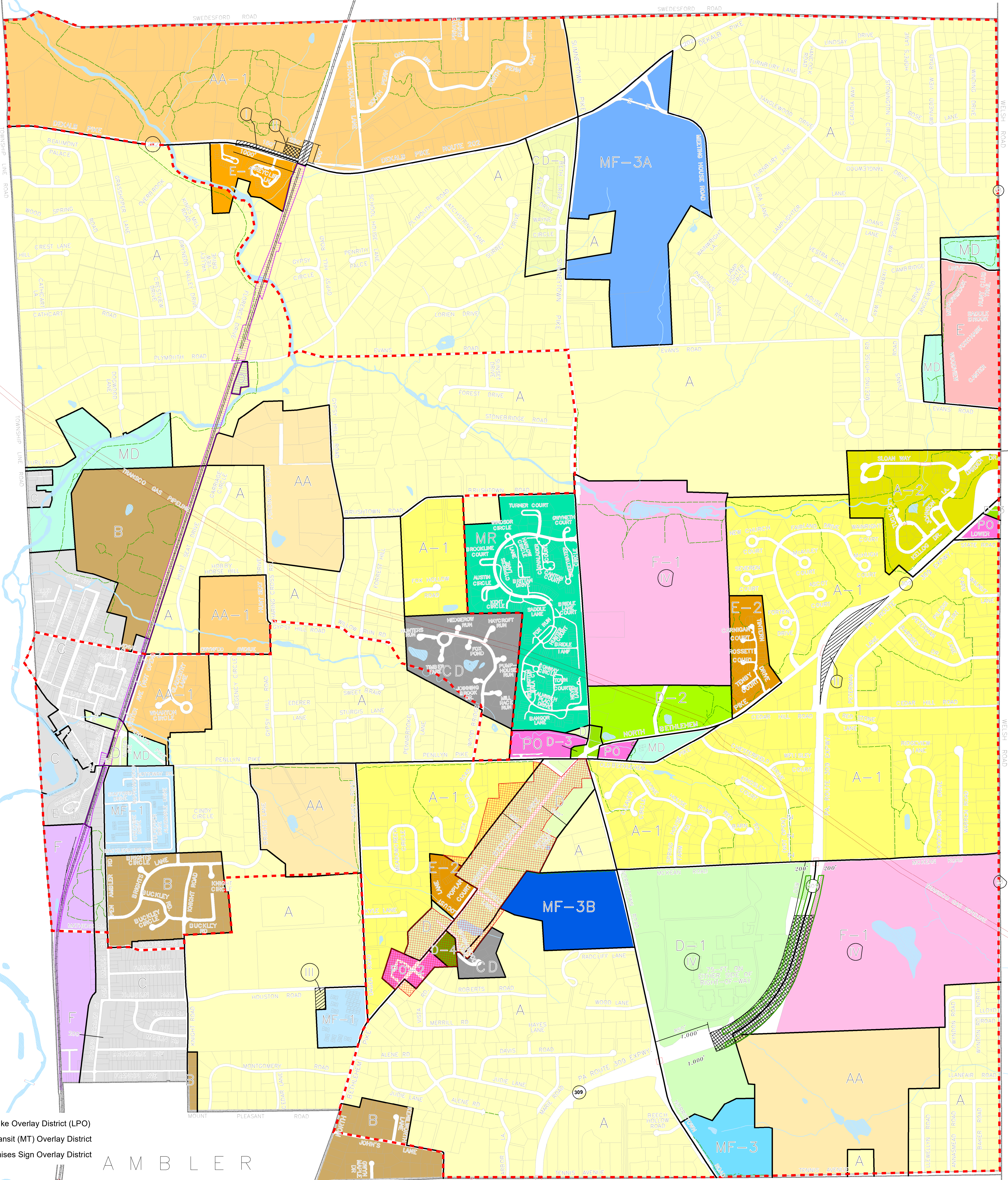




MONTGOMERY

IRISIAM

WHITPAIN



Zoning Districts

- A
- A-1
- A-2
- AA
- AA-1
- B
- C
- CD
- CD-1
- D
- D-1
- D-2
- D-3
- D-4
- E
- E-1
- E-2
- F
- F-1
- MD
- MF-1
- MF-3
- MF-3A
- MF-3B
- MR
- PO
- Lower Pike Overlay District (LPO)
- Mass Transit (MT) Overlay District
- Off Premises Sign Overlay District

SINGLE FAMILY RESIDENTIAL DISTRICTS A, A-1, A-2, B, C, CD, CD-1
 MULTI-FAMILY RESIDENTIAL DISTRICTS E-1, E-2, MF-1, MF-3, MF-3A
 NON-RESIDENTIAL DISTRICTS D-1, D-2, D-3, D-4, F, F-1, MD, PO, PO-2

COMMUNICATION FACILITIES OVERLAY DISTRICTS

- STRUCTURE ZONE
 - 1 150' W SIDE OF E OF RT. 309
 - 2 150' W SIDE OF RT. 302 & R.R.
- ATTACHMENT ZONE
 - 1 BULKHEAD PARCELS - RT. 302 & 302 & W SOUTH OF R.R.
 - 2 INSIDE ON AND OFF RAMP TO RT. 309
 - 3 WATER TOWER PARCELS
 - 4 EXTERIOR F-1 AND D-1 DISTRICTS AND ATTACHMENT ZONE OVERLAY DISTRICTS

ULTIMATE RIGHT OF WAY WIDTHS (IN FEET)

100	80	60	50
ROUTE 309 NORRISTOWN ROAD BETHLEHEM PIKE SUMMERTOWN PIKE DEKALB PIKE	EVANS ROAD PEN AMBLER ROAD PENLYN PIKE PLYMOUTH ROAD WELSH ROAD	BRUSHTOWN ROAD DAGER ROAD GRASSHOPPER ROAD GYPSY HILL ROAD HOUSTON ROAD KNIGHT ROAD MCKEAN ROAD MEETING HOUSE ROAD SWEDESFORD ROAD TENNIS AVENUE TOWNSHIP LINE ROAD	ALL OTHER STREETS

ACT 209 TRANSPORTATION IMPACT FEE SERVICE AREA
 DEVELOPMENT IN THIS AREA SUBJECT TO TRAFFIC IMPACT FEE

ZONING MAP

Lower Gwynedd Township, Montgomery County, PA

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES
 65 E. BUTLER AVE. SUITE 100, NEW BRITAIN, PA 18901-5106 - (215) 345-4330
 www.gilmore-assoc.com

JOB NO: N/A DATE: January 10, 2022 0 250 500 1,000 Feet