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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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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 #25-0163-001
Zoning Amendment: Moderate-Income Households
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced zoning ordinance text amendment 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 incentivize the inclusion of "moderate income housing" (as currently defined in the Supplemental Use Regulations section) in developments in the LDR3 Low-Density Residential zoning district, within the Open Space Overlay District (which applies to parcels of 5 or more acres).

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

YIELD FRONTAGE REFERENCE

Proposed §155-7.2.H.(1) refers to "yield frontage requirements" which does not appear to be a term currently used in the zoning ordinance. If this language is meant to refer to the requirement to demonstrate minimum lot width from the underlying zoning district in the yield plan, we recommend that this terminology be modified.



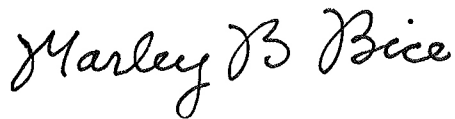
CONCLUSION

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 residential 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,

A handwritten signature in black ink that reads "Marley Bice". The signature is written in a cursive, flowing style.

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: Ernie B. McNeely, Twp. Manager
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