

AN ORDINANCE

NO. \_\_\_\_\_

**AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 155, Zoning, Articles IV, V, VI, VII, VIII, IX, X, XI, XII, XIII, Sections 155-12, 16, 20, 24, 28, 32, And 36 To Amend The Area And Width Regulations By Increasing The Minimum Lot Width For Single-Family Detached Dwellings.**

The Board of Commissioners of the Township of Lower Merion hereby ordains:

**Section 1.** The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article IV, RAA Residence Districts, Section 155-12 shall be amended to provide as follows:

§ 155-12 Area and width regulations.

- A. Lot area and width. A lot area of not less than 90,000 square feet and a lot width of not less than ~~90~~200 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district.

**Section 2.** The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article V, RA Residence Districts, Section 155-16 shall be amended to provide as follows:

§ 155-16. Area and width regulations.

- A. Lot area and width. A lot area of not less than 45,000 square feet and a lot width of not less than ~~90~~150 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district

**Section 3.** The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article VI, R1 Residence Districts, Section 155-20 shall be amended to provide as follows:

§ 155-20. Area and width regulations.

- A. Lot area and width. A lot area of not less than 30,000 square feet and a lot width of not less than ~~90~~125 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district.

**Section 4.** The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article VII, R2 Residence Districts, Section 155-24 shall be amended to provide as follows:

§ 155-24. Area and width regulations.

- A. Lot area and width. A lot area of not less than 18,000 square feet and a lot width of not less than ~~8095~~ feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district.

**Section 5.** The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article VIII, R3 Residence Districts, Section 155-28 shall be amended to provide as follows:

§ 155-28. Area and width regulations.

- A. Lot area and width. A lot area of not less than 10,000 square feet and a lot width of not less than ~~7075~~ feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district.

**Section 6.** The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article IX, R4 Residence Districts, Section 155-32 shall be amended to provide as follows:

§ 155-32. Area and width regulations.

- A. Lot area and width. A lot area of not less than 6,000 square feet and a lot width of not less than ~~6065~~ feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district.

**Section 7.** The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article X, R5 Residence Districts, Section 155-36 and 37 shall be amended to provide as follows:

§ 155-36. Single-family detached dwellings.

For single-family detached dwellings, the following requirements shall apply:

A. Area and width regulations.

- (1) Lot area and width. A lot area of not less than 5,000 square feet and a lot width of not less than ~~5055~~ feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line

shall be provided for every building hereafter erected or used as a single-family detached dwelling.

§ 155-37. Buildings other than single-family detached dwellings.

For buildings other than single-family detached dwellings and townhouses, the following requirements shall apply:

A. Area and width regulations.

- (1) Lot area and width. A lot area of not less than 5,000 square feet and a lot width of not less than 60 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district other than a single-family detached dwelling or a townhouse.

**Section 8.** Nothing in this Ordinance or in Chapter 155 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 155 prior to the adoption of this amendment.

**Section 9.** The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

**Section 10.** This Ordinance shall take effect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of the Township of Lower Merion this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

BOARD OF COMMISSIONERS OF THE  
TOWNSHIP OF LOWER MERION

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Daniel S. Bernheim, President

ATTEST:

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Jody Kelley, Secretary