

# ZONING

**Table of Overlay Options**

**Township of Montgomery, Pennsylvania**  
**[Added 9-30-1996 by Ord. No. 96-60; amended 2-3-1997 by Ord. No. 96-68]**

Options and Requirements	Land Use Categories										Required Open Space
	Nonretail		Retail		Institutional		Low-Density Residential		Medium- and High-Density Residential		
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	
<b>1. Overlay Option No. 1:</b> a) Development shall be permitted at these percentages when the overlay district has been applied to the property in compliance with § 230-198, herein, and the applicant chooses not to use Overlay Options No. 2 or 3.  b) The property's net tract area shall be divided into a minimum of three land use categories from § 230-199, herein.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Minimum
	10% (if chosen)	60%	0%	5%	5% (if chosen)	50%	10% (If chosen)	80%	0%	20%	0%
<b>2. Overlay Option No. 2:</b> a) Development shall be permitted at these percentages in return for the applicant providing public benefits that satisfy incentive standards for Overlay Option No. 2, found in § 230-202, herein.  b) The property's net tract area shall be divided into a minimum of three land use categories from § 230-199, herein.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Minimum
	10% (if chosen)	60%	10% (if chosen)	24%	5% (if chosen)	50%	10% (if chosen)	50%	10% (if chosen)	45%	10%
<b>3. Overlay Option No. 3:</b> a) Development shall be permitted at these percentages in return for the applicant providing public benefits that satisfy incentive standards for Overlay Option No. 3, found in § 230-203, herein.  b) The property's net tract area shall be divided into a minimum of three land use categories from § 230-199, herein.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Minimum
	10% (if chosen)	60%	10% (if chosen)	37%	5% (if chosen)	50%	10% (if chosen)	60%	10% (if chosen)	45%	30%