



**BOROUGH OF
WEST CONSHOHOCKEN**
MONTGOMERY COUNTY, PENNSYLVANIA

WEST CONSHOHOCKEN BOROUGH HALL
112 FORD STREET, WEST CONSHOHOCKEN, PENNSYLVANIA 19428
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**PLANNING COMMISSION COMMITTEE MEETING
PUBLIC MEETING
December 4, 2025 at 7:00 P.M.**

PUBLIC AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comment on the Agenda
5. Approval of Minutes
6. Old Business
7. New Business
 - a. Zoning Overlay
8. Public Comment
9. Adjourn

ARTICLE XXXXXXX

Front Street Corridor Conditional Use Overlay District (FSC)

[Added]

§ 113-XXX. Legislative intent.

In expansion of the declaration of legislative intent and the statement of community development objectives of this article, it is hereby declared to be the intent of the FSC District to establish reasonable performance standards for the development additional, compatible uses than allowed by the existing underlying, zoning districts. These uses include multi-family residential, small-scale retail and personal service uses, restaurant, and bar uses, parking garages, and other ancillary uses. It is further the intent of the article that development shall not have a detrimental effect upon community services and facilities and that development, shall conform to environmental protection and stormwater management regulations, shall provide open space and/or civic space, and shall provide adequate parking and landscaping to protect adjacent uses and areas.

§ 113-XXX. Front Street Corridor (FSC) Conditional Use Overlay District and District Sectors

The FSC Conditional Use Overlay District is generally located along the Front Street Corridor from Matsonford Road to west of the intersection of Front Street and Bar Harbor Drive. The FSC Overlay District is divided into three (3) sectors: A, B & C, in order to provide conditional uses that are compatible within the overlay district location and site-specific conditions of each sector as well as with adjacent uses and zoning districts.

Editor’s note: Do we need to specifically reference Conditional Use Standards 113-33.4 or is that implied?

§ 113-XXX. Front Street Corridor Conditional Use Overlay District Sector A.

Sector A of the Front Street Corridor Conditional Use Overlay District is located long the Schuylkill River and Front Street, upstream from the existing offices with underlying existing zoning of O-1 Office. (Note: refer to FSC overlay zoning district map).

§ 113-XXX. Permitted uses.

A building may be erected, altered, or used and a lot may be used or occupied for any of the following uses and no other:

West Conshohocken Front Street Conditional Use Overlay Zoning District

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SC # 25017.10

- (1) A multi-family apartment building. A minimum of 80% of the units shall be either studio, one-bedroom or two-bedroom units.
- (2) A public or private parking garage and/ or parking lot.
- (3) Outdoor recreational and/or open space and/or civic space uses.
- (4) Restaurant, Bar, Coffee shop, bakery, Brewery, Distillery, and similar uses (not drive-ins). At least 50% (based on total square footage of all these uses combined) of these proposed uses shall be at the same street level of either Front Street or Bar Harbor Drive.
- (5) Personal services shops including dry cleaner, hairdresser, day care, pet grooming (list specific others if wanted). All of these uses shall be at the same (street) level of either Front Street or Bar Harbor Drive.
- (6) Shared, multiple tenant office space
- (7) Other like uses, when approved by the Borough Council as a part of a conditional use process.

Accessory uses.

The following uses shall be permitted, provided that the uses do not occupy more than 10% of the total gross floor area of the building in which they are occupied, unless authorized by special exception by the Zoning Hearing Board:

- (1) Editor's note: Are there any accessory uses we need to include?
- (2) Other like uses, when approved by the Zoning Hearing Board.

§ 113-XXX. Required Public Recreation / OpenSpace / Civic Space.

Within Sector A of the FSC Overlay District the following Public Recreational / Open Space / Civic Space shall be required. These lands / areas while freely accessible to and of benefit to the general public, shall not be dedicated to the Borough but shall be owned and maintained in perpetuity by the property owner.

The required recreation / open space / civic space shall be as follows:

A. A minimum thirty-five (35) foot wide (as measured away from the river) area of open space, located at the top of the riverbank, shall be maintained along the entire length of the lot. This open space shall include a ten (10) foot wide asphalt paved trail with two (2) foot level grass shoulders (on both sides of the trail) with connections to existing or proposed sidewalks on Bar Harbor Drive and to the existing trail along the river at the existing office building. Minimum size of this open space shall be no less than one (1) acre. Shade trees shall be planted along the land side of the trail at an average interval of no less

West Conshohocken Front Street Conditional Use Overlay Zoning District

Simone Collins 11/24/25 draft

SC # 25017.10

than thirty (30) feet. Shade trees shall be a minimum size of 2 to 2 ½ inch caliper, species as per the approved list of shade trees as contained in the SALDO. The design of the riverfront open space shall meet with the approval of Borough Council.

(Editor's Note:, 25' width = 25' X 1200LF = 30,000SF / 35' width = 35' x 1200LF = 42,000SF)

B. A separate publicly accessible open space / civic space with a size of no less than twenty-five thousand (25,000) contiguous square feet (Editor's note – if this was a square it would measure 158' by 158') with a minimum horizontal dimension of seventy-five (75) feet, shall be developed on the roof of the parking garage or multifamily residential structure. This area shall have views of the River and shall be accessible by pedestrians from Front Street, Bar Harbor Drive, and the residential building. This required area may be adjacent to, but not part of, any outdoor dining areas that are a part of a restaurant or bar use, which may be a part of the building.

The design and layout of this area shall include the following.

No less than fifty percent (50%) of this area (12,500SF) shall be a green roof and shall be planted with at least three or more of the following vegetation types: lawn, or planting beds with ground covers, shrubs, perennials, or ornamental grasses. This green roof can be utilized for stormwater management purposes to the extent that it complies with applicable stormwater management regulations.

Trees shall be planted at an average spacing of forty (40) feet on center over entire open space and shall consist of a minimum of 50% large-stature shade trees and 50% small-stature ornamental or flowering trees. Shade trees shall be a minimum size of 2 to 2 ½ inch caliper, species as per the approved list of shade trees as contained in the SALDO. Small stature ornamental or flowering tree shall be a minimum size of 8 to 10 feet tall, species as per the approved list of shade trees as contained in the SALDO.

Site furnishings shall include benches, trash receptacles, pedestrian scale lighting, permanent shade structures, and similar site furnishings elements. Quantities, style, materials, and colors to meet with the approval of Borough Council

Paving shall be all weather surface, ADA accessible and may be a combination of brick or concrete unit pavers, natural stone, poured in place concrete, wood decking and similar materials. Loose gravel, stone dust, and asphalt shall not be permitted.

The total amount of outdoor recreation / open space / civic space contained on both the ground and on a structure shall be no less than 25% of the total lot area.

West Conshohocken Front Street Conditional Use Overlay Zoning District

Simone Collins 11/24/25 draft

SC # 25017.10

(Editor's note: for a 7-acre lot, 25% = 1.75 ac (76,230 SF). 1 acre (43,560 SF) along river plus 25,000 SF on roof equals 68,560 SF. There would be need for an additional 7,670 SF to reach the required 1.75 acres).

The design of the required open space / civic space shall meet with the approval of Borough Council.

§ 113-XXX. Dimensional standards and density requirements

A. Lot area. No lot area developed in Sector 1 of the FSC Overlay District shall be less than 7 acres, except under the following conditions:

(1) Two or more contiguous lots are included in land development or subdivision and total no less than 7 acres.

B. Maximum density: The maximum density shall be 28 dwelling units per gross acre.

C. Lot width. A lot width along Front Street of not less than 600 feet shall be provided for each lot in Sector A of the FSC Overlay District.

D. Building coverage. Not more than 80% of the area of each lot may be occupied by buildings, including parking garages.

E. Impervious surface coverage. Impervious surface coverage within the FSC Overlay District shall not exceed 80% of the lot area.

F. Height. The maximum height of any building, measured from the Bar Harbor Drive mean elevation shall be 200 feet.

G. Building setbacks. The following setbacks shall apply for any building, excluding parking garages, except as otherwise noted, within this sector of the FSC Overlay District:

(1) The minimum building setback measured from a primary arterial roadway shall be no less than 20 feet from the legal right-of-way line.

(2) The minimum building setback, excluding parking garages, measured from any lot line shall be 20 feet, except that no building setback is required from a railroad right-of-way.

(3) Notwithstanding anything contained in this article to the contrary, no building setback is required from any roadway right-of-way that is parallel to a railroad right-of-way, so long as the property owner has agreed to maintain the roadway right-of-way, including roadway structures and bridges. However, in no event shall a building or structure be less than six feet from the paved edge of any roadway.

West Conshohocken Front Street Conditional Use Overlay Zoning District

Simone Collins 11/24/25 draft

SC # 25017.10

H. Minimum distance between buildings. The minimum distance between a building or group of buildings shall be 25 feet, except that all structures connected by common rooflines or covered walkways shall be considered one building.

I. Parking setbacks. The following setbacks shall apply for any parking area within Sector A:

(1) The minimum surface parking setback measured from any street curblineline shall be 20 feet.

(2) The minimum surface parking setback measured from any lot line shall be 10 feet.

(3) The minimum surface parking setback measured from any building shall be 10 feet.

(4) There shall be no setback requirement with respect to parking garages below the grade of Front Street or Bar Harbor Drive. For parking garages at or above the grade of Front street, there shall be a minimum set back of 20 feet measured from the legal right-of-way line, except that no setback shall be required from a railroad right-of-way.

(5) Notwithstanding anything contained in this article to the contrary, no parking setback, with regard to below- and above-grade parking, is required from any roadway right-of-way that is parallel to a railroad right-of-way, so long as the property owner has agreed to maintain the roadway right-of-way, including roadway structures and bridges. However, in no event shall any below- or above-grade parking or parking structure be less than six feet from the paved edge of any roadway.

§ 113-xxx. Off-street parking facilities.

A. Off-street parking spaces shall be provided with proper access from a street in the amounts indicated below. For all uses, the required parking spaces shall Be designed in accordance with ordinance section 113-100, except that for 113-100. F., Screening and landscaping of parking lots, this design shall be done as part of the overall site landscape design and shall meet the approval of Borough Council.

Multifamily Residential	1.75 parking spaces per residential dwelling unit
Plus	.25 parking spaces per dwelling unit that shall be made available for lease by users other than residents of property's apartments.
All other uses	The requirements of § 113-98 shall apply. Shared parking may be allowed as permitted as per other provisions of the Borough ordinances.

§ 113-XXX. Front Street Corridor Conditional Use Overlay District Sector B

Sector B of the Front Street Corridor Conditional Use Overlay District is generally located on the south side of Front Street (for a distance of approximately 345 feet), west of Bullock Street, and north of Wood Street within the underlying existing R-2 Residential zoning district. Note: refer to FSC overlay zoning district map).

§ 113-XXX. Permitted uses.

A building may be erected, altered, or used and a lot may be used or occupied for any of the following uses and no other:

- (1) A multi-family apartment building. A minimum of 80% of the units shall be either studio, one-bedroom or two-bedroom units.
- (2) A public or private parking garage and/ or parking lot.
- (3) Civic and /or open space uses.
- (4) Restaurant, Bar, Coffee shop, bakery, Brewery, Distillery, and similar uses (not drive-ins). All of these proposed uses shall be at the same (street) level of either Front Street or Bullock Street.
- (5) Personal services shops including dry cleaner, hairdresser, day care and pet grooming. All of these uses shall be at the same level as either Front Street or Bullock Street.
- (6) Shared multiple tenant office space.
- (7) Other like uses, when approved by the Borough Council as a part of the conditional use process.

Accessory uses.

The following uses shall be permitted, provided that the uses do not occupy more than 10% of the total gross floor area of the building in which they are occupied, unless authorized by special exception by the Zoning Hearing Board:

- (1) (Editor’s Note - Are there any we wish to allow?)
- (2) Other like uses, when approved by the Zoning Hearing Board.

West Conshohocken Front Street Conditional Use Overlay Zoning District

Simone Collins 11/24/25 draft

SC # 25017.10

§ 113-XXX. Required Public Open Space / Civic Space.

Within Sector B of the FSC Overlay District the following Open Space / Civic Space shall be required. This area while freely accessible to and of benefit to the general public shall not be dedicated to the Borough but shall be owned and maintained in perpetuity by the property owner.

The required open space / civic space shall be located at the primary entrance to the building(s) and shall be at street level. The space shall have a minimum contiguous size of 1,000 square feet with no dimension less than twenty (20) feet.

The design and layout of this area shall include the following.

No less than 25% of this area shall be planted with planting beds, ground covers, shrubs, perennials, ornamental grasses.

Trees shall be planted at an average spacing of twenty (20) feet on center over entire area and may consist of either large stature shade trees or small stature ornamental or flowering trees. Shade trees shall be a minimum size of 2 to 2 ½ inch caliper, species as per the approved list of shade trees as contained in the SALDO. Small stature ornamental or flowering tree shall be a minimum size of 8 to 10 feet tall, species as per the approved list of shade trees as contained in the SALDO.

Site furnishing shall include benches, trash receptacles, pedestrian scale lighting, and similar elements. Quantities, style, materials, and colors to meet with the approval of Borough Council. The design of the required open space / civic space shall meet with the approval of Borough Council.

Paving shall be all weather surface, ADA accessible and may be a combination of brick or concrete unit pavers, natural stone, pouted in place concrete, wood decking and similar materials. Loose gravel, stone dust, and asphalt shall not be permitted.

The total amount open space on a lot shall be no less than 10% of the total lot area. The required open space / civic space at the building entrances may count toward this required open space.

§ 113-XXX. Dimensional standards and density requirements.

A. Lot area. No lot area developed under the FSC Overlay District shall be less than 1.5 acres.

B. Maximum Density: The maximum density shall be 24 dwelling units per gross acre.

West Conshohocken Front Street Conditional Use Overlay Zoning District

Simone Collins 11/24/25 draft

SC # 25017.10

C. Lot width. A lot width of not less than 200 feet shall be provided for a lot in this FSC Sector B Overlay District.

D. Building coverage. Not more than 80% of the area of each lot may be occupied by buildings, including parking garages.

E. Impervious surface coverage. Impervious surface coverage within Sector B of the FSC Overlay District shall not exceed 80% of the lot area.

F. Height. The maximum height of any building on a lot shall be measured from the low side and the high side of Sector B. One measurement shall be from the mean elevation of the average grade of Front Street and the top of a structure, including all appurtenances shall be no greater than 70 feet. One measurement shall be from the mean elevation of the average grade of Wood Street and the top of a structure, including all appurtenances, shall be no greater than 40 feet.

G. Building setbacks. The following setbacks shall apply for any building, including parking garages, except as otherwise noted, within this district:

(1) The minimum building front yard setback measured from legal right-of-way line of any roadway shall be no less than 15 feet or back of sidewalk.

(2) The minimum side or rear yard setback shall be no less than 20 feet.

H. Minimum distance between buildings. The minimum distance between a building or group of buildings shall be 25 feet, except that all structures connected by common rooflines or covered walkways shall be considered one building.

I. Parking setbacks. The following setbacks shall apply for any parking area within this sector:

(1) The minimum surface parking setback measured from any street curblin shall be 20 feet.

(2) The minimum surface parking setback measured from any lot line shall be 20 feet.

(3) The minimum surface parking setback measured from any building shall be 10 feet.

(4) Parking garage setbacks shall be the same as building setbacks.

§ 113-xxx. Off-street parking facilities.

A. Off-street parking spaces shall be provided with proper access from a street in the amounts indicated below. For all uses, the required parking spaces shall

be designed in accordance with ordinance section 113-100.

West Conshohocken Front Street Conditional Use Overlay Zoning District

Simone Collins 11/24/25 draft

SC # 25017.10

Multifamily Residential

1.75 parking spaces per dwelling unit

Plus

..25 parking spaces per dwelling unit that shall be made available for lease by users other than residents of subject apartments.

All other uses

The requirements of § 113-98 shall apply. Shared parking may be allowed as permitted as per other provisions of the Borough ordinances.

113-XXX. Front Street Corridor Conditional Use Overlay District Sector C.

Sector C of the Front Street Corridor Conditional Use Overlay District is located along Front Street from Bullock Avenue to Matsonford Road on the northern boundary and along Powers Avenue on the southern boundary. The underlying existing zoning is R-2 Residential and LC Limited Commercial.

§ 113-XXX. Permitted uses.

A building may be erected, altered, or used and a lot may be used or occupied for any of the following uses and no other:

- (1) A multi-family apartment building. A minimum of 80% of the units shall be either studio, one-bedroom or two-bedroom units. Minimum apartment size shall be 800 SF.
- (2) Stacked Townhouse
- (3) A public or private parking garage and/ or parking lot. A parking garage use may not be located (front on) Front Street.
- (4) Restaurant, Bar, Coffee shop, bakery, and similar uses (not drive-ins). These uses shall not be less than 1600 square feet and shall be accessible from Front Street
- (5) Personal services shops, including dry cleaner, hairdresser, and pet grooming shall be located on the ground floor and shall be accessible from Front Street.
- (6) Retail shop uses no greater than 2500 square feet and shall be accessible from Front Street.
- (7) Other like uses, when approved by the Borough Council as a part of the conditional use process.

Accessory uses?. (Editor’s note: Do we need to list any?)

The following uses shall be permitted, provided that the uses do not occupy more than 30% of the total gross floor area of the building in which they are occupied, unless authorized by special exception by the Zoning Hearing Board:

- (1) Other like uses, when approved by the Zoning Hearing Board

§ 113-XXX. Dimensional standards and Density requirements

A. Lot area. No lot area developed under sector C of the FSC Overlay District shall be less than 10,000 square feet, except when two or more lots are included in land development or subdivision and they total no less than 10,000 square feet.

West Conshohocken Front Street Conditional Use Overlay Zoning District

Simone Collins 11/24/25 draft

SC # 25017.10

B. The maximum density for multi-family residential units shall be **24 units per gross acre**,

Editor's Note : for example, the 28,188 SF (.64Ac) lot next to the Borough lot could accommodate 15.36 DUs under this density.

A 10,000 SF (.23 Ac) lot could accommodate 5.52 (6) DUs.

C. Lot width. A front yard lot width of not less than 60 feet shall be provided for each lot in sector C of the FSC Overlay District.

D. Building coverage. Not more than 75% of the area of the total lot area may be occupied by buildings, including parking garages.

E. Impervious surface coverage. Impervious surface coverage within Sector C of the FSC Overlay District shall not exceed 75% of the lot area.

F. Height. The maximum height of any building, measured from the mean elevation of surrounding grade, shall be 60 feet.

G. Building setbacks. The following setbacks shall apply for any building, excluding parking garages, except as otherwise noted, within Sector C of the FSC Overlay District:

(1) The minimum building setback measured from the existing center line of any primary arterial roadway shall be no less than 25 feet from any legal right-of-way line.

(2) The minimum building setback measured from any lot line shall be 25 feet.

H. Minimum distance between buildings. The minimum distance between a building or group of buildings shall be 20 feet.

I. Parking setbacks. The following setbacks shall apply for any parking area within this district:

(1) The minimum surface parking setback measured from any street curblin shall be 20 feet.

(2) The minimum surface parking setback measured from any lot line shall be 10 feet.

(3) The minimum surface parking setback measured from any building shall be 10 feet.

(4) There shall be no setback requirement with respect to parking garages below the grade of Front Street. For parking garages at or above the grade of Front street, there shall be a minimum set back of 20 feet measured from the legal right-of-way line.

§ 113-xxx. Off-street parking facilities.

West Conshohocken Front Street Conditional Use Overlay Zoning District

Simone Collins 11/24/25 draft

SC # 25017.10

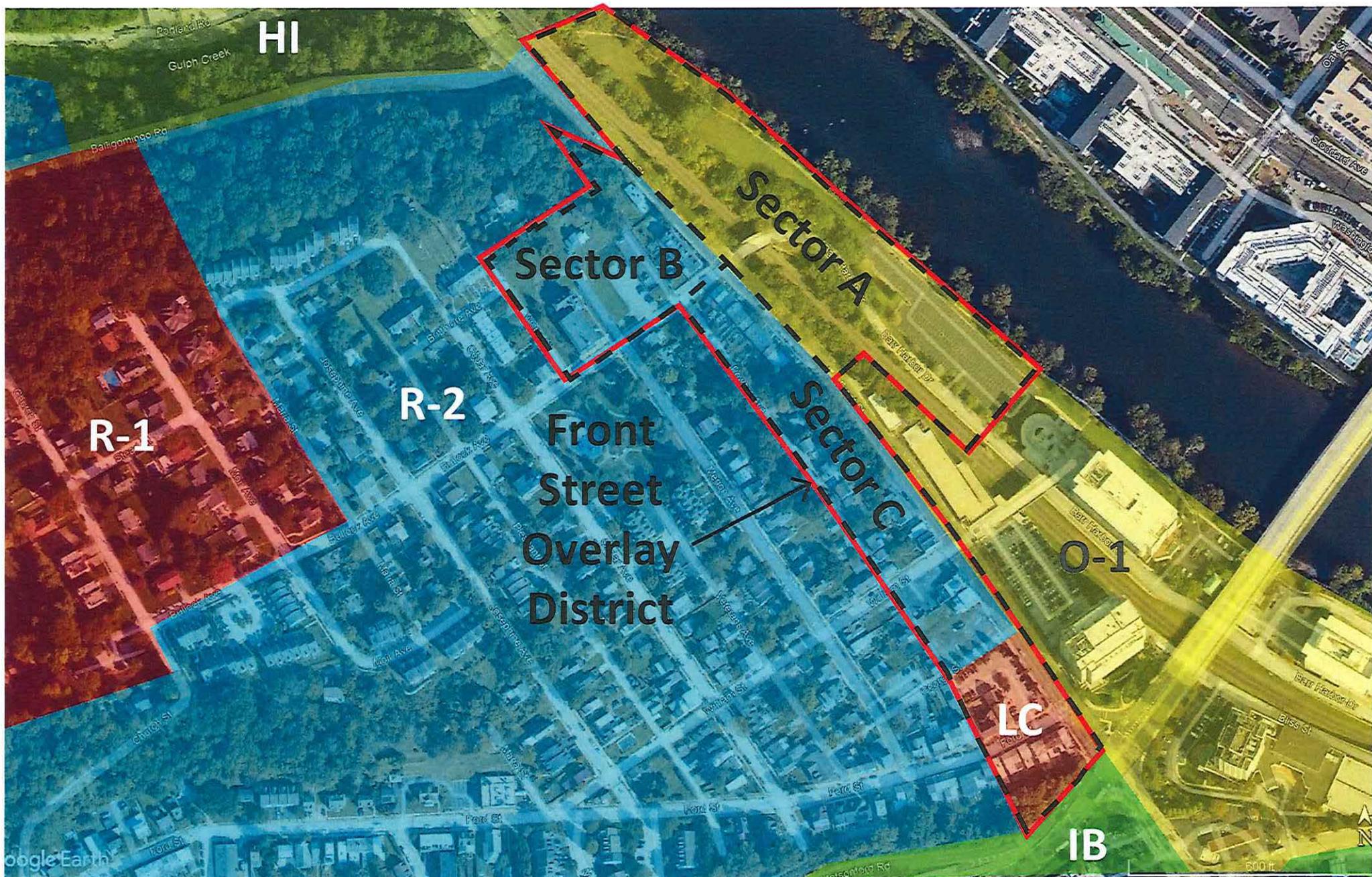
A. Off-street parking spaces shall be provided with proper access from a street in the amounts indicated below. For all uses, the required parking spaces shall be designed in accordance with ordinance section 113-100. Multifamily Residential 2 parking spaces per dwelling unit plus .25 visitor parking spaces per unit.

All other uses

The requirements of § 113-98 shall apply.

All uses

Required parking lot or garage may be located off site but shall be located within 1,000 feet of the subject property lot line. Required parking that is located off-site shall be required and guaranteed by the land development agreement for the full life of the use and/or facility.



West Conshohocken Borough Front Street Overlay Zoning District

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