

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR

JAMILA H. WINDER, VICE CHAIR

THOMAS DIBELLO, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722 • FAX: 610-278-3941  
[WWW.MONTGOMERYCOUNTYPA.GOV](http://WWW.MONTGOMERYCOUNTYPA.GOV)

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

September 8, 2025

Mr. Christopher Leswing, Director of Building & Planning  
Building & Planning Department  
Township of Lower Merion  
75 East Lancaster Avenue  
Ardmore, Pennsylvania 19003

Re: MCPC #25-0164-001

Zoning Ordinance Amendment: Definitions and Regulations for Neighborhood Distribution Frontages  
and Parking Notes  
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced zoning ordinance text amendments in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code" as you requested on August 8, 2025. We forward this letter as a report of review and recommendations.

## BACKGROUND

The proposed amendments will amend the township's zoning ordinance to add definitions and regulations for two new uses: "neighborhood fulfillment and distribution center" and "outdoor temporary sales event". In addition, the proposed amendments will clarify regulations for accessory structures in secondary frontage yards and clarify that minimum parking requirements shall be calculated based on "floor area."

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the proposed zoning ordinance amendments. However, in the course of our review we have identified the following issues that the township may wish to consider prior to ordinance adoption. Our review comments are as follows:

## REVIEW COMMENTS

### PERMITTED LOCATIONS

As proposed, the new use: "neighborhood fulfillment and distribution center" would be permitted (with certain regulations) in the Village Center, Town Center 1 and 2, Light Industrial, Rock Hill Road, Bryn Mawr Village



District 1, 2, 3, and 4, and City Avenue District (CAD) – Regional Center Area, CAD – Bala Cynwyd Retail, and CAD – Bala Village zoning districts. The township may wish to consider whether the zoning districts where this new use would be permitted could be further refined. For example, we suggest that the “neighborhood fulfillment and distribution center” use may be less appropriate in the Village Center District, Bryn Mawr Village District 1 and 2, and the City Avenue District – Bala Village District.

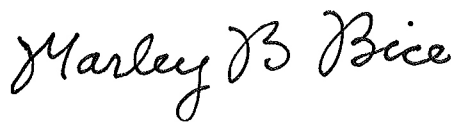
## CONCLUSION

We wish to reiterate that MCPC generally supports the proposed zoning ordinance amendments; however, we believe that our suggested revisions will better achieve Lower Merion Township’s planning objectives for commercial zoning.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposed amendments will be made by the municipality.

Should the governing body adopt these proposed zoning ordinance text amendments, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Marley Bice, AICP, Community Planning Assistant Manager  
610-278-3740 – [marley.bice@montgomerycountypa.gov](mailto:marley.bice@montgomerycountypa.gov)

c: Ernie B. McNeely, Twp. Manager  
Brandon Ford, Asst. Twp. Manager  
Jody Kelley, Twp. Secretary  
Gilbert P. High, Jr., Esq., Twp. Solicitor  
Joseph Mastronardo, P.E., Twp. Engineer  
Charles Doyle, Twp. Asst. Dir. of Planning  
Colleen Hall, Twp. Senior Planner  
Holly Colello, Twp. Planner  
Sarah Carley, Twp. Planner