

III. Zoning

Whitemarsh Township Zoning

Article XI: C Residential District (Neighborhood Preservation)

Location: between Elm St. and 10th St., above the railroad tracks

Intent: to retain scale and character of existing residential neighborhood

Permitted Uses: no mixed-use permitted except which may exist

Relationship to the Riverfront: separated by the railroad tracks

Article XXI: HVY Heavy Industrial District

Location: between the railroad tracks and the river

Intent: to provide for heavy industrial uses while minimizing traffic, noise, and pollution, and to provide for the rehabilitation of the site

Permitted Uses: heavy industrial

Relationship to the Riverfront: includes land for possible riverfront park

Article XX LIM Limited Industrial District

Location: from Spring Mill SEPTA Station to Harts Lane and between River Road and the river

Intent: to provide for light industrial uses with minimal traffic, noise and pollution, and to provide for rehabilitation of the site

Permitted Uses: light industrial, office, medical facility, residential (apartment & condominium)

Relationship to the Riverfront: includes land for possible redevelopment

Article XXXVII Riverfront Development Overlay District (RDD-1)

Location: between Hector Street and railroad tracks and the river

Intent: to provide mixed-use development and redevelopment supportive of a riverfront park

Permitted Uses: residential (multi-family), commercial (retail, office, restaurant, cultural center and museum, school, fitness center, theater, place of worship)

Relationship to the Riverfront: requires 100-150 ft of riverfront for park use

Article XXXVII Riverfront Development Overlay District (RDD-2)

Location: between Hector Street and the river

Intent: to provide mixed-use development and redevelopment supportive of a riverfront park

Permitted Uses: residential uses (single-family and continuing retirement)

Relationship to the Riverfront: limited riverfront access, separated by Rail

Conshohocken Borough Zoning

Specially Planned District 3 (SP-3)

Location: from river's center, bound by western municipal boundary and Fayette Street Bridge, to below the Cross County Trail and Schuylkill River Trail.

Intent: to provide for major business and heavy industrial and extend the residential character of adjacent districts

Permitted Uses: industrial, residential, office, recreation, hotel, retail, municipal, theater, fitness

Relationship to the Riverfront: immediate impact on river's edge design as well as potential blockage from parcels desirous of a view

Specially Planned District 2 (SP-2)

Location: from the river's center to Washington Street and bound by Fayette Street Bridge and the eastern municipal boundary

Intent: to provide for business and commerce

Permitted Uses: office, hotel/motel, recreation, parking, retail, municipal, banking, theater, fitness, non-drive-in restaurant

Relationship to the Riverfront: immediately located on the river's edge, with development potentially complicating access to the river

Specially Planned District 1 (SP-1)

Location: from above the railroad tracks to Elm Street and bound by Ash Street and then westerly to the Cross County Trail

Intent: to provide for business and commerce

Permitted Uses: office, hotel/motel, recreation, parking, retail, municipal, banking, theater, fitness, non-drive-in restaurant

Relationship to the Riverfront: from above the railroad tracks this district's land uses would be more concerned with a view of the river or riverfront design

Borough Residential 2 (BR-2)

Location: portions either side of Fayette Street, above Elm Street and bound east of Fayette Street by Spring Mill Avenue and the eastern municipal boundary and on the western side of Fayette Street by various parcels above First Avenue west to Colwell Lane

Intent: to promote and provide high density single-family and two-family residential and infill and new development

Permitted Uses: residential (single family attached, detached, semi- & two family detached and accessory uses)

Relationship to the Riverfront: these neighborhoods, existing above the railroad tracks would be considered for improvements to the view of the river

Limited Industrial (LI)

Location: above the railroad and bound to the west by Ash Street and then the eastern municipal boundary with portions captured by Elm Street and Hector Street

Intent: to provide for office, research & development, laboratory uses, high-tech and other clean, light industries as well as a variety of small-scale businesses

Permitted Uses: research, office, public/gov't utility building, warehouse, storage, lumberyard, printing, publishing

Relationship to the Riverfront: parcels in this district would seek a view of the river from above the railroad tracks

Borough Commercial (BC)

Location: running from south, at Elm Street, northly along and with parcels either side of Fayette Street

Intent: to encourage perpetuation of traditional main street commercial and neighborhood

Permitted Uses: offices, banking, retail, small sales, personal services, municipal, non-drive-in restaurants and cafeterias, studio space, clubs, residential, library, small bed and breakfast

Relationship to the Riverfront: this district provides the main street spine of access to the river; views of the river are critically important