AREA OF FOUR ACRES PROVIDED CERTAIN SPECIFIC CRITERIA ARE SATISFIED.

The Borough Council of the Borough of Ambler does hereby ENACT and ORDAIN:

Section I. - Amendment to Code:

The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph "E" (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraph (a)1.b is hereby deleted in its entirety and replaced with the following new Sub-subparagraph (a)1.b:

b) The frontage requirements on an active passenger rail line shall be reduced from 1,250 to 750 feet if the tract proposed for a transportation-oriented development has frontage on a public street of at least 750 feet. In addition, the frontage requirements on an active passenger rail line shall be further reduced to 400 feet if the tract is (1) proposed exclusively for multi-family and/or single-family attached residential uses, and (2) within 1,200 feet of an existing or proposed commuter rail station (and/or support parking lot for such station).

SECTION II. - Amendment to Code


The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph "E" (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraph (a)2 is hereby deleted in its entirety and replaced with the following new Sub-subparagraph (a)2:

(a) General:

2) Minimum Lot Area: eight acres. The minimum lot area requirement shall be reduced to four acres if the tract proposed for the transportation oriented development has at least 750 feet of frontage on a public street, or if the tract is: (1) proposed exclusively for multi-family and/or single-family attached residential uses; and (2) within 1,200 feet of an existing or proposed commuter rail station (and/or support parking lot for such station).

Enacted by Ambler Borough Council this 18th day of March, 2014.


Salvatore Pasceri, Council President


Mary Aversa, Secretary