



Horsham residential street view



Land Use

Horsham Township's existing diverse land uses range from large business campuses and distribution facilities to neighborhood shopping centers, and from distinct residential neighborhoods of varying housing types and densities to large institutions.

Understanding the distribution of the township's land uses currently, trends in recent land development activity, and the desired future land use pattern of the township is an essential component of the comprehensive plan.



Top: A view of the Horsham Gate Shopping Center

Bottom: Office and residential developments near Witmer Road and Dresher Road

Existing Land Use

Map 2 on the following page shows the existing land use within Horsham Township. Figure 7 to the right shows the existing land use composition of the township in terms of the percent of the township's total land area that is currently used for each land use.

Residential Land

Approximately 42.4% of the township's land area is residential use of various types and densities, including single-family detached, single-family attached (townhouses), twins/duplexes, multifamily, and country residences (which are single homes on properties of 5 acres or greater). The majority of the township's residential land use, in terms of both number of units and number of acres, is single-family detached.

Commercial Land

Commercial land use, including mixed use, retail, office and industrial properties, accounts for nearly 13% of the township's land area.

Retail properties make up only 2.5% of the township's land area. Retail uses include five shopping centers totaling nearly 593,000 square feet of gross floor area, as well as scattered commercial properties along Easton Road/Route 611, the eastern portion of Horsham Road, County Line Road, and in the villages of Maple Glen and Prospectville.

Industrial properties make up 3.3% of the township's land area. The largest industrial property is the UPS distribution facility off of Blair Mill Road. Additional industrial properties

are located within the Horsham Business Parks and along Easton Road/Route 611, Horsham Road, and Keith Valley Road.

Office properties make up 6% of the township's land area. The largest single office property is the Commonwealth Corporate Center on Horsham Road; however, the largest concentration of office properties is located in the Horsham Business Parks. Additional office properties are scattered along the central portion of Horsham Road and Welsh Road.

Mixed-Use properties make up less than 1% of the township's land area. Mixed use properties are scattered throughout the township with the greatest groupings along the eastern portion of Easton Road/Route 611, County Line Road, and within the villages of Maple Glen and Prospectville.

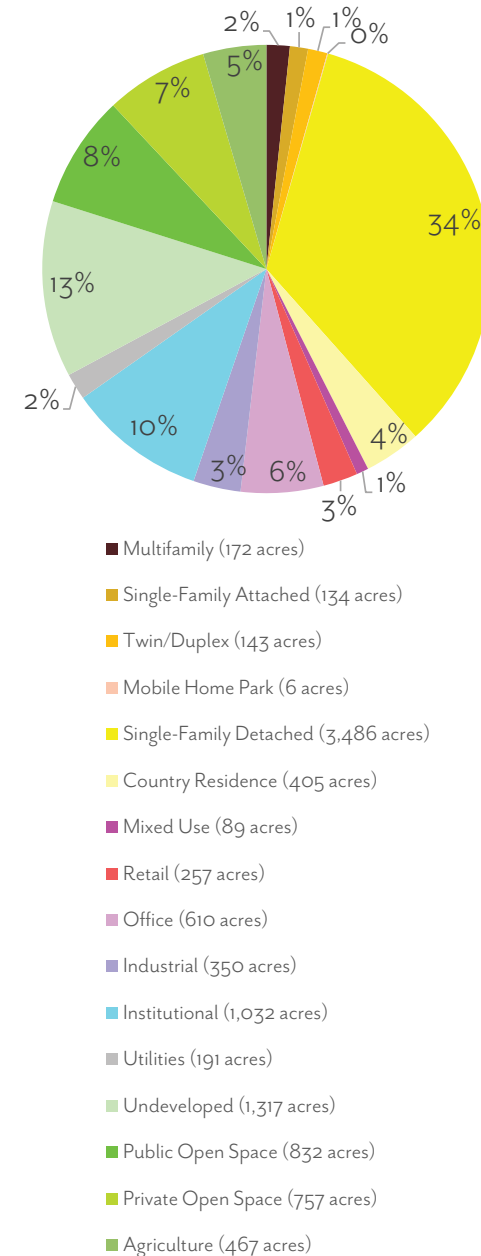
Institutional Land

Institutional land uses in Horsham Township include schools, religious institutions, municipal buildings, assisted living facilities, cemeteries, multiple day care centers, and the Horsham Fire Company. Institutional uses make up 10% of the land area of the township and are distributed relatively evenly across the township.

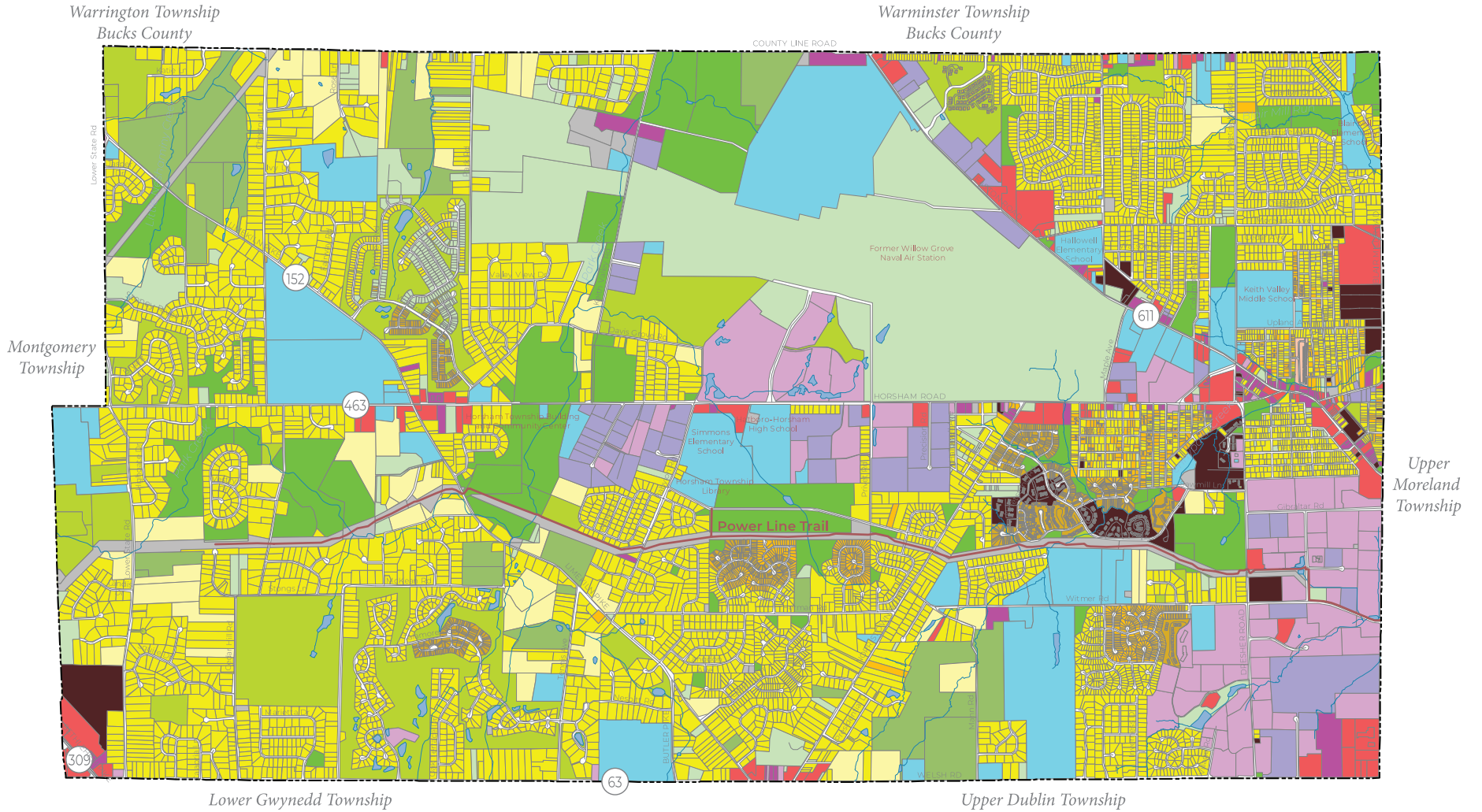
Open Space, Agriculture, Utilities, and Undeveloped Land

Collectively, private open space, public open space, and agricultural lands make up over 20% of the township's land area. Of these, public open space is the largest category, primarily composed of township-owned parks and open lands.

FIGURE 7. EXISTING LAND USE



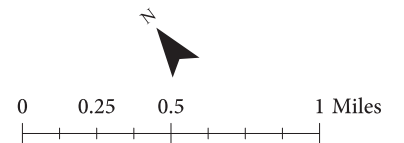
MAP 2. EXISTING LAND USE



- | | |
|------------------------|--------------------|
| Multifamily | Office |
| Single-Family Attached | Industrial |
| Twin/Duplex | Institutional |
| Mobile Home Park | Utility |
| Single-Family Detached | Undeveloped |
| Country Residence | Public Open Space |
| Mixed Use | Private Open Space |
| Retail | Agriculture |

Source: Montgomery County Planning Commission

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In general, communal lands associated with condominium and townhouse developments are shown as residential land use in Map 2.

Approximately 20 parcels totaling 467 acres are currently classified as agricultural land use; however, at least one of these tracts (the Hankin Tract) has an approved land development on it that would change its land use to residential.

Utilities, including wastewater treatment plants and transmission line corridors make up 1.9% of the township's land area. Utility land uses are located throughout the township.

Approximately 1,317 acres, or 12.9% of the township's land area is undeveloped. This includes 862 acres of the former Willow Grove Naval Air Station that has been declared surplus land by the U.S. Navy and could be redeveloped for other uses in the future.

Recent Land Developments

Recent land developments were evaluated for the time period between January 1, 2011 and April 30, 2022. This time period was selected so as to include all developments that have occurred since the township's last comprehensive plan was completed in 2011.

Residential Development Patterns

A total of 1,443 residential units were constructed or proposed between 2011 and early 2022. The new housing units include a wide-range of housing types including single-family detached,

twins, and townhouses. The only multifamily development completed during this time period was the 256-unit 555 Flats apartment building on Dresher Road; however, an additional 274-units were recently approved on Witmer Road and are included in this calculation.

Commercial Development Patterns

A total of 333,576 square feet of new commercial development occurred during this time period. In addition, multiple projects to expand or renovate existing commercial properties also occurred resulting in an additional 39,393 square feet of new commercial building area. This category includes a 114-room hotel on Blair Mill Road.

Office Development Patterns

A total of 9,805 square feet of new office development occurred between 2011 and early 2022. In addition, office expansion projects creating 7,328 square feet of office building area were completed.

Institutional Development Patterns

A total of 327,581 square feet of new institutional development occurred or was proposed between 2011 and early 2022, including the completed redevelopment of the Hallowell Elementary School, the proposed redevelopment of the Keith Valley Middle School, a new municipal building, and a 76-unit nursing home on Horsham Road. In addition, a small expansion of the Horsham Center for Jewish Life was completed during this time period.

Industrial Development Patterns

New industrial developments completed or proposed between 2011 and early 2022 totaled 63,314 square feet of building area. In addition, multiple projects to expand or renovate existing industrial properties also created 21,127 square feet of additional industrial building area, including an expansion of the sewage treatment plant.

Overall Observations

Several large-scale residential subdivisions are underway on lands that represent a large portion of the remaining developable land in the township. However, there are still large areas of unprotected open space that is zoned residential and could potentially see development. In addition, the 2012 redevelopment plan for the Willow Grove Naval Air Station (WGNAS) includes a total of 1,416 new residential units of varying types. Demand for new housing in the township is expected to remain high, meaning that small-scale subdivisions and infill residential development are also likely to continue, especially in the eastern portion of the township where lots are typically smaller and more affordable.

In terms of non-residential land development, it is anticipated that expansions and modernizations of existing commercial properties will continue. Targeted redevelopment along Easton Road/Route 611 is likely. The property with the most commercial development potential is the former WGNAS where the 2012 redevelopment plan calls for over 2.3 million

square feet of retail, office, entertainment, and hotel space, as well as a regional recreation center, a school, and an expanded aviation museum. However, the 2016 Horsham Business Parks Master Plan also envisions additional retail and office development totaling over 1 million square feet to enhance the existing business park.

Future Land Use

The Future Land Use Plan (see Map 3 on page 25) recognizes the economic and social benefits of the township's strong commercial land use component and identifies areas where new land uses and investment could revitalize and reconnect neighborhoods and create opportunities for targeted commercial area revitalization. The importance of maintaining the township's established residential neighborhoods, including a wide range of housing types and scales, is reflected in the Future Land Use Plan. The Future Land Use Plan also emphasizes natural resource conservation and protection of existing open space resources. Although the Future Land Use Plan is not a zoning map and does not affect the township's current zoning ordinances and maps, it should serve as a guide for future municipal ordinance amendments and regulations that relate to the township's desired land use distribution and characteristics moving forward.

The following general future land use categories are shown on the Future Land Use Plan and represent major categories of land use type and function as they relate to the township's desired future development characteristics.

It is intended that the recommendations and strategies described throughout the comprehensive plan, including the specific Focus Area Plans, will result in land use and development patterns similar to that shown in the Future Land Use Plan.

Future Land Use Categories

Agriculture

Lands that are actively being used for farming, greenhouse, nurseries, or are Act 319 properties where preservation of the land for agriculture is desired.



Agriculture

Recreation and Open Space

Publicly- and privately-owned lands used for recreation and sports facilities. Permanently preserved open space, such as land that was set-aside as part of subdivision are also shown in this category.



Recreation and Open Space

Institutional

Large, established institutions such as the township library, religious institutions, schools, cemeteries, fire and EMS stations, and municipal facilities. Smaller institutions, including child day care centers, are also shown in this future land use category. The continuation of the use of these lands for institutional use is desired to support the needs of the community.



Institutional



Semi-Rural Residential

Semi-Rural Residential

Individual large single-family residential lots and established neighborhoods made up of single-family detached homes on lots of one acre or greater. This category also includes established neighborhoods that were developed with smaller individual housing lots and common open space but maintain a maximum overall density of one dwelling unit per acre. These areas are concentrated in the western half of the township and are typically reliant on the automobile for transportation.



Suburban Residential

Suburban Residential

Predominantly single-family detached homes on lots of less than one acre. These areas are concentrated in distinct neighborhoods across the township. Appropriate secondary land uses include recreation and institutional land uses. Sidewalks provide pedestrian connections between individual neighborhoods and amenities such as schools, parks, and commercial areas.

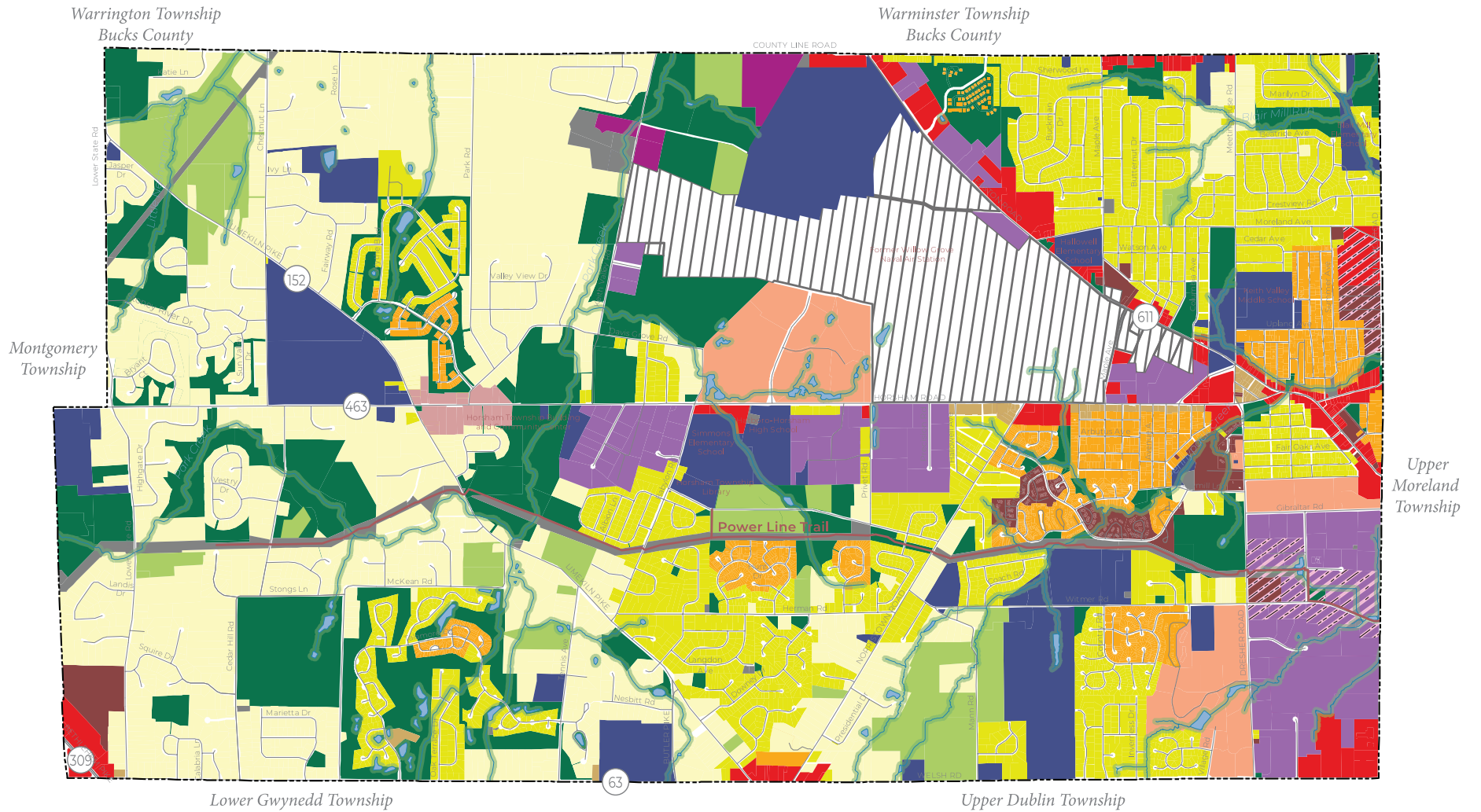
















Town Residential




Town Residential

Neighborhoods that developed with a range of residential dwelling types, including single-family detached, twins, duplexes, quadraplexes, and townhouses on smaller lots (generally less than one-quarter acre) that are sometimes mixed within the same block. Appropriate secondary land uses include recreation and institutional land uses. Sidewalks provide pedestrian connections between individual neighborhoods and amenities such as schools, parks, and commercial areas.

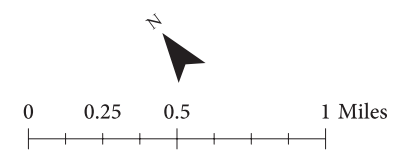
MAP 3. FUTURE LAND USE PLAN



- | | |
|---|--|
|  Agriculture |  Village Mixed Use |
|  Recreation and Open Space |  Neighborhood Commercial Residential |
|  Institutional |  General Commercial |
|  Semi-Rural Residential |  General Office |
|  Suburban Residential |  Office Light Industrial |
|  Town Residential |  Heavy Industrial |
|  Multi-Family Residential |  Transportation and Utility Corridors |

- OVERLAYS**
-  Greenway Corridor
 -  Mixed Use Redevelopment
 -  Master Plan

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Horsham Township

Multi-family Residential

Multifamily Residential

Multifamily developments made up of buildings with three or more residential units in each building, generally consisting of apartment complexes or condominium buildings. These areas are generally located along arterial roads. Multifamily developments incorporate amenities such as walking trails and recreational facilities.



Village Mixed-Use

Village Mixed-Use

Mix of town residential type housing and low-impact commercial uses that support the needs of neighborhood residents, including bakeries, cafes, restaurants, gift boutiques, and salons. Significant traffic generation is not desired due to proximity to residential neighborhoods. Sidewalks provide pedestrian connections within the village area.



Horsham Township

Neighborhood Commercial Residential

Neighborhood Commercial Residential

Small lots fronting on collector or arterial roads adjacent to residential neighborhoods where a mix of residential and low-impact commercial uses are desired to serve as a transition and buffer between single-family detached neighborhoods and arterial roads. Driveway consolidation is encouraged through redevelopment. Landscaped buffers and setbacks are provided where adjacent to residential neighborhoods.

General Office

Medical and professional offices—either on individual sites or in small office park developments. Streetscape design, pedestrian connections, stormwater management, and green parking improvements will be encouraged in these areas as redevelopment occurs.



General Office

General Commercial

Established commercial corridors, primarily along arterial roads, with a wide range of retail, restaurant, office, and personal service uses—either on individual sites or in shopping centers. Streetscape design, pedestrian connections, transit facility enhancements (where applicable), stormwater management, and green parking improvements will be encouraged in these areas as redevelopment occurs.



General Commercial

Office Light Industrial

Mix of office and warehouse or flex/light industrial space, office parks, business centers, and self-storage facilities. New light industrial uses such as artisan manufacturing, co-working, and craft breweries and distilleries are encouraged. As redevelopment occurs, additional amenities and improvements related to green parking and pedestrian circulation will be integrated, where appropriate.



Office Light Industrial



Heavy Industrial

Heavy Industrial

Established heavy industrial uses throughout the township, including large warehouse and distribution facilities, businesses with significant outdoor storage needs, and the sewage treatment plant.



Transportation and Utility Corridors

Transportation and Utility Corridors

Linear corridors used for utility transmission and transportation to connect Horsham to the larger region. Continued development of the Power Line Trail within the PECO corridor is recommended.

Overlays

The Future Land Use Plan also shows three overlays which reflect more specific information about where certain land uses are most appropriate.

Greenway Corridor

Those areas of land within 75 feet of a stream or water body where existing vegetation should be preserved and where green connections could be provided. *See the Environmental Sustainability chapter for more information.*

Mixed-Use Redevelopment

Areas where a mixture of land uses, including a mixture of housing types, retail, office, and entertainment, is desired, including:

- **Mixed-Use Core Center on Witmer Road:** where a mixture of residential, small-scale retail, and employment-generating uses are encouraged and are interconnected by trails and green space. *See Horsham Business Parks Master Plan for more information.*
- **Village Mall and Blair Mill Village Apartments on Blair Mill Road:** where an integrated development of attractive commercial uses with a mixture of housing types is encouraged through a master plan process. *See the Village Mall section of the Focus Areas chapter for more information.*

Former Willow Grove Naval Air Station

The future land use for the decommissioned portion of the former Willow Grove Naval Air Station totaling approximately 862 acres is governed by the 2012 NAS-JRB Willow Grove Redevelopment Plan. *See the Willow Grove Naval Air Station section of the Focus Areas chapter for more information.*



Greenway Corridor Overlay



*Horsham Township
Mixed-Use Redevelopment Overlay*



Former Willow Grove Naval Air Station