

Appendix 2

Land Use and Zoning Summary



Land Use

The dominant Township land use is the single family detached dwelling unit/lot, which encompasses 2,662 acres or 30.27% of the Township’s land area. All residential uses total 39.98% of the Township’s land area. The next largest land use category in the Township is private recreation, which totals 1,428 acres of 16.24% of the Township’s land area.

Table 2A: Land Use

Land Use	Acres	Percent
Multi Family	7	0.08%
Single Family Attached	38	0.43%
Twin/ Duplex	34	0.39%
Single Family Detached	2,662	30.27%
Country Residence	775	8.81%
Mixed Use	62	0.71%
Retail	187	2.13%
Office	323	3.67%
Industrial	389	4.42%
Institutional	682	7.76%
Utilities	429	4.88%
Undeveloped	407	4.63%
Public Open Space	894	10.17%
Private Open Space	1,428	16.24%
Agriculture	426	4.85%
Water	50	0.57%
Total	8,794	100.00%

Most of the private recreation acreage in the Township is distributed between four country and golf clubs. The third largest land use category is public recreation at 894 acres (10.17%). Together, private and public recreation lands account for 26.4% of Township land. Institutional land uses comprise the fourth largest land use category in Whitemarsh Township, at 682 acres (7.76%), followed by utility lands at 429 acres (4.88%). Agriculture is the fifth largest land use, accounting for 426 acres (4.85%) of land.

Lower and medium density residential areas are generally located on the southern half of the Township, together with industrial uses and public and private open space. Lower density dwelling units and estate homes are north of Route 276. Office and retail uses are located along Routes 276 and 309 and Germantown Pike. Institutional uses are located throughout the Township, with larger tracts being located in the northern half of the Township. Map 8A shows Whitemarsh Township’s current land uses, and Table 2A summarizes these land uses.

Township Zoning

Whitemarsh Township has 20 base zoning districts and several overlay districts, as shown on Map 9A. Base residential zoning districts range from a minimum lot area of 90,000 square feet (AAAA District) to a minimum lot area of 6,000 square feet (C District). Apartment Districts are also provided for, and are located primarily in the southern portion of the Township. In 2006, the Township amended the Zoning Ordinance to permit Conservation Design subdivision and land development regulations, which provide varying density requirements to promote the conservation of open space

The Whitemarsh Township Greenway Plan

and more compact residential design. These regulations apply to the AAAA (90,000 sq. ft.), AAA (30,000 sq. ft.), AA (15,000 sq. ft.) and A (10,000 sq. ft.) Zoning Districts.

The Extraction and Heavy Industrial Districts are located in the central portion of the Township, and additional Heavy Industrial and Limited Industrial Districts are located along the Schuylkill River. The Commercial Retail District is located along Germantown Pike, Butler Pike, and Morris Road.

The Recreational District is an overlay district that permits parks, recreation facilities, golf courses, and museums. Cemeteries are also permitted in the Recreational District.

The Riparian Corridor Conservation District is an important overlay district protects streams, wetlands and water bodies and the land adjacent to them from most forms of development.