

2023 Annual Summary

Subdivision, Land Development and Zoning Activity



Montgomery County Planning Commission

Montgomery County, Pennsylvania

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2023 Annual Summary

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As part of our green initiative, our goal is to reduce printed quantities.
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Preface

This report summarizes the subdivision, land development, and zoning proposals received by the Montgomery County Planning Commission in 2023. The proposals are reviewed on an ongoing basis under the requirements of the Pennsylvania Municipalities Planning Code (Act 247).

The information and statistics in this report reflect proposal plans only - not actual construction activity. Information on construction activity is available from municipal building inspectors and zoning officers, as well as the Montgomery County Board of Assessment Appeals. Subdivision activity is recorded on tax maps, which are available for viewing in the Montgomery County Board of Assessment Appeals map room. Property records from the county are also available online at propertyrecords.montcopa.org. The Planning Commission publishes two annual reports covering residential and nonresidential construction activity for the previous year, as well as a quarterly construction update.

Proposed plans are preliminary plans under consideration for municipal approval. Proposed plan characteristics discussed in this report include residential acreage and number of units by type, and nonresidential acreage and square footage.

The report contains a brief summary of zoning text and map amendments. Special requests for review (such as conditional uses) are not included.

This report can be used to indicate areas of the county that may experience development in the future. Ten-year summaries are included to provide a historical perspective.

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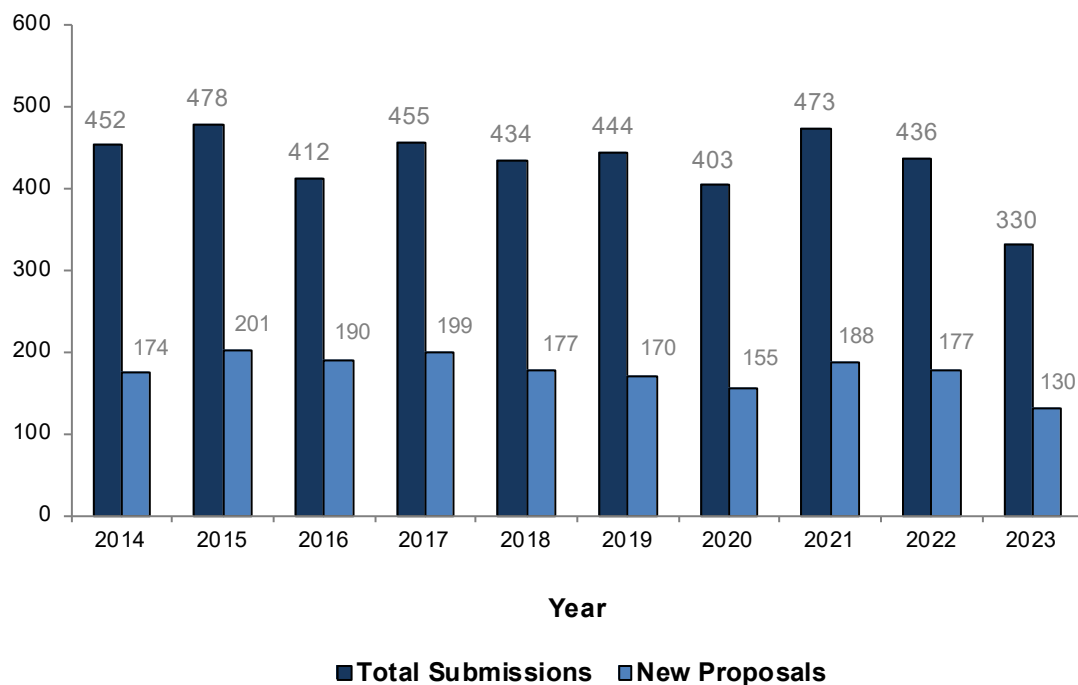
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Section One

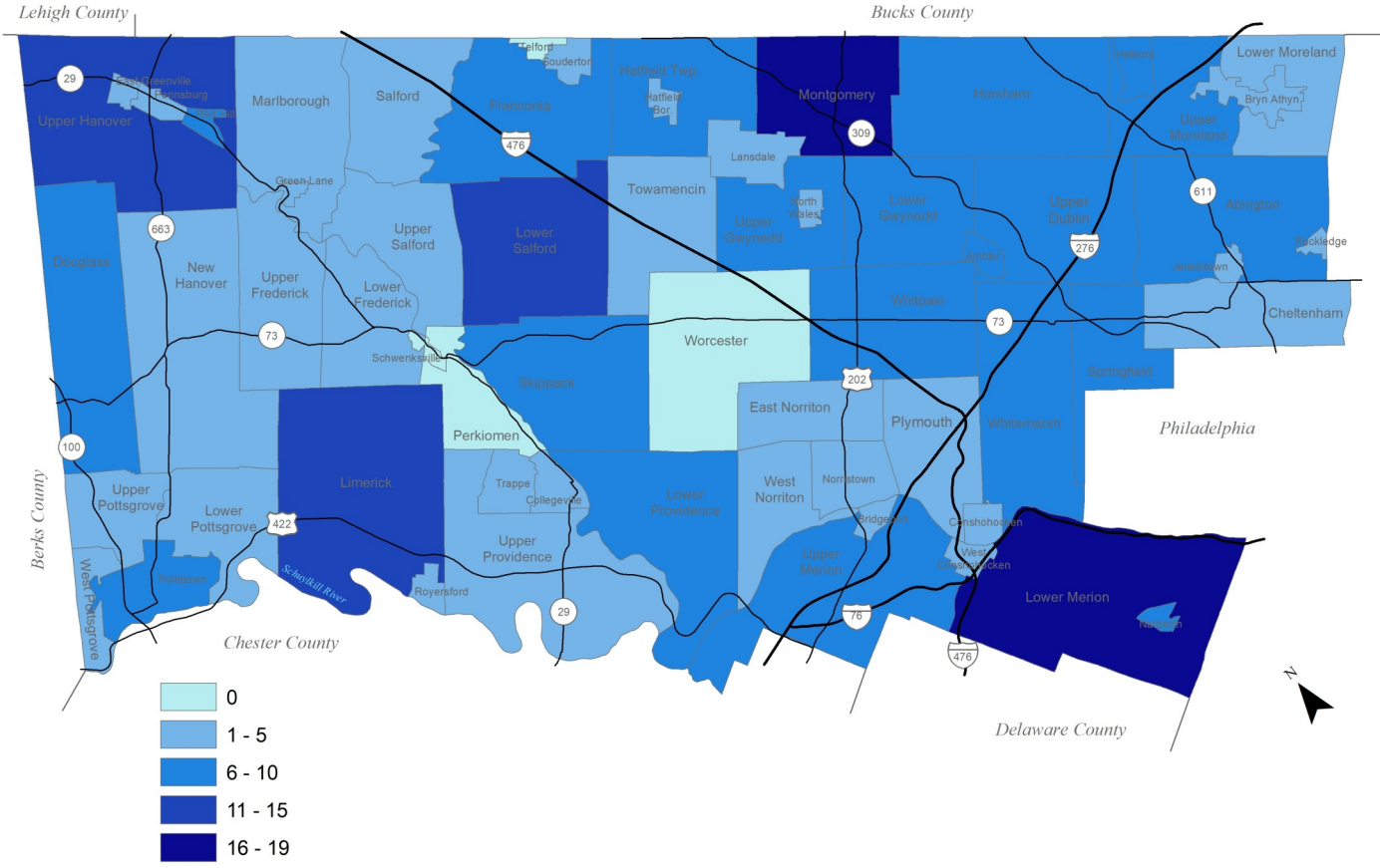
Number of Submissions

In 2023, the Planning Commission received 330 submissions for subdivision, land development, and zoning ordinance and map amendments. This was a decrease of 24.3% compared to 2022. The 2023 submissions included 130 new proposals for land developments or subdivisions that had not been previously submitted with similar land use and density components. As shown below, this is the lowest number of new and annual submissions in the last ten years.

Total New and Annual Submissions, 2014-2023



Number of Submissions by Municipality, 2023



A look at the county map above reveals that submission activity in 2023 was lower across all municipalities. The highest number of submissions in 2022 was 32; in 2023 the number of submissions by municipality was highest in Lower Merion Township with 19 submissions. Montgomery Township was next, with 17 total submissions. Highway access and ease of redevelopment continue to be important factors.

Section One: Number of Submissions

Montgomery County Submissions by Municipality, 2023

Municipality	Total	Land Developments	Subdivisions
Abington	6	6	4
Ambler	8	2	1
Bridgeport	1	0	0
Bryn Athyn	3	3	2
Cheltenham	2	1	0
Collegeville	3	2	0
Conshohocken	3	1	0
Douglass	7	3	3
East Greenville	1	0	0
East Norriton	1	0	1
Franconia	7	5	2
Green Lane	1	0	0
Hatboro	8	8	2
Hatfield Borough	1	1	0
Hatfield Township	6	4	2
Horsham	10	4	2
Jenkintown	3	1	1
Lansdale	3	2	1
Limerick	15	9	4
Lower Frederick	1	0	0
Lower Gwynedd	8	2	0
Lower Merion	19	7	3
Lower Moreland	4	4	3
Lower Pottsgrove	5	3	1
Lower Providence	8	3	1
Lower Salford	15	5	4
Marlborough	5	1	0
Montgomery	17	9	1
Narberth	6	2	1
New Hanover	3	2	2
Norristown	5	2	0

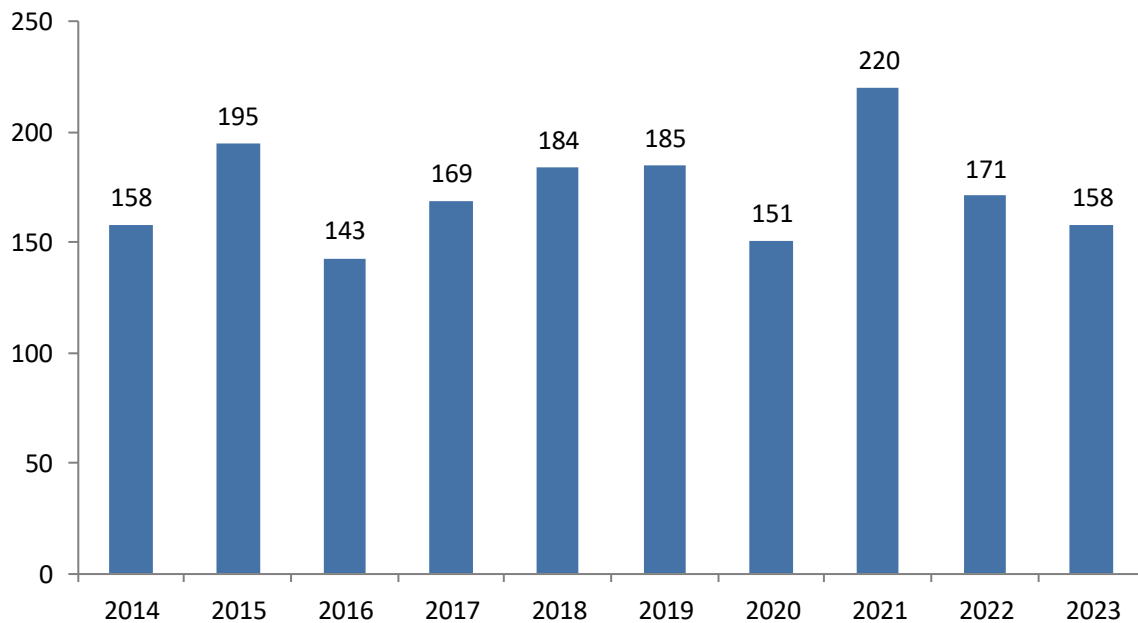
Municipality	Total	Land Developments	Subdivisions
North Wales	2	1	1
Pennsburg	2	1	1
Perkiomen	0	0	0
Plymouth	5	4	1
Pottstown	6	2	3
Red Hill	6	2	2
Rockledge	1	0	0
Royersford	1	0	0
Salford	3	1	1
Schwenksville	0	0	0
Skippack	6	5	1
Souderton	4	1	1
Springfield	8	5	0
Telford	0	0	0
Towamencin	5	0	0
Trappe	3	2	2
Upper Dublin	9	5	3
Upper Frederick	3	1	1
Upper Gwynedd	8	5	1
Upper Hanover	14	2	2
Upper Merion	10	5	0
Upper Moreland	7	2	0
Upper Pottsgrove	4	1	2
Upper Providence	5	3	2
Upper Salford	4	1	2
West Conshohocken	5	3	2
West Norriton	2	0	0
West Pottsgrove	3	0	0
Whitemarsh	9	4	3
Whitpain	8	3	3
Worcester	0	0	0
Totals	328	151	75

Note: Municipal totals also include zoning-related submissions and special reviews. Also, land developments and subdivisions may appear on the same submission, so the sum of these two actions may actually be greater than the total submissions. The municipal total does not include submissions from outside of the county.

Approved Plans

In 2023, 158 plans were recorded as a final plan by their respective municipalities for the first time. These plans were not necessarily submitted for the first time in 2023. These plans typically go through extended reviews and multiple revisions before being approved. Applicants may have also incurred delays due to financing or other economy-related causes before getting a project approved.

Total Approved Plans, 2014-2023



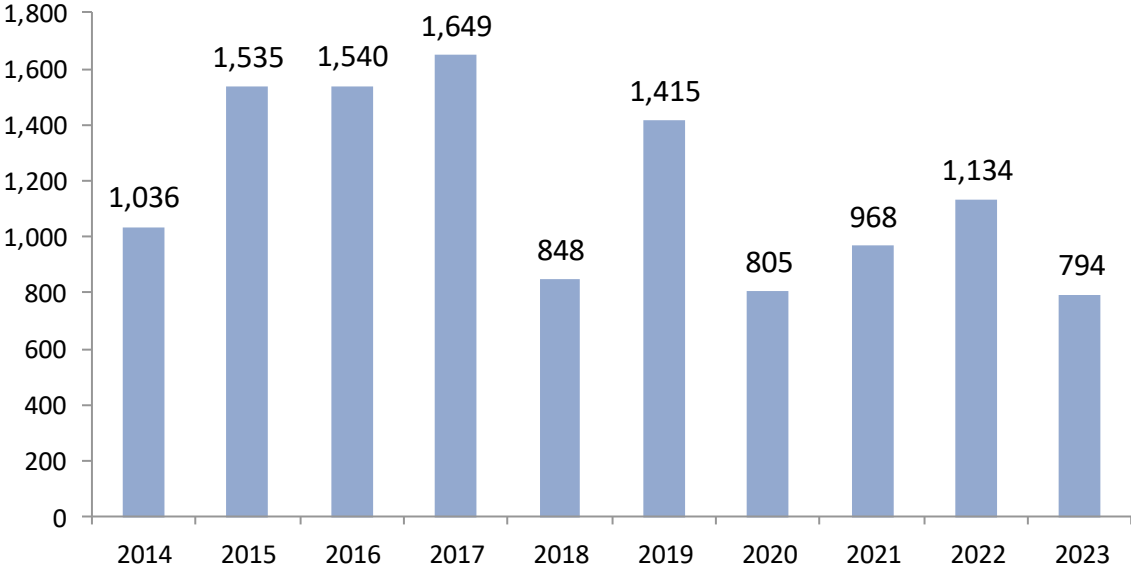
Section Two

Acreage of Submissions

Countywide Acres Proposed for Development

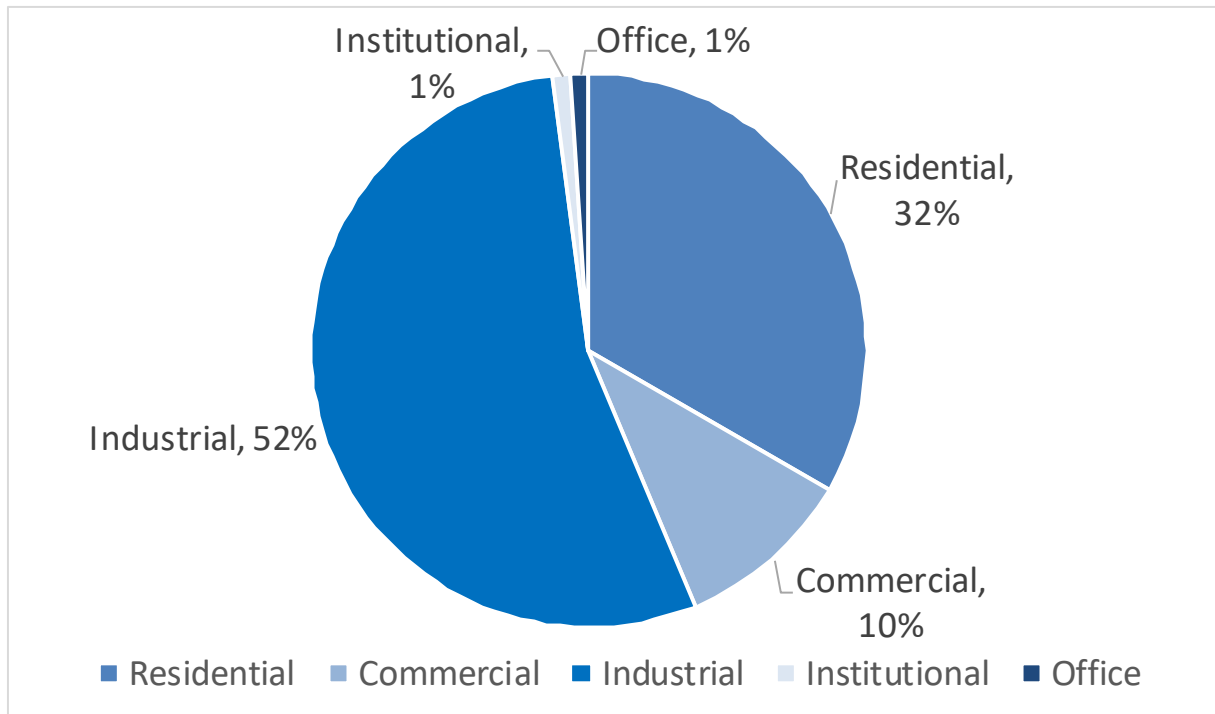
The total amount of land proposed for development in 2023, which excludes land set aside for municipal use, open space, agricultural lands, recreation areas, transportation, or utilities, was 794 acres. This is a decrease from the previous year, and is the lowest total over the last ten years. While we expect fewer acres to be newly developed due to the trends of redevelopment and infill, it's worth noting that this may just be a one-year anomaly.

Acres Proposed for Development, 2014-2023



The chart below shows the breakdown of acreage proposed for development by land use type. In the past, land proposed for residential uses had been the largest land consumer. In 2023, residential uses only made up a third of acreage proposed for development. Nonresidential land uses, especially industrial uses, were two-thirds of the acreage proposed for development in 2023. Industrial proposals accounted for than half of the proposed development acreage in 2023.

Acres Proposed for Development by Type, 2023



The amount of land proposed in 2023 for residential use (241 acres) is a big decrease from the previous year. Very few single-family detached homes were proposed for construction last year. As denser home types remain popular with builders and buyers, it is unlikely that large amounts of land proposed for single-family home development will occur anytime soon. There is less undeveloped land available and the housing market has yet to correct itself for the years of underbuilding that have occurred.

Total nonresidential acreage proposed amounted to 553 acres in 2023, a small increase from the year prior. A large industrial proposal in Limerick Township in part contributed to this increase.

Section Two : Acreage of Submissions

Acres Proposed for Development by Municipality

The table below shows proposed acres for development throughout the county. In 2023, Limerick Township led the county with 295 acres proposed for development. West Conshohocken, Upper Hanover, and Upper Merion all had a significant amount of acreage proposed for development—primarily nonresidential.

Montgomery County Acres Proposed For Development by Municipality, 2023

Municipality	Total	Nonresidential	Residential
Abington	49	1	48
Ambler	0		
Bridgeport	0		
Bryn Athyn	22	21	1
Cheltenham	1	1	
Collegeville	1	1	
Conshohocken	0		
Douglass	0		
East Greenville	0		
East Norriton	0		
Franconia	21	17	4
Green Lane	0		
Hatboro	4	1	3
Hatfield Borough	0		
Hatfield Township	8	1	7
Horsham	12	1	11
Jenkintown	2	1	1
Lansdale	2	1	1
Limerick	295	237	58
Lower Frederick	0		
Lower Gwynedd	6	6	
Lower Merion	3		3
Lower Moreland	12	1	11
Lower Pottsgrove	0		
Lower Providence	16	16	
Lower Salford	12	2	10
Marlborough	2		2
Montgomery	18	17	1
Narberth	2	1	1
New Hanover	4		4
Norristown	2	1	1

Municipality	Total	Nonresidential	Residential
North Wales	0		
Pennsburg	0		
Perkiomen	0		
Plymouth	2	1	1
Pottstown	3	2	1
Red Hill	1		1
Rockledge	0		
Royersford	0		
Salford	2		2
Schwenksville	0		
Skippack	8	4	4
Souderton	1		1
Springfield	7	4	3
Telford	0		
Towamencin	0		
Trappe	17		17
Upper Dublin	29		29
Upper Frederick	9	9	
Upper Gwynedd	29	26	3
Upper Hanover	56	56	
Upper Merion	55	49	6
Upper Moreland	2	2	
Upper Pottsgrove	4	4	
Upper Providence	3	1	2
Upper Salford	0		
West Conshohocken	61	60	1
West Norriton	0		
West Pottsgrove	0		
Whitemarsh	7	7	
Whitpain	4	1	3
Worcester	0		
Totals	794	553	241

Note: Figures include age restricted development and exclude agricultural, municipal, open space, recreation, transportation and utility acreage. They have also been rounded to the nearest whole acre.

Acreage Proposed for Development on Previously Developed Sites

In 2000, the Planning Commission began tracking proposed subdivisions and land developments with regard to the amount of existing developed land already on the proposed site. A record is kept of the approximate percentage of a site proposed for development that already has a structure, parking lot, or some other man-made feature. In 2023, the Planning Commission estimates that approximately 49% of the acres proposed for development had some such feature on it. Overall, this reflects a trend toward residential, commercial, and industrial infill development, rather than developing tracts of previously undisturbed open space.

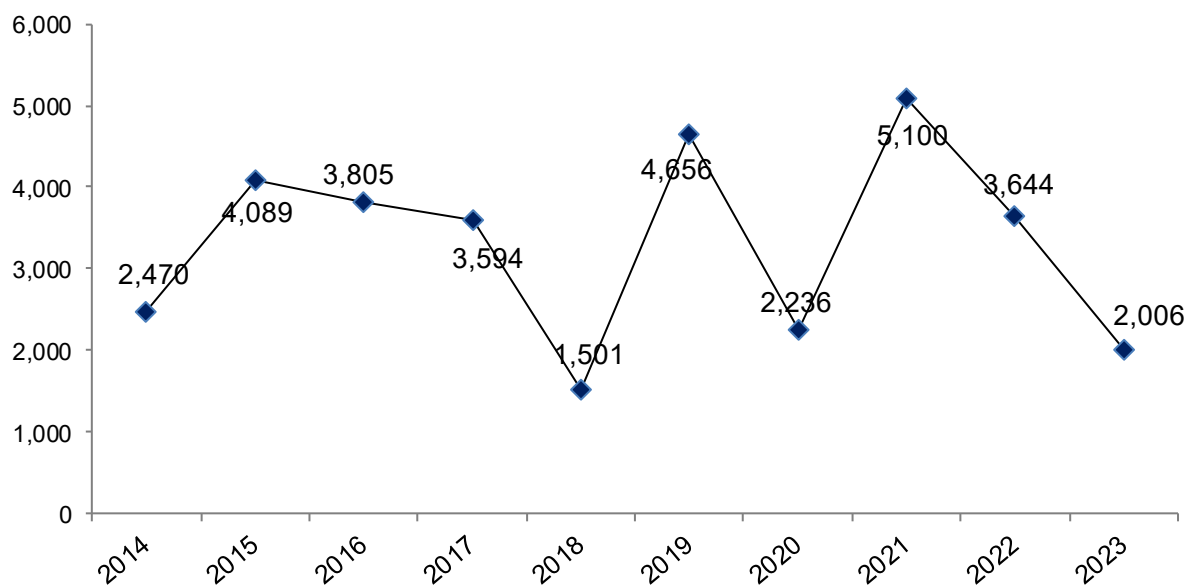
Section Three

Residential Submissions

Proposed Residential Development

There were 2,006 units proposed in 2023, a decrease from the previous year and among the lowest amounts in the past decade. The amount proposed in 2023 is far below the pre-pandemic averages charted below. With high housing prices dominating the headlines, the small number of housing units proposed is worrisome.

Proposed Residential Units, 2014-2023

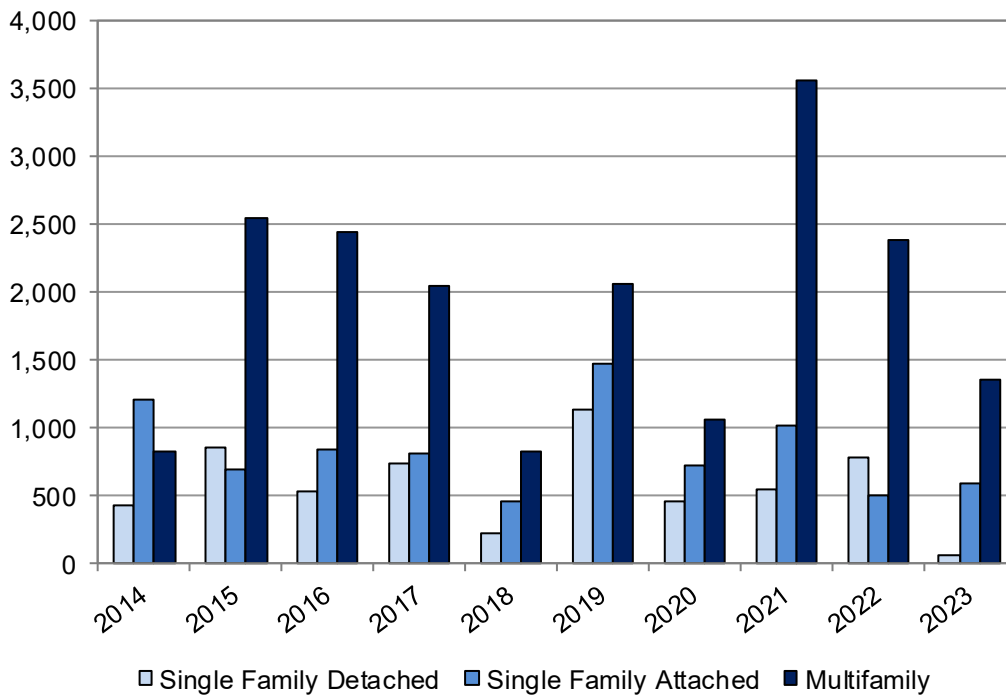


Residential Proposals by Type

Since 2006, the densest housing type, multifamily, has frequently accounted for half (or more) of all the units proposed in a given year. Market preference has shifted towards walkability and mixed-use neighborhoods. New zoning changes have permitted new multifamily development in different areas like business parks, commercial corridors, and transit-oriented developments.

The total number of units proposed may have dropped in 2023, but multifamily units continue to make up the majority (67.5%) of proposed new units. Last year’s report noted the uptick in single-family detached homes proposed; this year’s report makes note of the fact that hardly any were proposed.

Proposed Residential Units by Type, 2014-2023



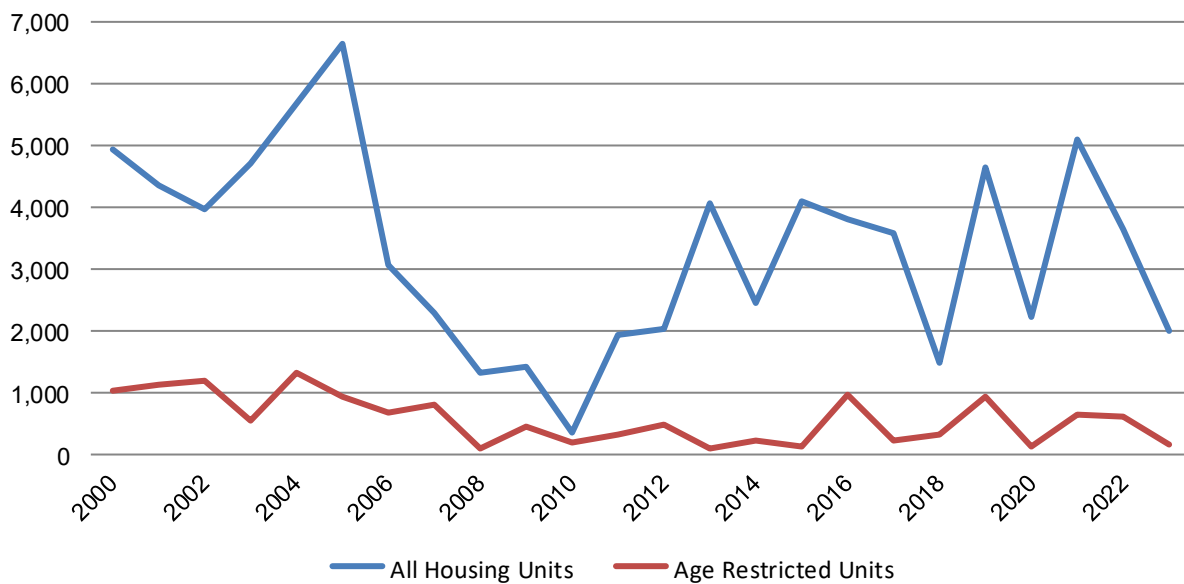
Proposed Development of Residential Housing Units

Housing Type	2022	2023	Change
Single Family Detached	774	61	-92%
Single Family Attached	493	590	20%
Multifamily	2,377	1,355	-43%

Age-Restricted Housing Development

Of the largest residential proposals last year, only one was age-restricted, which is the Sisters of St. Basil development proposed in Abington. This is a proposed development of 150 age-restricted carriage homes. In 2023, only 7 percent of all housing units proposed were age-restricted in nature. This is a decrease from 2022, though this total does fluctuate from year to year.

Proposed Age-Restricted Units, 2020-2023

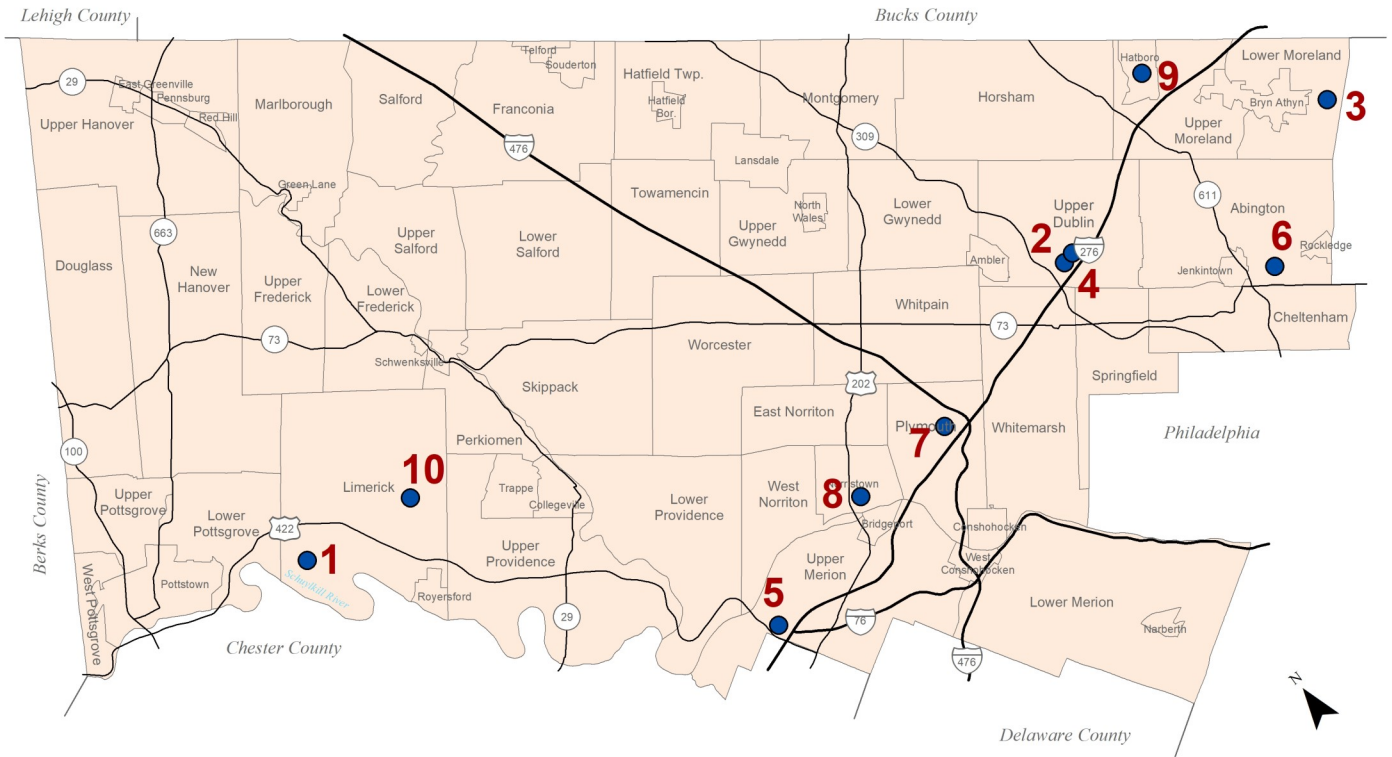


Largest Residential Proposals

The list of the largest residential proposals on the following page underscores how multifamily housing dominates proposed residential units in the county. Seven of the top ten largest residential proposals from 2023 are multifamily developments. Limerick Township led the way with the 235-unit Providence Properties townhouse development, located close to the outlet mall along Route 422. Upper Dublin and Lower Moreland both had large multifamily developments proposed last year as well.

Section Three: Residential Submissions

Location of Top Ten Largest Residential Proposals, 2023



Montgomery County Largest Residential Proposals, 2023

	Development Name	Units	Type	Municipality
1.	Providence Properties - Sanatoga & Possum Hollow	235	SFA	Limerick
2.	525 Virginia Dr - Luxor	225	MF	Upper Dublin
3.	Philmont Flats	219	MF	Lower Moreland
4.	530 Virginia Drive	160	MF	Upper Dublin
5.	1150 First Avenue	152	MF	Upper Merion
6.	Sisters of St. Basil	150	SFA*	Abington
7.	502 Germantown	149	MF	Plymouth
8.	Main and DeKalb Street	122	MF	Norristown
9.	21-23, 37 N York Road	102	MF	Hatboro
10.	Emerald Crossing	67	SFA	Limerick

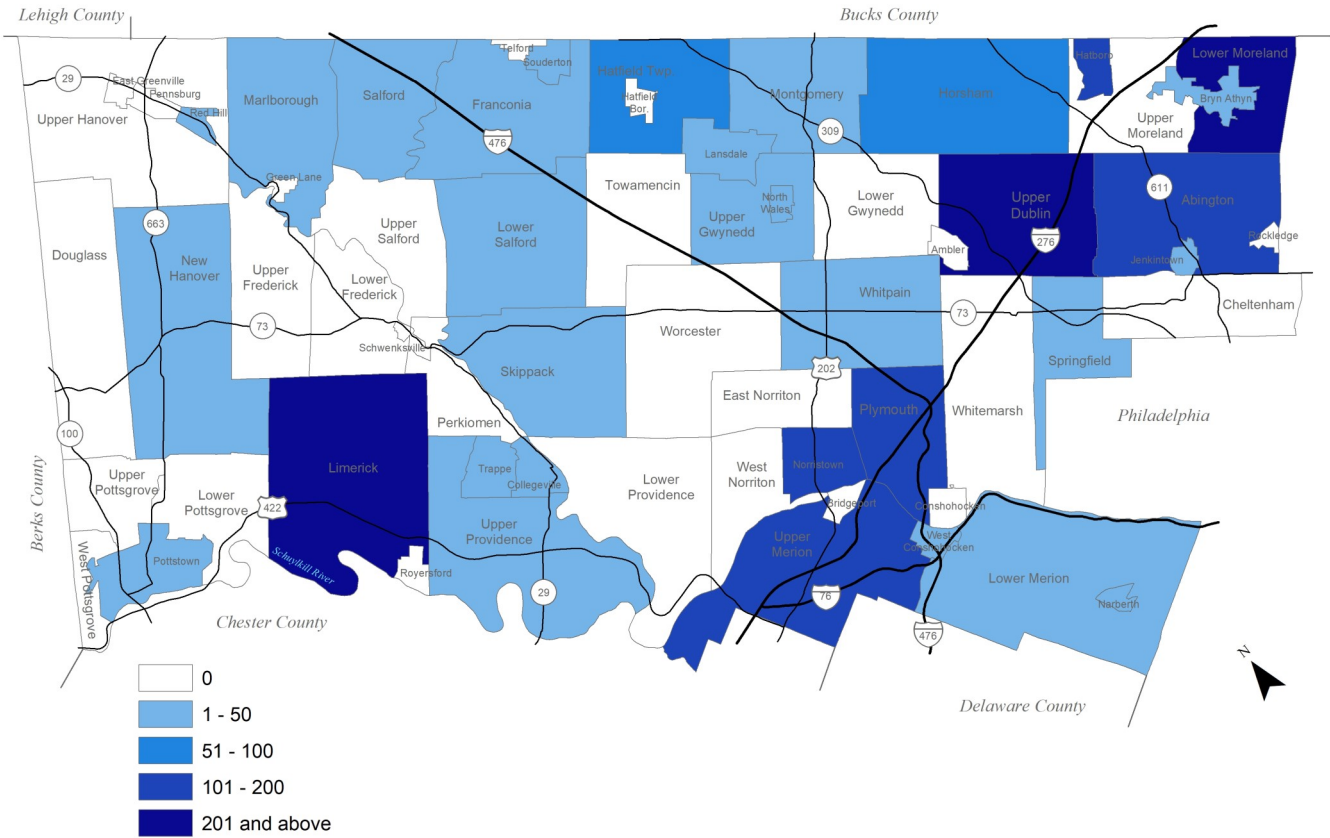
* Indicates Age-Restricted

Residential Units Proposed for Development by Municipality

The table on the following page lists proposed residential unit totals by type for each municipality. Limerick and Upper Dublin Townships both had more than 300 units proposed. What’s striking is that nearly half (29) of the county’s municipalities had no housing units proposed and of those in the category of 50 or fewer units proposed, many just had a handful of units proposed overall.

While the more developed parts of the county cannot grow forever, we continue to see new residential development proposed in areas that were previously developed with other uses—including shopping centers, downtown centers, office parks, and near rail stations.

Proposed Housing Units by Municipality, 2023



Section Three: Residential Submissions

Montgomery County Proposed Residential Units by Municipality, 2023

Municipality	Total	Detached	Attached	Multifamily
Abington	159	6	153	0
Ambler	0	0	0	0
Bridgeport	0	0	0	0
Bryn Athyn	1	1	0	0
Cheltenham	0	0	0	0
Collegeville	12	0	0	12
Conshohocken	0	0	0	0
Douglass	0	0	0	0
East Greenville	0	0	0	0
East Norriton	0	0	0	0
Franconia	5	5	0	0
Green Lane	0	0	0	0
Hatboro	140	2	0	138
Hatfield Bor	0	0	0	0
Hatfield Twp	90	0	40	50
Horsham	53	0	53	0
Jenkintown	3	0	0	3
Lansdale	5	0	5	0
Limerick	307	0	307	0
Lower Frederick	0	0	0	0
Lower Gwynedd	0	0	0	0
Lower Merion	16	5	0	11
Lower Moreland	222	3	0	219
Lower Pottsgrove	0	0	0	0
Lower Providence	0	0	0	0
Lower Salford	37	2	6	29
Marlborough	1	1	0	0
Montgomery	1	1	0	0
Narberth	21	0	0	21
New Hanover	2	2	0	0
Norristown	122	0	0	122

Municipality	Total	Detached	Attached	Multifamily
North Wales	1	1	0	0
Pennsburg	0	0	0	0
Perkiomen	0	0	0	0
Plymouth	150	1	0	149
Pottstown	4	0	0	4
Red Hill	8	0	8	0
Rockledge	0	0	0	0
Royersford	0	0	0	0
Salford	1	1	0	0
Schwenksville	0	0	0	0
Skippack	1	1	0	0
Souderton	1	1	0	0
Springfield	28	0	16	12
Telford	0	0	0	0
Towamencin	0	0	0	0
Trappe	17	17	0	0
Upper Dublin	388	1	2	385
Upper Frederick	0	0	0	0
Upper Gwynedd	4	4	0	0
Upper Hanover	0	0	0	0
Upper Merion	192	0	0	192
Upper Moreland	0	0	0	0
Upper Pottsgrove	0	0	0	0
Upper Providence	9	1	0	8
Upper Salford	0	0	0	0
West Conshohocken	1	1	0	0
West Norriton	0	0	0	0
West Pottsgrove	0	0	0	0
Whitemarsh	0	0	0	0
Whitpain	4	4	0	0
Worcester	0	0	0	0
Totals	2,006	61	590	1,355

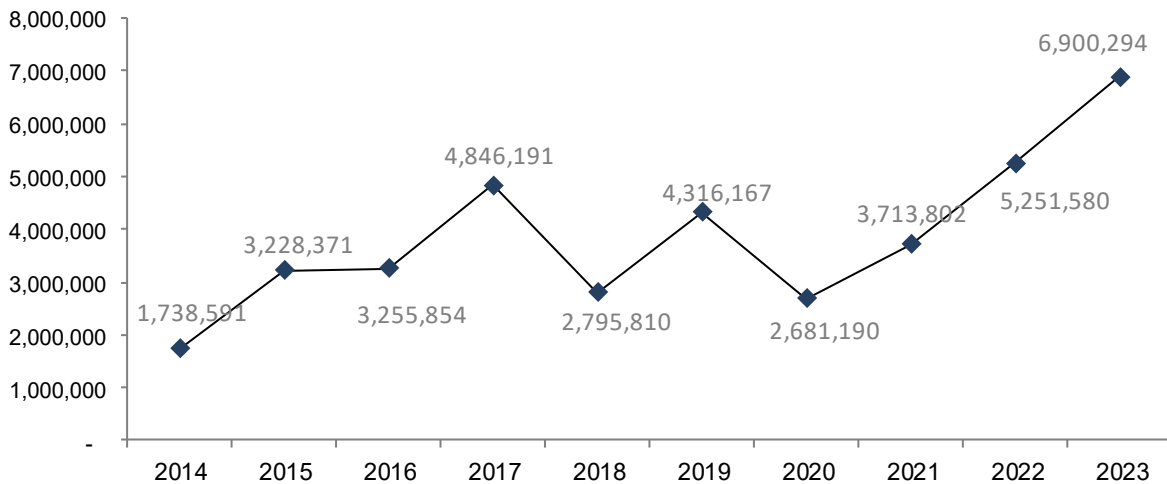
Section Four Nonresidential Submissions

Proposed Nonresidential Development

Nonresidential development includes retail commercial, office, industrial, and institutional uses. Institutional uses include hospitals, schools, skilled nursing facilities, and churches. Independent living units within continuing care facilities are not included, but are counted as residential units instead (regardless of the type of housing unit). If the facility includes an assisted living and common area, the square footage of that building and an estimate of the land area is included in the summation of institutional land development. Municipal land uses have a separate category and are not included as an institutional use. Recreational land uses are also not counted in the nonresidential total.

In 2023, the amount of nonresidential square feet proposed for development continued to increase. The total, nearly 7 million square feet, is the highest total seen in the county since 2001.

Proposed Nonresidential Square Footage, 2014-2023



Nonresidential Proposals by Type

Proposed commercial development square footage increased by 39% in 2023. Commercial activity is frequently the largest non-residential category but lately other categories continue to gain momentum. Some of the largest proposals from 2023 were a combination of industrial uses with a smaller amount of commercial square footage. Other large commercial proposals included self storage facilities in Pottstown and Upper Pottsgrove, a supermarket in Limerick, and a car dealership in Whitemarsh.

Proposed Development of Nonresidential Square Footage

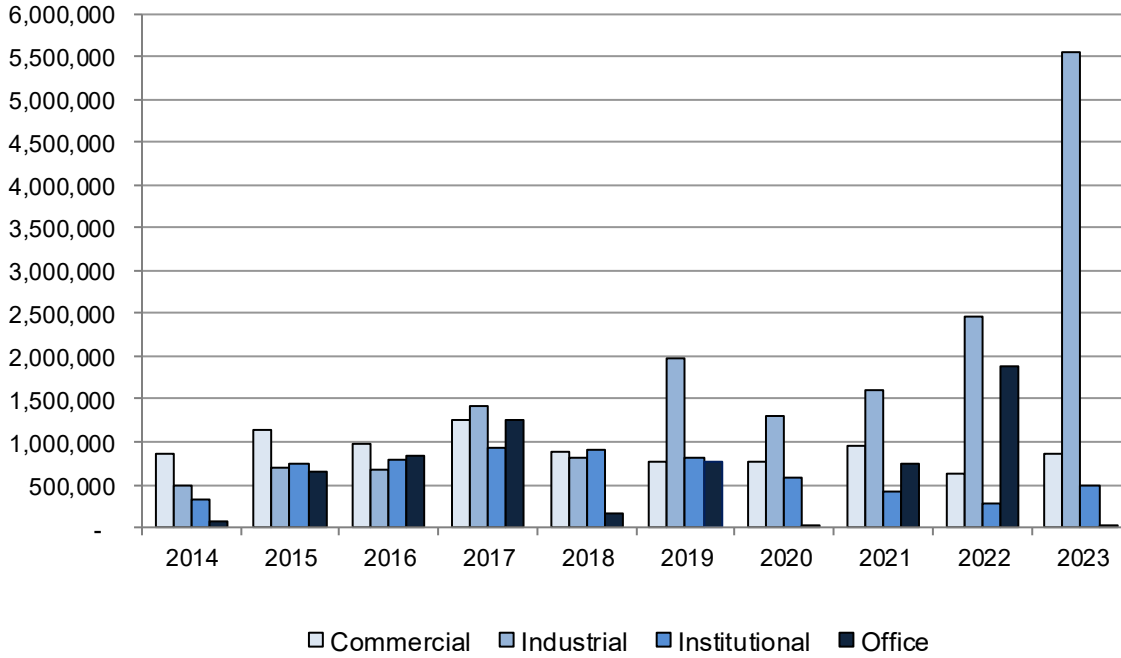
Type	2022	2023	Change
Commercial	625,421	869,124	39%
Industrial	2,460,393	5,541,749	125%
Institutional	289,143	477,142	65%
Office	1,876,623	12,279	-99%
Total	5,251,580	6,900,294	31%

Industrial proposals continue to dominate the nonresidential square footage proposed in the county. Warehouse demand and new construction continues to increase in Montgomery County as e-commerce needs drive growth. The total square footage from industrial proposals make up 80% of all nonresidential square footage proposed in 2023. The largest was, by far, the Publicker Tract proposal in Limerick Township, with a proposed total warehouse space of just under 2 million square feet..

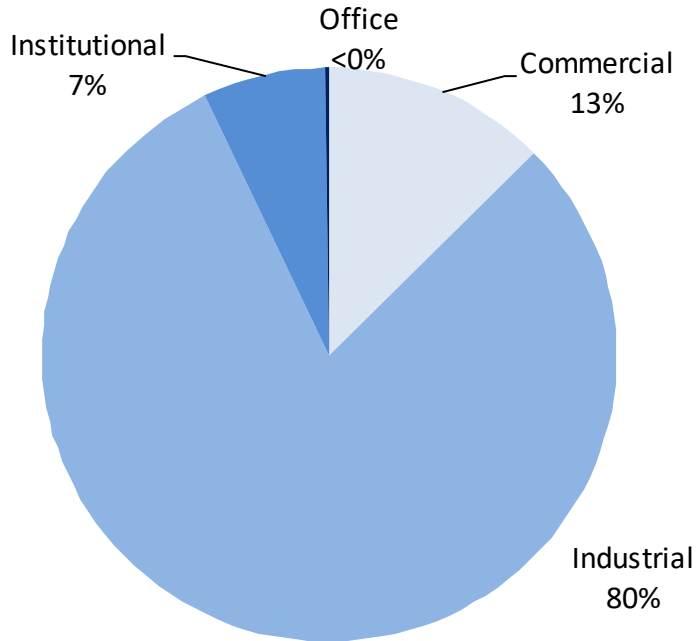
Institutional space proposed increased to 477,1742 square feet—a jump of 65 percent. The two largest proposals of institutional uses are an outpost of Penn Medicine in Montgomeryville and an expansion of the Bryn Athyn Church School.

Proposed office square footage decreased to almost nothing, underscoring the changes in where and how people work. In 2023, office proposals across the county were only 12,279 square feet.

Proposed Nonresidential Square Feet by Development Type, 2014-2023

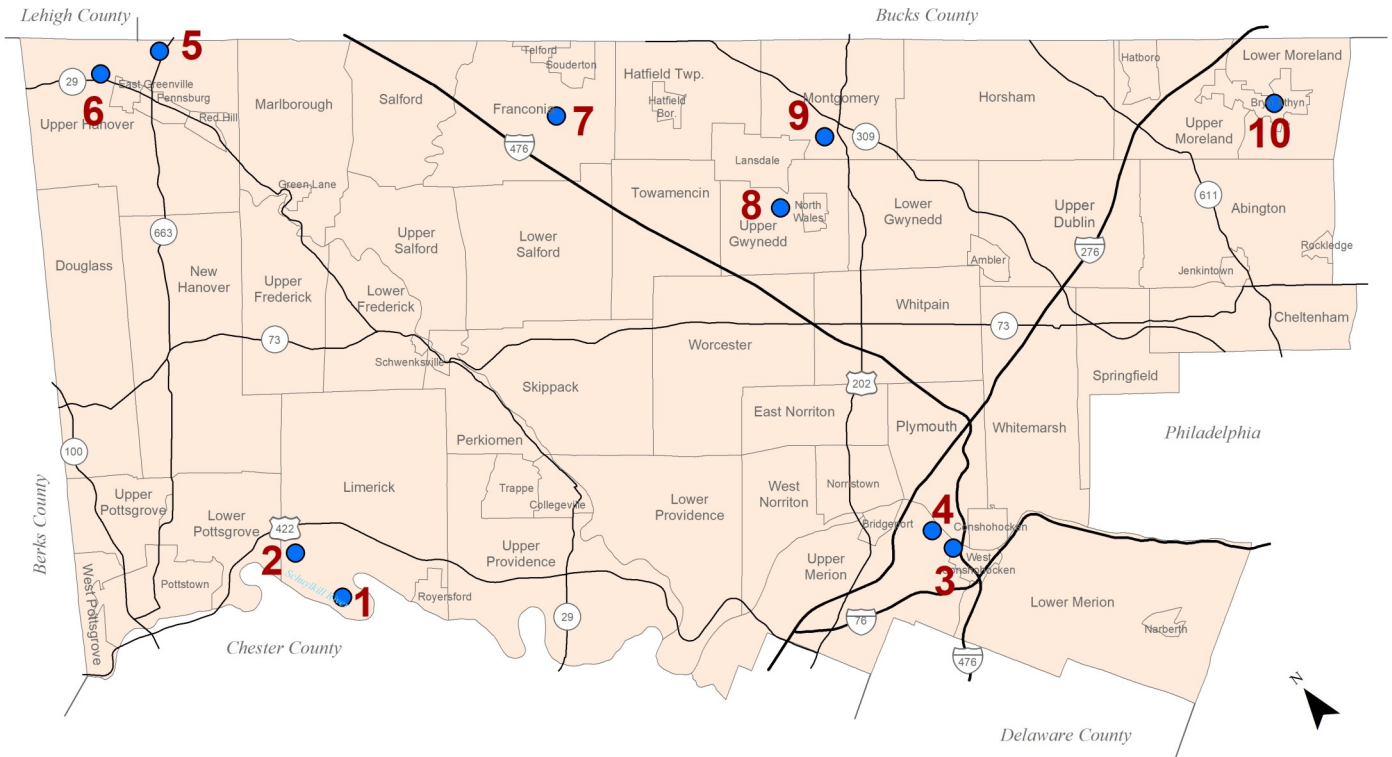


Proposed Nonresidential Square Footage



Section Four: Nonresidential Submissions

Location of Top Ten Largest Nonresidential Proposals, 2023



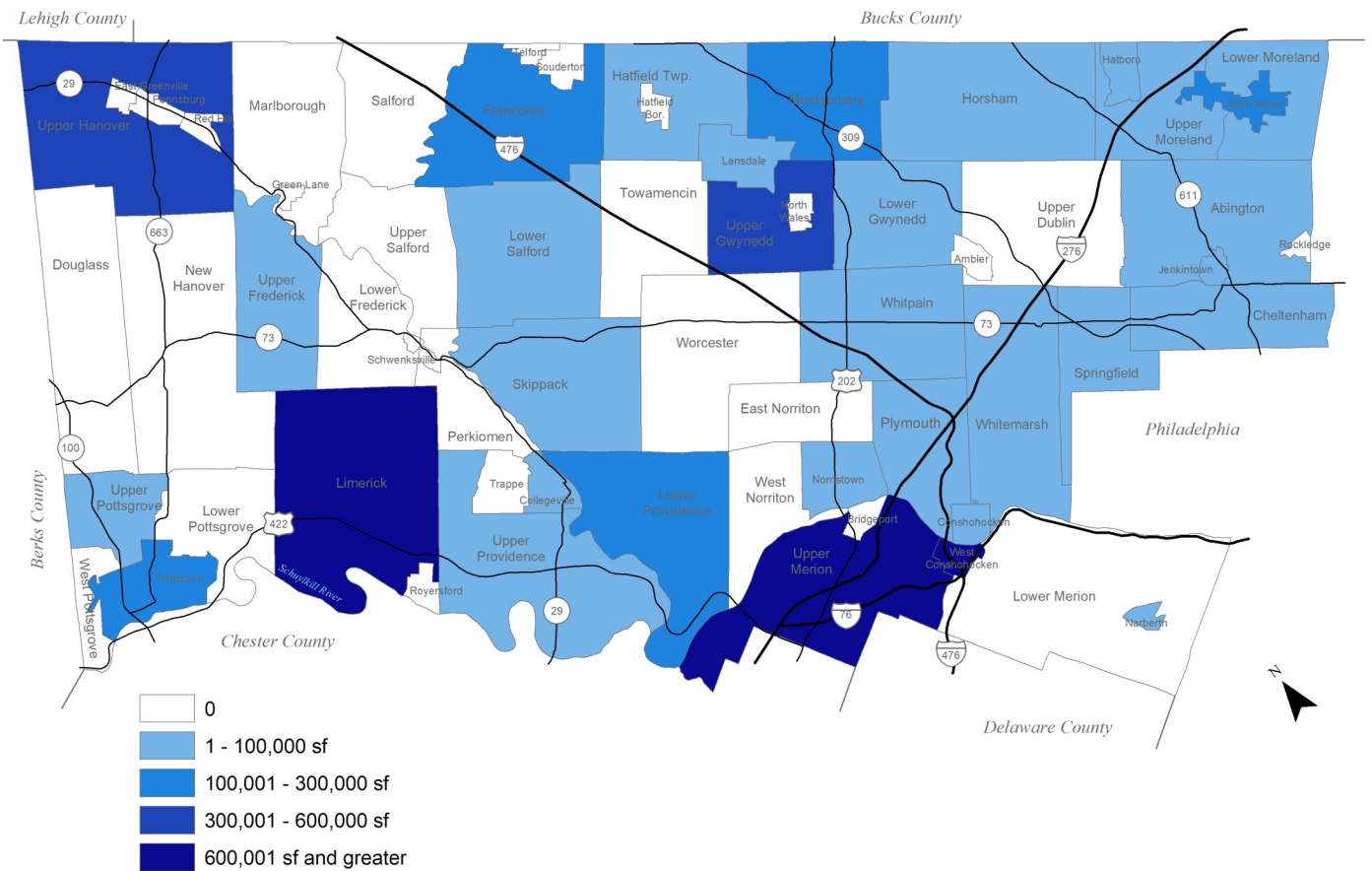
Montgomery County Largest Nonresidential Proposals, 2023

	Development Name	Square Feet	Type	Municipality
1.	Publicker Tract	1,916,200	Industrial	Limerick
2.	Limerick Commerce Center	1,032,669	Industrial, Commercial	Limerick
3.	Discovery Labs	791,000	Industrial	West Conshohocken
4.	800 River Road	758,820	Industrial	Upper Merion
5.	Upper Hanover Business Center	335,516	Industrial, Commercial	Upper Hanover
6.	Kraussdale Road Industrial Project	249,760	Industrial	Upper Hanover
7.	205 Schoolhouse Road	176,000	Industrial	Franconia
8.	203 Church Road	166,625	Industrial	Upper Gwynedd
9.	Penn Medicine Montgomeryville	160,268	Institutional	Montgomery
10.	Bryn Athyn Church School	121,144	Institutional	Bryn Athyn

Nonresidential Square Footage Proposed for Development by Municipality

The table on the following page lists nonresidential square footage totals by type for each municipality. With the two largest nonresidential proposals from 2023, Limerick is at the top of the list with more than 3.1 million square feet in proposals. The only other municipalities with more than 300,000 square feet of proposed nonresidential development are Upper Hanover, Upper Merion, and Upper Gwynedd, and West Conshohocken. The countywide map below shows that nonresidential development proposals in 2023 were spread throughout the county. Not surprisingly, nonresidential activity is strongest around areas with good access to the regional highway network.

Proposed Nonresidential Square Footage by Municipality, 2023



Section Four: Nonresidential Submissions

Proposed Nonresidential Square Footage by Municipality, 2023

Municipality	Total	Commercial	Industrial	Institutional	Office
Abington	1,048	1,048	0	0	0
Ambler	0	0	0	0	0
Bridgeport	0	0	0	0	0
Bryn Athyn	129,944	8,800	0	121,144	0
Cheltenham	5,200	5,200	0	0	0
Collegeville	11,590	11,590	0	0	0
Conshohocken	1,330	0	0	0	1,330
Douglass	0	0	0	0	0
East Greenville	0	0	0	0	0
East Norriton	0	0	0	0	0
Franconia	233,750	46,150	187,600	0	0
Green Lane	0	0	0	0	0
Hatboro	7,097	7,097	0	0	0
Hatfield Bor	0	0	0	0	0
Hatfield Twp	3,780	3,780	0	0	0
Horsham	9,839	9,839	0	0	0
Jenkintown	400	400	0	0	0
Lansdale	15,824	15,824	0	0	0
Limerick	3,128,814	209,945	2,918,869	0	0
Lower Frederick	0	0	0	0	0
Lower Gwynedd	70,181	0	0	70,181	0
Lower Merion	0	0	0	0	0
Lower Moreland	3,000	3,000	0	0	0
Lower Pottsgrove	0	0	0	0	0
Lower Providence	150,371	3,680	69,174	77,517	0
Lower Salford	10,766	10,766	0	0	0
Marlborough	0	0	0	0	0
Montgomery	205,631	35,213	10,150	160,268	0
Narberth	18,879	17,730	0	0	1,149
New Hanover	0	0	0	0	0
Norristown	839	839	0	0	0

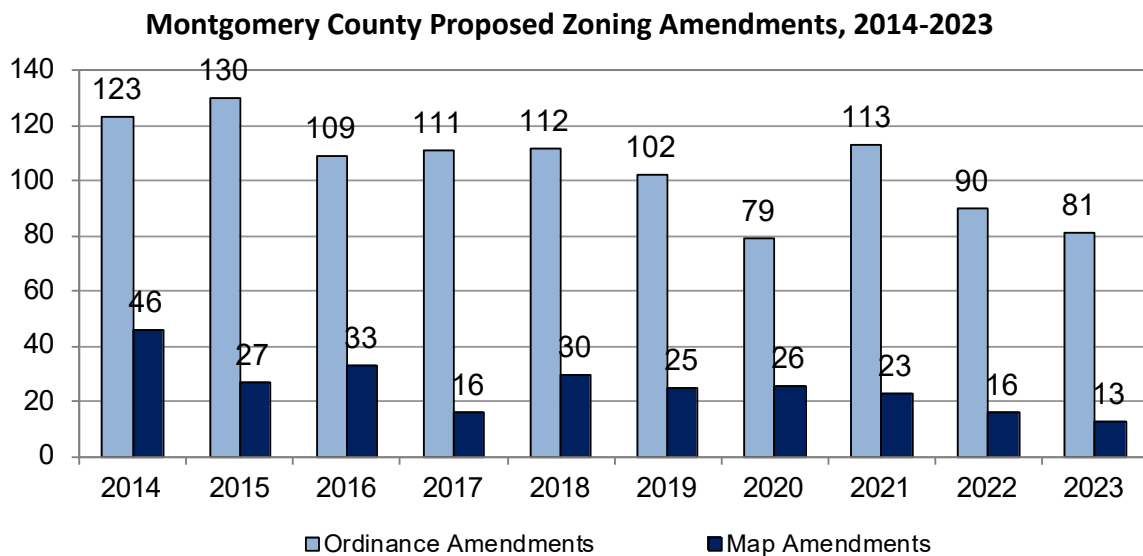
Municipality	Total	Commercial	Industrial	Institutional	Office
North Wales	0	0	0	0	0
Pennsburg	0	0	0	0	0
Perkiomen	0	0	0	0	0
Plymouth	24,799	24,799	0	0	0
Pottstown	106,800	106,800	0	0	0
Red Hill	0	0	0	0	0
Rockledge	0	0	0	0	0
Royersford	0	0	0	0	0
Salford	0	0	0	0	0
Schwenksville	0	0	0	0	0
Skippack	42,300	1,500	40,800	0	0
Souderton	0	0	0	0	0
Springfield	47,600	3,600	0	44,000	0
Telford	0	0	0	0	0
Towamencin	0	0	0	0	0
Trappe	0	0	0	0	0
Upper Dublin	0	0	0	0	0
Upper Frederick	36,026	36,026	0	0	0
Upper Gwynedd	316,970	115,930	201,040	0	0
Upper Hanover	585,276	20,980	564,296	0	0
Upper Merion	788,773	29,953	758,820	0	0
Upper Moreland	4,500	4,500	0	0	0
Upper Pottsgrove	61,280	61,280	0	0	0
Upper Providence	9,800	0	0	0	9,800
Upper Salford	0	0	0	0	0
West Conshohocken	791,000	0	791,000	0	0
West Norriton	0	0	0	0	0
West Pottsgrove	0	0	0	0	0
Whitmarsh	73,214	69,182	0	4,032	0
Whitpain	3,673	3,673	0	0	0
Worcester	0	0	0	0	0
Totals	6,900,294	869,124	5,541,749	477,142	12,279

Section Five Zoning Activity

Zoning Amendments

All 62 municipalities in the county have officially adopted zoning ordinances, including zoning maps. In accordance with the Municipalities Planning Code (MPC), each township and borough is required to submit all proposed zoning ordinance or map amendments to the county planning commission for review. These amendments range from small zoning text changes to major comprehensive zoning rewrites.

MCPC received 94 proposed amendments to local zoning code ordinances and zoning maps. This was down from the total in 2022 and below the ten year average of 131. There were 81 ordinance amendments and 13 zoning map proposals. Lower Salford had the most amendments with 8 total. The county also reviews amendments to local Subdivision and Land Development Ordinances (SALDO), but these are not included in the zoning totals. Last year there were 11 SALDO amendments proposed.



Zoning Activity by Municipality, 2023

Municipality	Total	Map Amend.	Ordinance Amend.
Abington	0	0	0
Ambler	4	0	4
Bridgeport	1	0	1
Bryn Athyn	0	0	0
Cheltenham	0	0	0
Collegeville	1	0	1
Conshohocken	2	0	2
Douglass	4	0	4
East Greenville	0	0	0
East Norriton	0	0	0
Franconia	2	1	1
Green Lane	0	0	0
Hatboro	0	0	0
Hatfield Borough	0	0	0
Hatfield Township	0	0	0
Horsham	1	0	1
Jenkintown	2	0	2
Lansdale	0	0	0
Limerick	3	1	2
Lower Frederick	1	0	1
Lower Gwynedd	2	0	2
Lower Merion	8	0	8
Lower Moreland	0	0	0
Lower Pottsgrove	1	0	1
Lower Providence	3	0	3
Lower Salford	4	0	4
Marlborough	2	0	2
Montgomery	1	0	1
Narberth	4	0	4
New Hanover	1	0	1
Norristown	2	0	2

Municipality	Total	Map Amend.	Ordinance Amend.
North Wales	2	1	1
Pennsburg	0	0	0
Perkiomen	0	0	0
Plymouth	0	0	0
Pottstown	1	0	1
Red Hill	2	0	2
Rockledge	1	0	1
Royersford	1	0	1
Salford	2	0	2
Schwenksville	0	0	0
Skippack	0	0	0
Souderton	2	0	2
Springfield	0	0	0
Telford	0	0	0
Towamencin	5	2	3
Trappe	0	0	0
Upper Dublin	0	0	0
Upper Frederick	1	0	1
Upper Gwynedd	3	0	3
Upper Hanover	4	0	4
Upper Merion	5	0	5
Upper Moreland	2	2	0
Upper Pottsgrove	2	1	1
Upper Providence	0	0	0
Upper Salford	0	0	0
West Conshohocken	2	1	1
West Norriton	3	1	2
West Pottsgrove	2	1	1
Whitemarsh	1	1	0
Whitpain	4	1	3
Worcester	0	0	0
Total	94	13	81

Section Six Conclusion

Submissions

The number of submissions to MCPC (330) decreased in 2023 and is far below the five year average of 417. This is the lowest number of submissions in the last 10 years. However, as the county continues to be built-out, opportunities for new development become scarce and the volume of proposals may continue to decrease.

Acreage Consumed

794 acres were proposed for development in 2023, the lowest total amount of proposed acreage for development in the last 10 years.

Residential

Residential units proposed in 2023 decreased to 2,006 units. Multifamily units are still being proposed in the largest numbers, although fewer in total than in 2022. Proposed single-family detached units dropped to a low of 61 units. There will always be demand for single family homes, and the recent underproduction of detached units makes this a challenging housing market for buyers.

Major multifamily projects were proposed in Lower Merion, Upper Dublin, and Lower Moreland Townships, near employment centers and major transportation corridors.

Nonresidential

Proposed nonresidential square footage increased slightly in 2023. With more than 5.5 million square feet, the industrial sector had the highest square footage proposed in over 20 years and the majority of the top ten largest nonresidential proposals in 2023. Much of this demand is coming from the ongoing need for warehouse development amid shifts in e-commerce trends.

Zoning

The Planning Commission received 94 proposed amendments to either the zoning code or zoning map of local municipalities. This was again a decrease from the prior year.



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