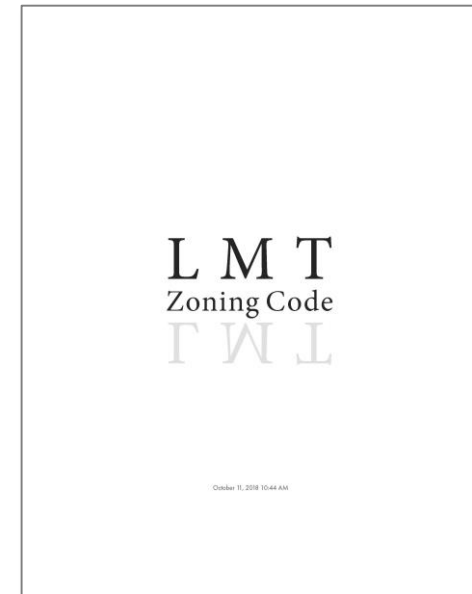
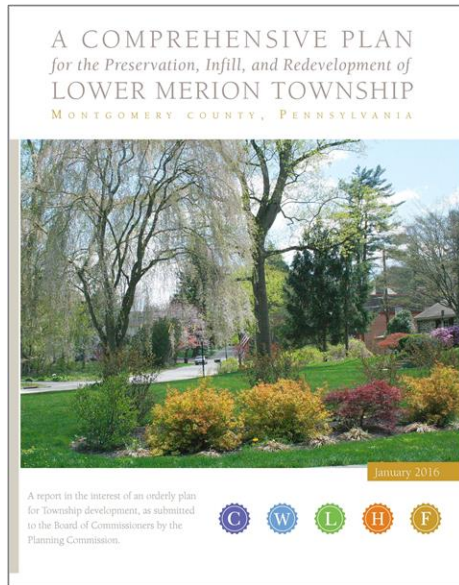


Building & Planning Committee Meeting

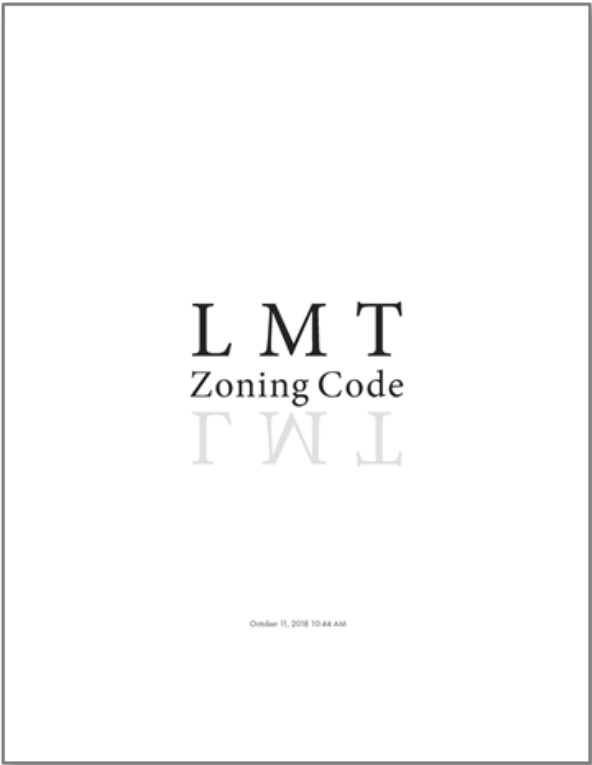
January 23, 2019



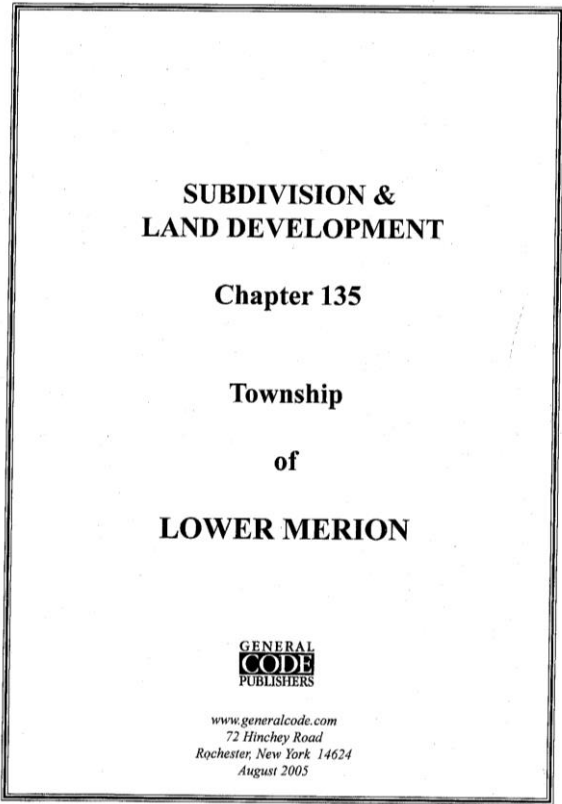
[D R A F T Z O N I N G C O D E R E V I E W]

Translating the 2016 Comprehensive Plan into the Draft Zoning Code
Low Density Residential Zoning

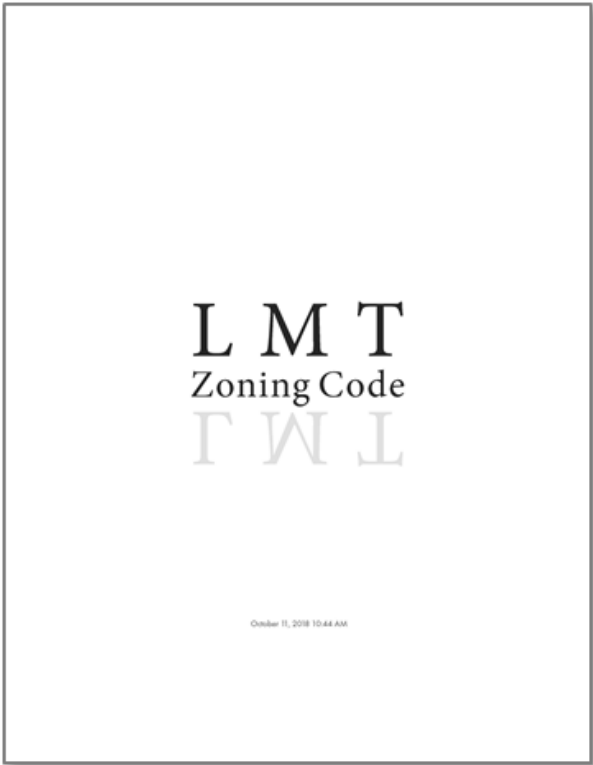
- 1. Process and Timing of Land Development Code Update**
- 2. Staff Presentation - Low Density Residential**
 - a. Summary of major recommendations of Comprehensive Plan**
 - b. Summary of proposed Code/Mapping**
 - c. Summary of identified Issues**
 - d. Recommendations of the Civic Engagement Committee**
- 3. Next Steps**
- 4. Public Comment**



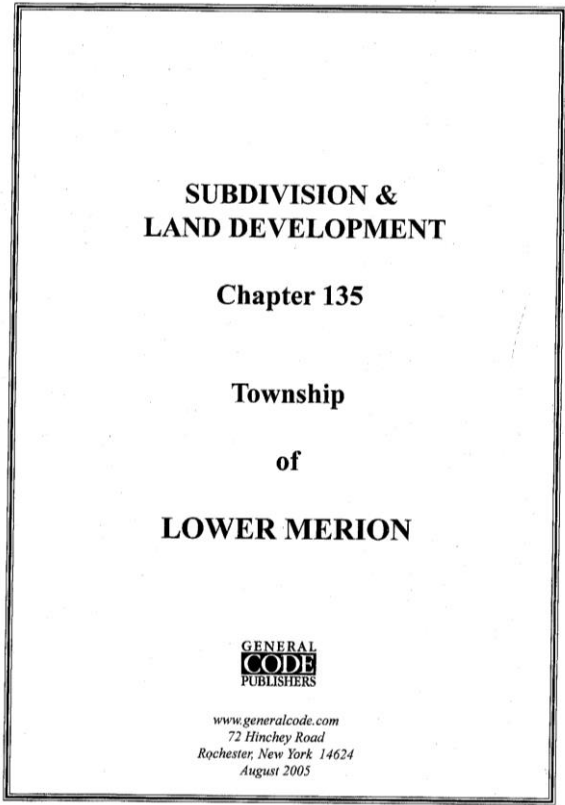
[DENSITY]



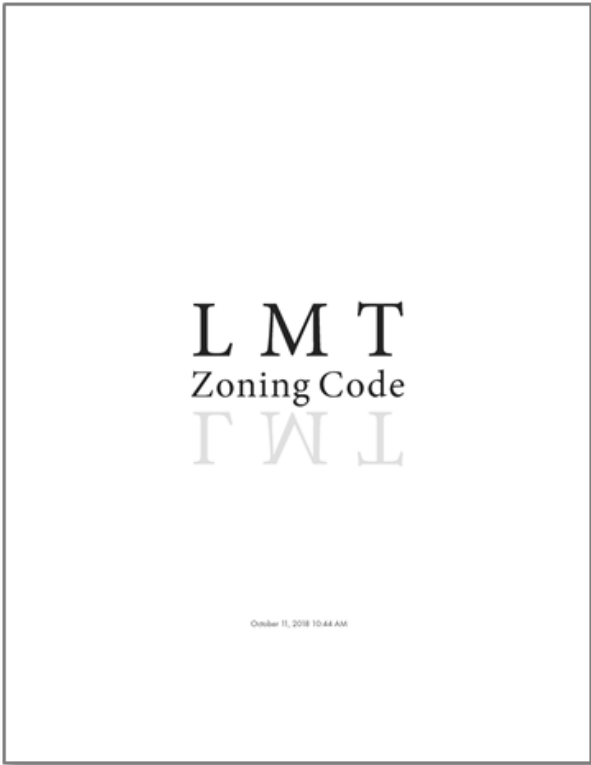
[FORM / PROCESS]



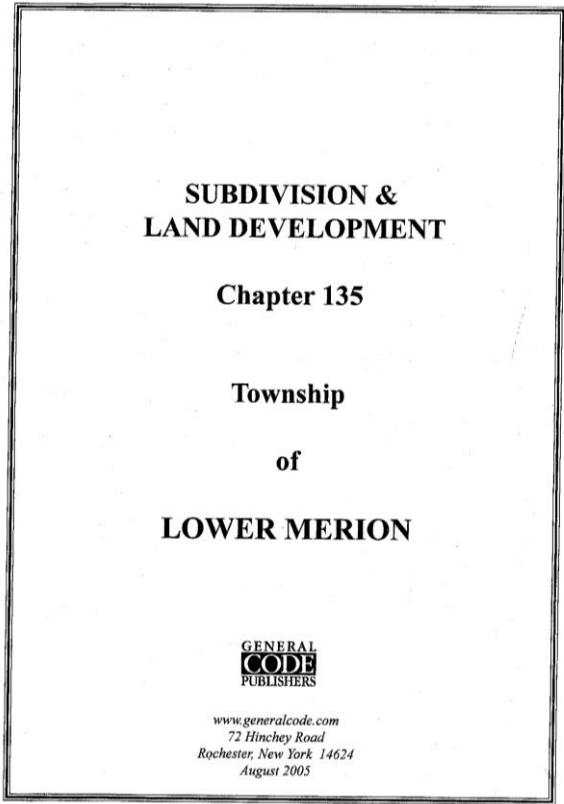
[**SUMMER**]



[**FALL**]



[VARIANCE]



[WAIVER]

Lower Merion's existing land use code framework does not effectively address the fine grained, qualitative growth and modernization challenges facing the Township in coming years. The codes cannot be easily improved by continued amendment of existing documents. A set of new, more user-friendly Land Use Codes should be prepared to effectively address future growth.

Township Codes should be oriented towards achieving a significantly smaller ultimate population than is currently achievable through the Township's Zoning Code. New codes should be prepared to reflect the assumptions and vision of the Comprehensive Plan, which presents an ultimate population closer to the existing population based on neighborhood preservation, quality infill and targeted redevelopment.

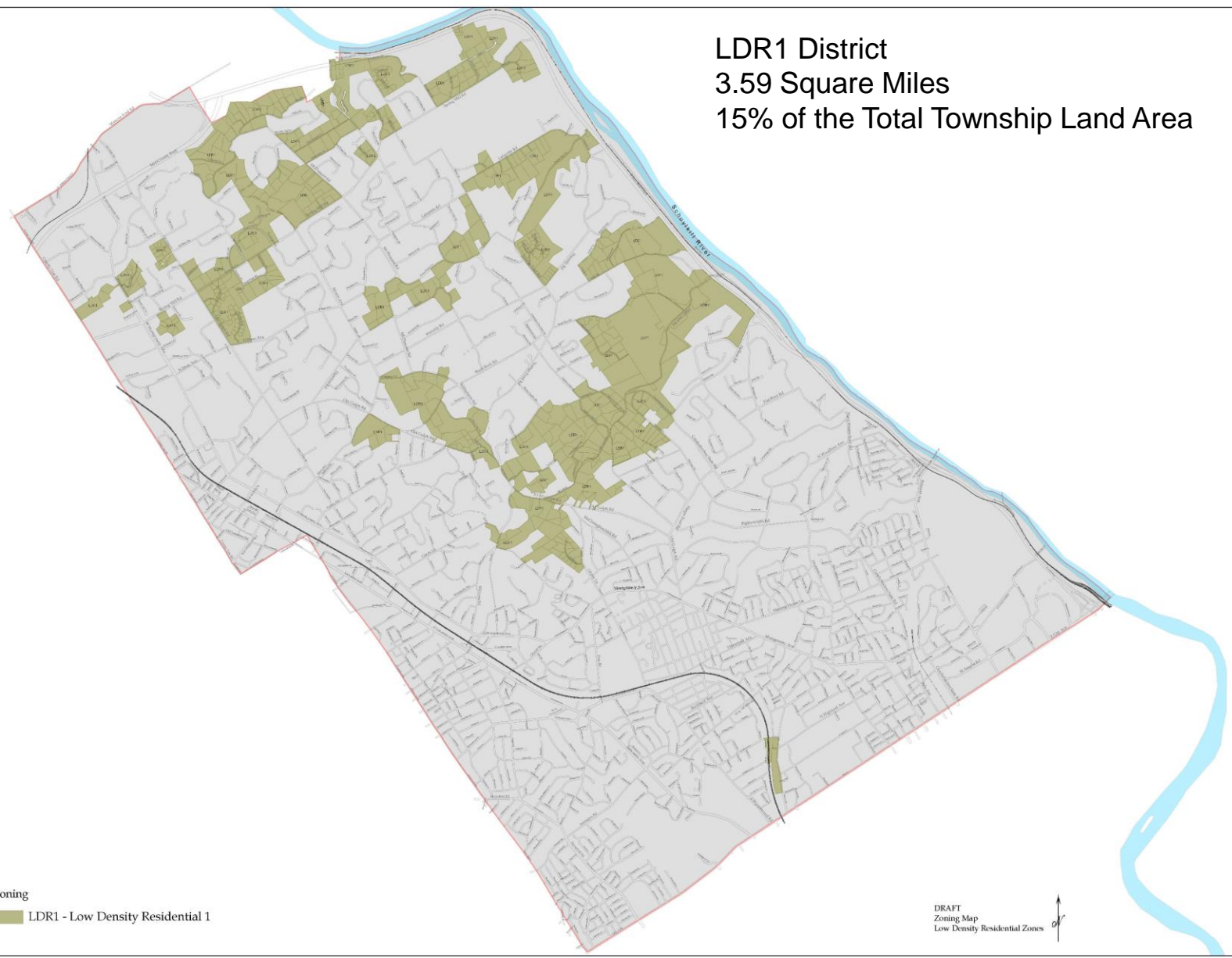
New codes should incorporate detailed design standards to ensure that new development is either consistent in form with the prevailing pattern, where desired, or that the form of new development promotes the vision of the new Comprehensive Plan where the prevailing pattern may be changed.

1. **Achieve the desired density, and align the standards with Land Use and other relevant recommendations;**
2. **Promote the desired form and pattern of the built environment; and**
3. **Create a user friendly, publicly-accessible document.**

LDR1 District
3.59 Square Miles
15% of the Total Township Land Area

Zoning
LDR1 - Low Density Residential 1

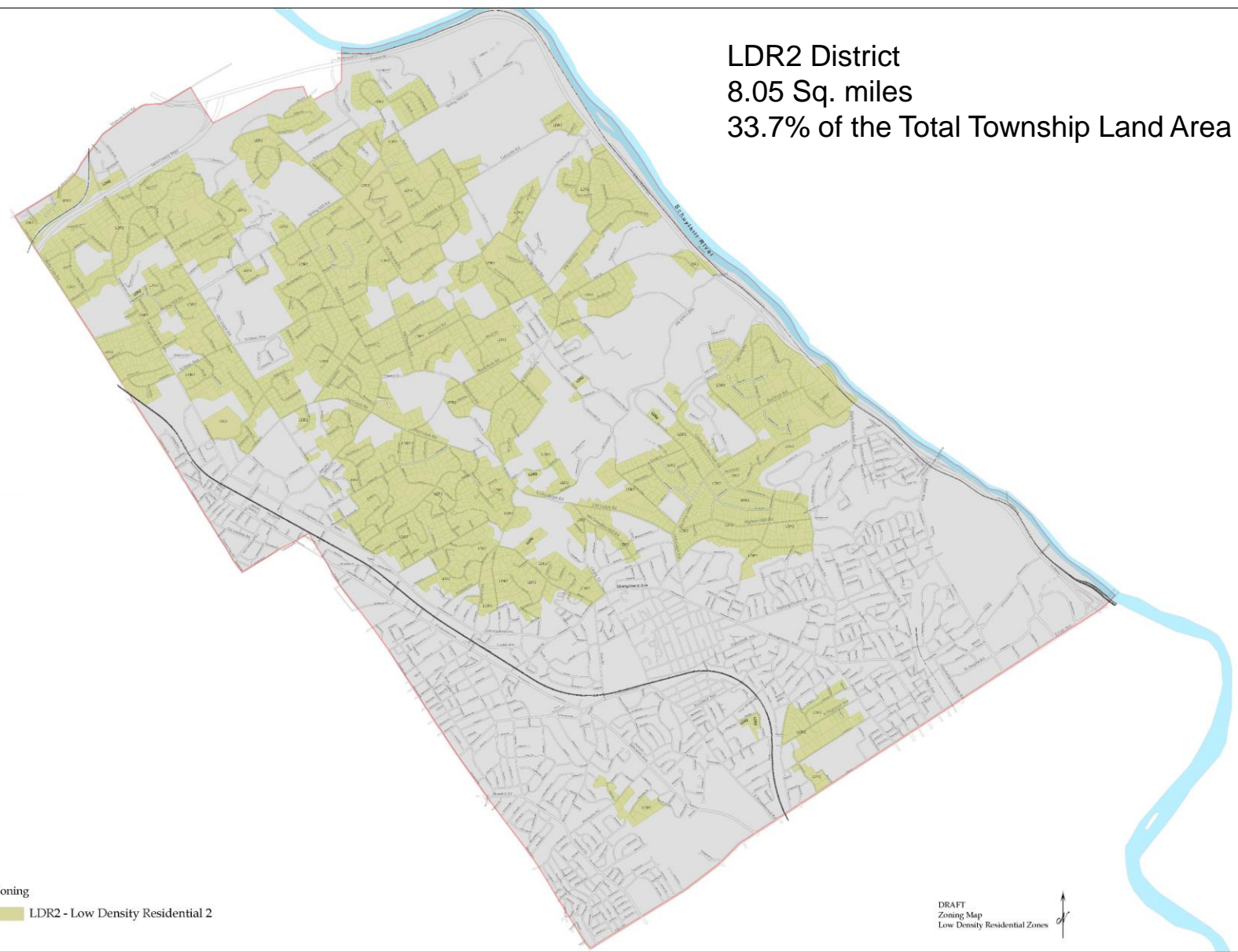
DRAFT
Zoning Map
Low Density Residential Zones



LDR2 District
8.05 Sq. miles
33.7% of the Total Township Land Area

Zoning
LDR2 - Low Density Residential 2

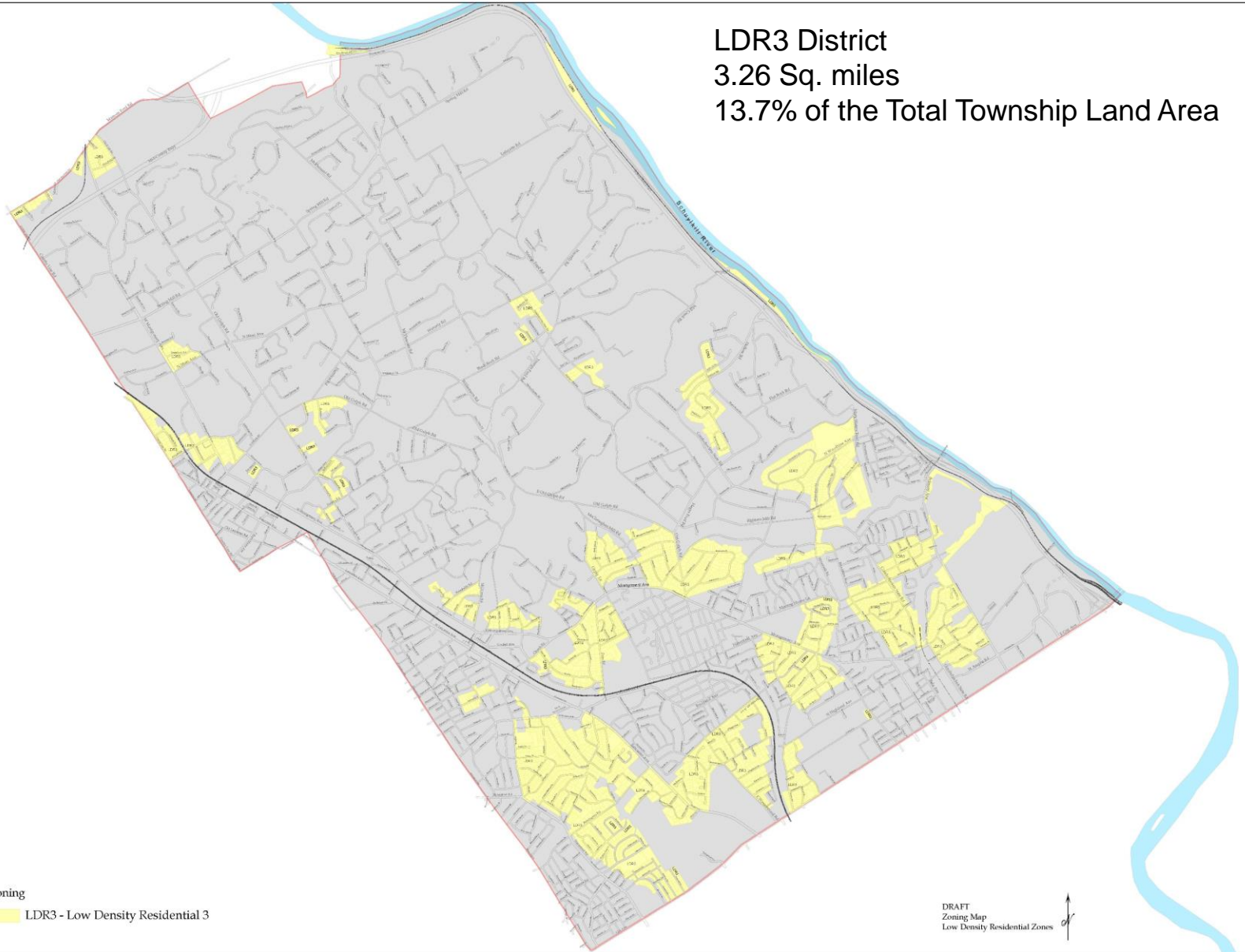
DRAFT
Zoning Map
Low Density Residential Zones



LDR3 District
3.26 Sq. miles
13.7% of the Total Township Land Area

Zoning
LDR3 - Low Density Residential 3

DRAFT
Zoning Map
Low Density Residential Zones

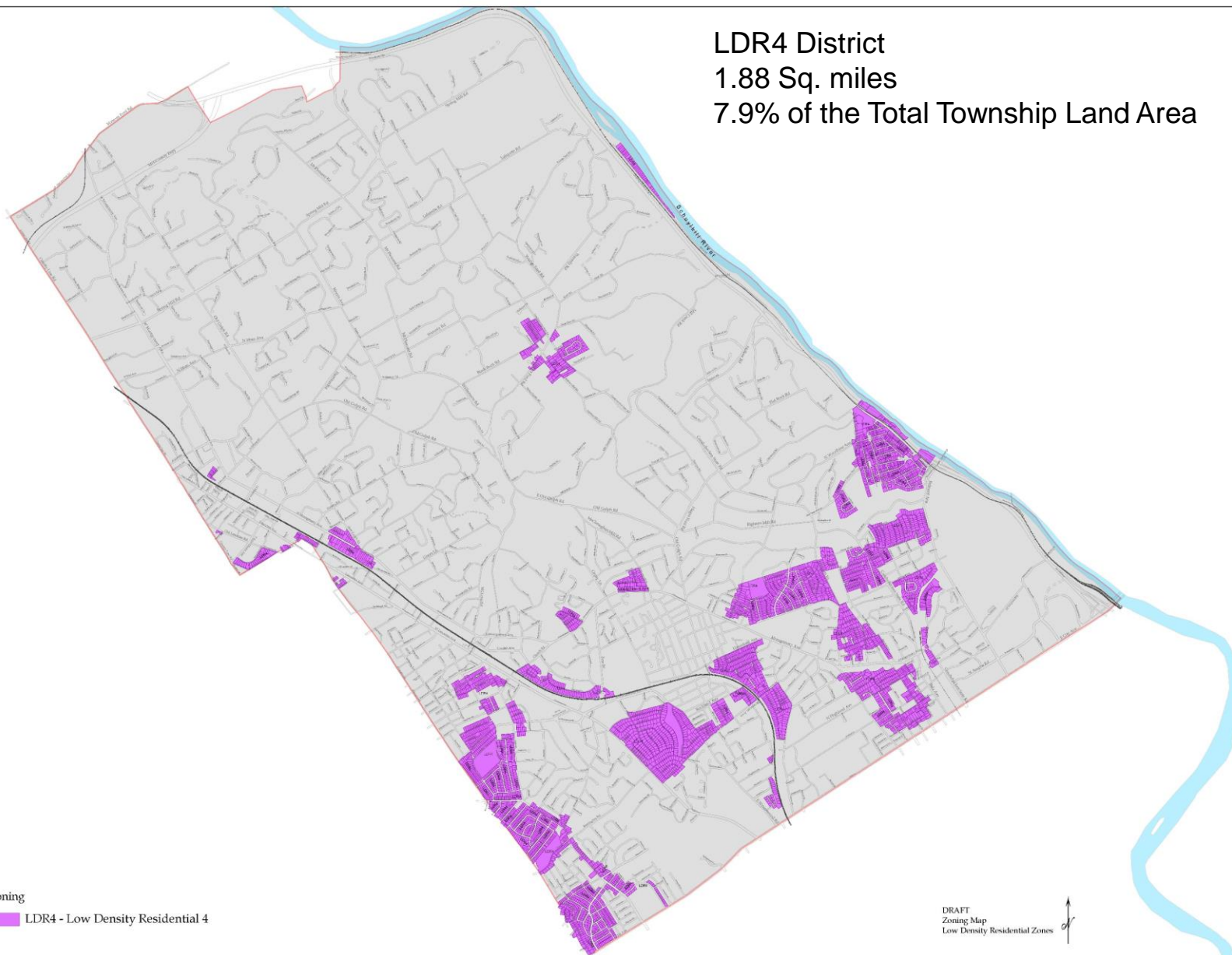


LDR4 District
1.88 Sq. miles
7.9% of the Total Township Land Area

Zoning

 LDR4 - Low Density Residential 4

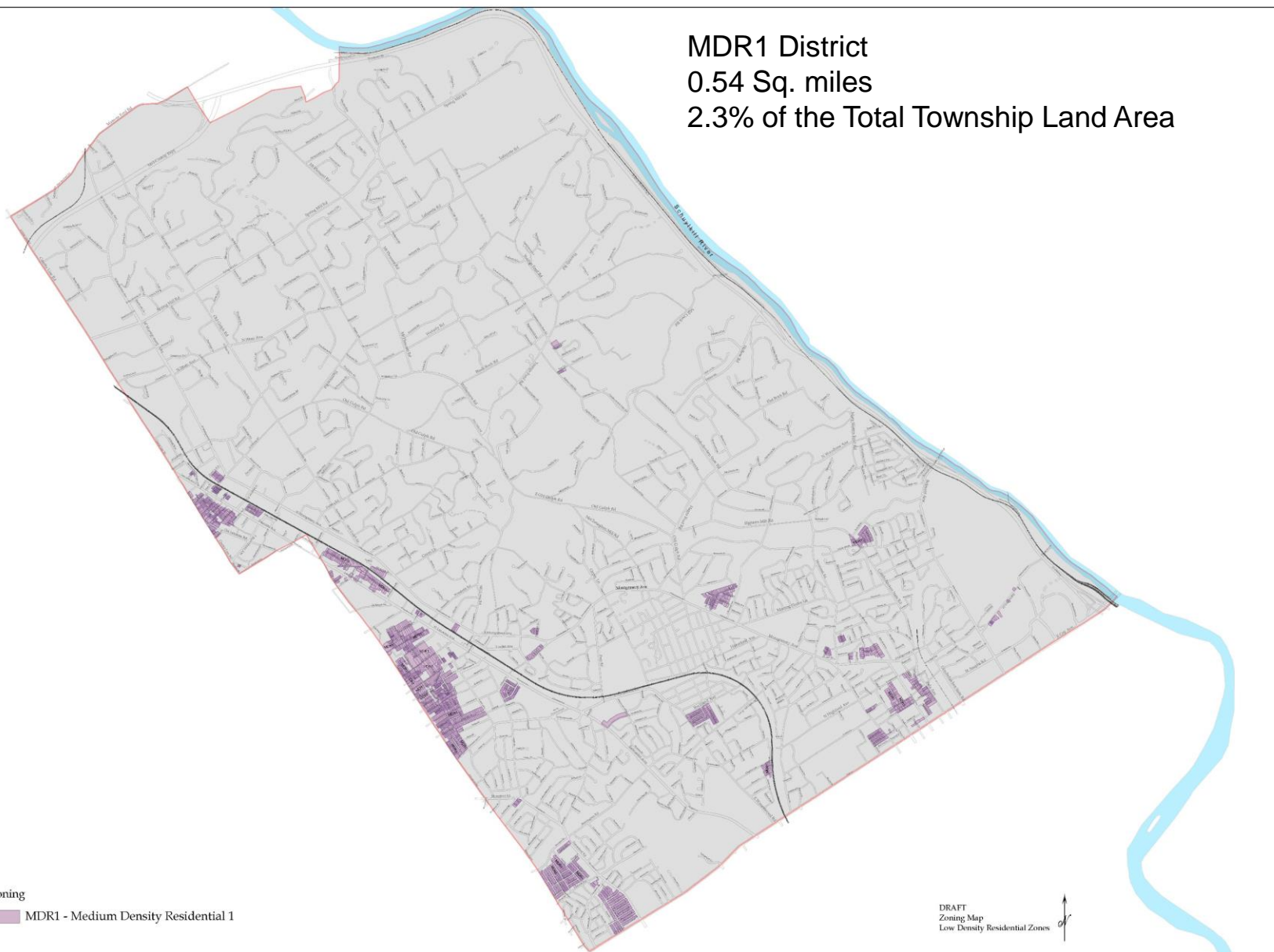
DRAFT
Zoning Map
Low Density Residential Zones

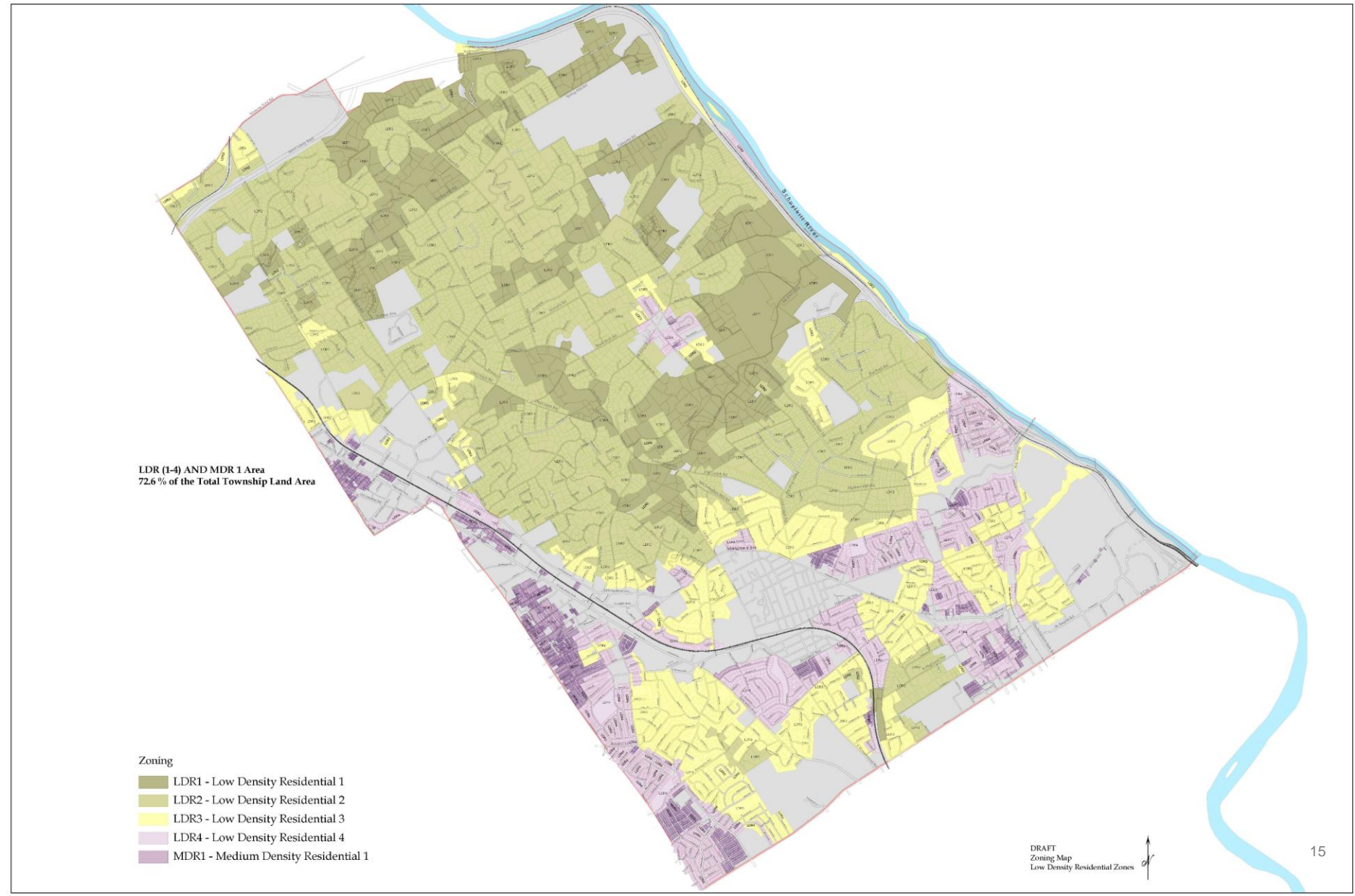


MDR1 District
0.54 Sq. miles
2.3% of the Total Township Land Area

Zoning
MDR1 - Medium Density Residential 1

DRAFT
Zoning Map
Low Density Residential Zones





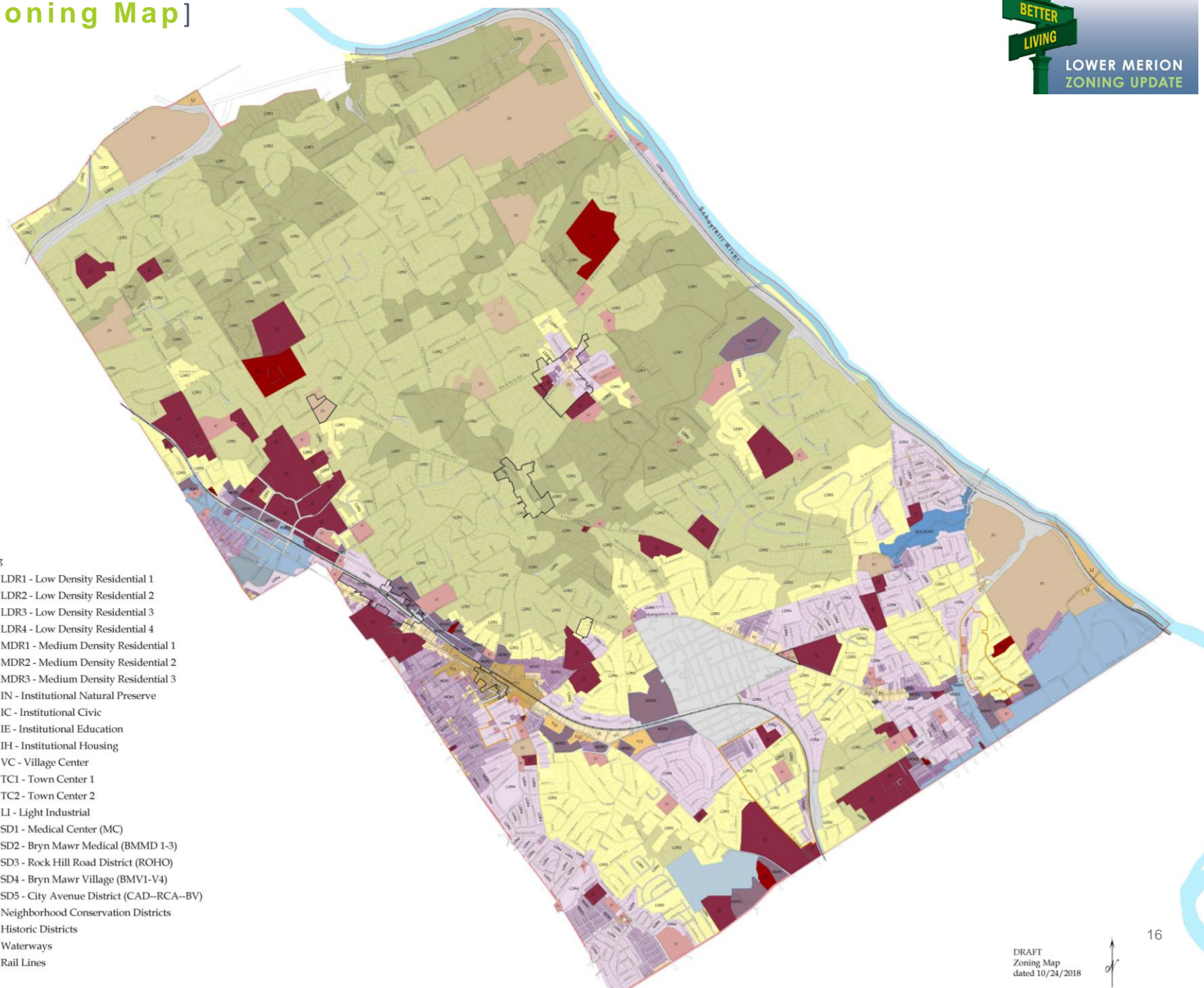
LDR (1-4) AND MDR 1 Area
72.6% of the Total Township Land Area

- Zoning
- LDR1 - Low Density Residential 1
 - LDR2 - Low Density Residential 2
 - LDR3 - Low Density Residential 3
 - LDR4 - Low Density Residential 4
 - MDR1 - Medium Density Residential 1






Zoning




- LDR1 - Low Density Residential 1
- LDR2 - Low Density Residential 2
- LDR3 - Low Density Residential 3
- LDR4 - Low Density Residential 4
- MDR1 - Medium Density Residential 1
- MDR2 - Medium Density Residential 2
- MDR3 - Medium Density Residential 3
- IN - Institutional Natural Preserve
- IC - Institutional Civic
- IE - Institutional Education
- IH - Institutional Housing
- VC - Village Center
- TC1 - Town Center 1
- TC2 - Town Center 2
- LI - Light Industrial
- SD1 - Medical Center (MC)
- SD2 - Bryn Mawr Medical (BMMD 1-3)
- SD3 - Rock Hill Road District (ROHO)
- SD4 - Bryn Mawr Village (BMV1-V4)
- SD5 - City Avenue District (CAD--RCA--BV)
- Neighborhood Conservation Districts
- Historic Districts
- Waterways
- Rail Lines



Low Density Residential Zoning Requirements

		Existing Zoning			Proposed Zoning		Existing Zoning				Proposed Zoning		Existing Zoning	Proposed Zoning
	Zoning	RAA	RA	R1	LDR1	LDR2	R2	R3	R4	R5	LDR3	LDR4	R6	MDR1
Lot Dimension	Min. Lot Area (sq. ft.)	90,000	45,000	30,000	90,000	45,000	18,000	10,000	6,000	5,000	15,000	7,500	5,000	4,000 
	Units/ Acre	.48	.97	1.45	.48	.97	2.42	4.36	7.26	8.71	2.90	5.81	8.71	10.89
	Min. Lot Width (ft.)	200	150	125	200	150	95	75	65	55	100	60	50	40
Bulk/Coverage	Max. Lot Coverage (%)	15%	15%	15%	—	—	18%	20%	30%	35%	—	—	40%	
	Max. Impervious (%)	20%	20%	21%	20%	20%	24%	28%	39%	45%	25% 	45%	50%	50%
	Max. Height (ft.) 	35 ft/ 3 stories	35 ft/ 3 stories	35 ft/ 3 stories	35 ft/ 2 stories	35 ft/ 2 stories	35 ft/ 3 stories	35 ft/ 3 stories	35 ft/ 3 stories	35 ft/ 3 stories	35 ft/ 2 stories	35 ft/ 2 stories	35 ft/ 3 stories	35 ft/ 2 stories
Setback	Min. Front Setback (ft.)	50	50	50	100	50	40	40	30	25	40	25	20	10 min./ 20 max.
	Min. Side Setback (ft.)	15/ 40 Agg.	15/ 40 Agg.	15/ 40 Agg.	20	20	12/ 35 Agg.	10/ 30 Agg.	8/ 20 Agg.	8/ 20 Agg.	15	10	8/ 20 Agg.	0 or 5 ft min.
	Min. Rear Setback (ft.)	25	25	25	25	25	25	25	25	25	25	25	25	25

Proposed Revisions to the Low Density Residential Zoning Requirements:

-  The maximum height will be revised.
-  The maximum impervious surface in the LDR3 District will be increased to 30%-35%.
-  The minimum lot area in the MDR1 District will be clarified (per unit).

Low/Medium Density Residential Zoning

TABLE 5.14 RESIDENTIAL LAND USE RECOMMENDATIONS

		L	M	H	MU
LR1	Maintain the character of established residential neighborhoods.	X	X	X	
LR2	Preserve stable, developed, higher density neighborhoods from unnecessary, speculative redevelopment and preserve the supply of existing affordable housing.			X	
LR3	Preserve and protect environmentally sensitive areas and historic resources.	X	X	X	X
LR4	Identify areas for public open space acquisition as an alternative to residential development.	X	X	X	X
LR5	Consider establishing a procedure for applicants proposing large scale residential development, and subdivisions creating more than three (3) lots from one (1) lot, offer to present their development plans at a meeting of a recognized community organization with boundaries that include the applicant's property and if the community organization desires to hold a meeting, it must be completed before Township action on the applications.	X	X	X	X
LR6	Explore enhancements to the Open Space Preservation Overlay District by applying Conservation Design Principles.	X	X	X	
LR7	Preserve institutional uses (over five acres) that contribute to open space and discourage conversion to underlying residential use.	X	X	X	
LR8	Review and revise as appropriate the MUST and ROHO Districts to ensure that all allowed uses are fully integrated with commercial uses and achieve the desired goals of the districts.				X
LR9	Evaluate parking standards and incentives to ensure that proposed development accommodates parking needs for the new development and does not lead to parking in residential neighborhoods or take away from business parking.				X
LR10	Evaluate and improve the goals and standards for the commercial districts to ensure that future residential mixed-use development of these areas is consistent with the vision of the Township.				X

Notes: L = Low Density Areas, M = Medium Density Areas, H = High Density Areas, MU = Mixed-Use Areas



Maintain the character of established residential neighborhoods



Land Use Recommendations
[Residential]

[Zoning to Match Land Use Pattern]

A Synoptic Survey was performed to identify land use patterns and calibrate the proposed zoning to the existing standards.

[Architectural Standards]

Architectural standards are proposed to ensure building design and materials are compatible with the existing built environment.

[Neighborhood Conservation Districts]

Newly established Neighborhood Conservation Districts provide a new level of protection to neighborhoods previously developed with a unified style and architecture.

Zoning Code



Guide future land development to ensure that new development is compatible with the mass, scale, intensity and use of existing villages and neighborhoods

Low/Medium Density Residential Zoning

- **Article 3 – General to Districts**
- **Article 4 – District Specific Standards**
- **Article 5 - Uses**
- **Article 7 – Conservation and Preservation Overlays**
- **Article 8 – Parking Standards**

The draft document proposes reducing the minimum required off-street parking requirements in the MDR1 District from 2 spaces per unit to 1 space per unit and allowing on-street parking in front of units to be counted towards meeting the minimum off-street requirements. The Consultant proposed these reductions to reduce new construction costs and thereby promote affordability in transit-accessible neighborhoods.

Staff Recommendation

Residential parking standards should be comprehensively evaluated and potentially adjusted at a future date.

TABLE 8.1 MINIMUM PARKING REQUIREMENTS

USE	LDR	MDR
RESIDENTIAL		
Single-Family	2 spaces / unit 1 space / adu	1 space / unit 1 space / adu
Multi-Family & Other		1.75 spaces / unit

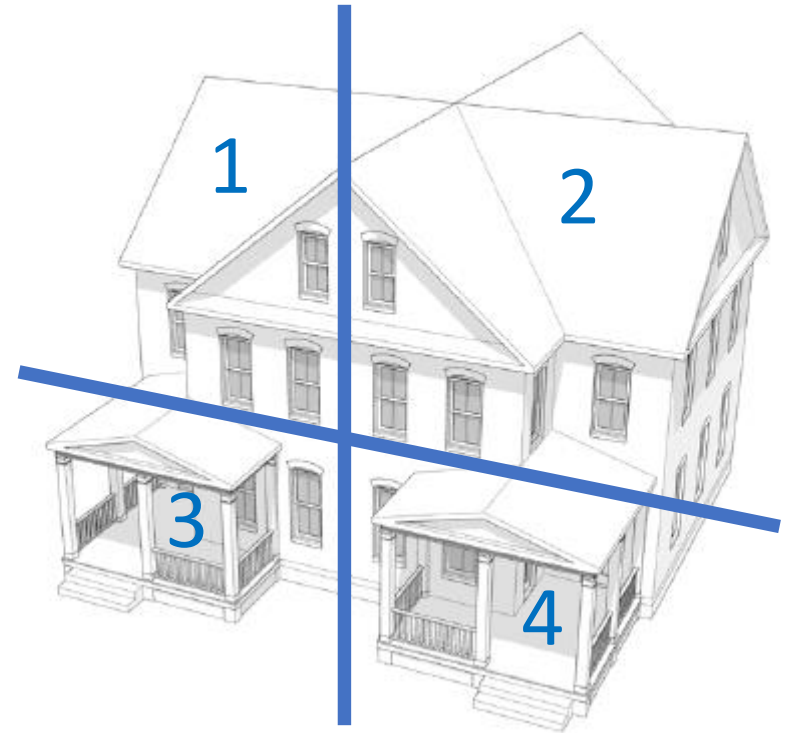


The MDR1 District permits Quads, which look like twins from the primary façade but allows for four dwelling units on a lot. This is a policy discussion to determine if the increased units are desired. An alternative may be to draft language to have two of the units limited to affordable housing units, which would be consistent with the goals of the Comprehensive Plan. Quads are currently allowed in R6A and R7 Zoning Districts.

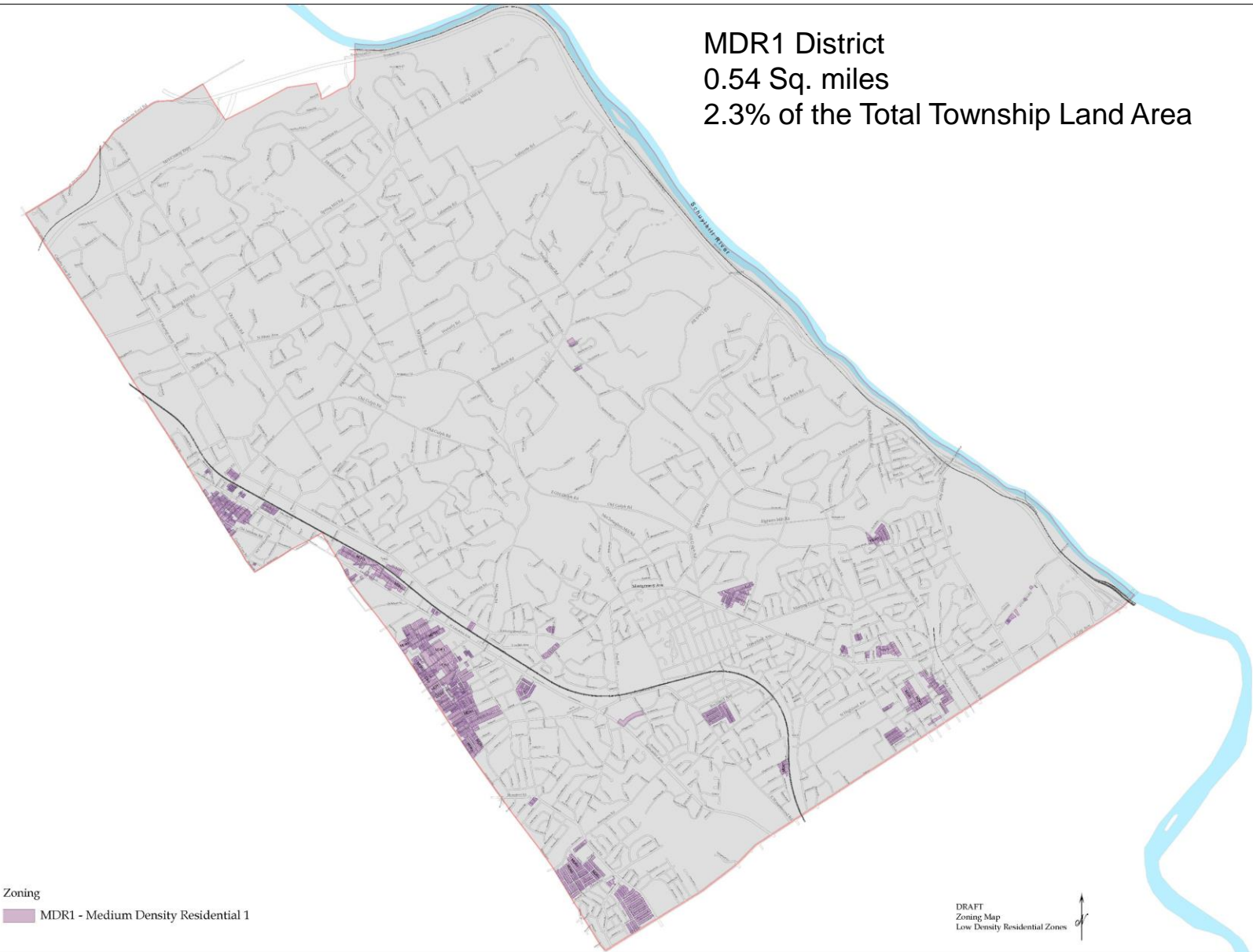
[**TABLE 4.5 RESIDENTIAL BUILDING TYPES**]

CEC Recommendation

Codify that the two additional units allowed under a Quad be affordable and revise the definition for Affordable Housing to include local metrics.



MDR1 District
0.54 Sq. miles
2.3% of the Total Township Land Area



Zoning
MDR1 - Medium Density Residential 1

DRAFT
Zoning Map
Low Density Residential Zones



Danley Carriage Homes, Old Lancaster Road, Bryn Mawr

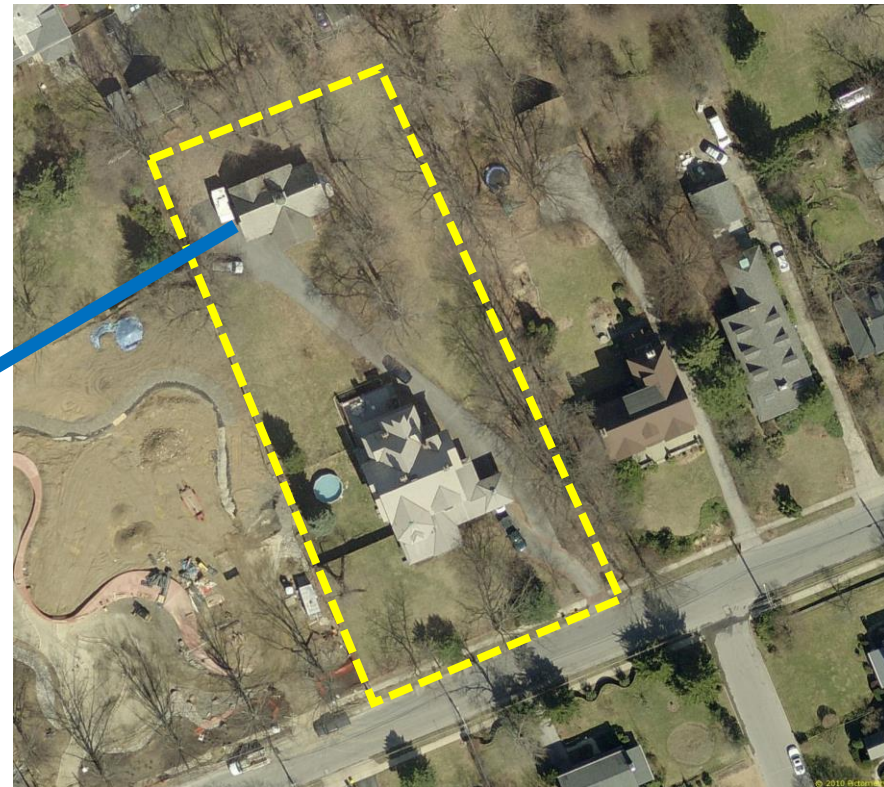


111 W Montgomery Avenue, Ardmore

Currently accessory dwelling units are allowed via Conditional Use for Class I or II Structures. Accessory dwelling units provide income to home owners, while providing affordable housing opportunities. The B&P is being asked to consider potentially extending ADUs into all single-family districts (with restrictions) or potentially permitting ADUs on Class I or II Structures via defined criteria rather than via Conditional Use.

CEC Recommendation

Allow Accessory Dwelling Units in all residential districts but include standards for adequate off-street parking and require owner-occupancy.



44 Linwood Avenue, Ardmore

The Draft Code includes provisions to permit the Transfer of Development Rights as an additional Open Space Preservation tool in the lowest density single-family districts. The Draft proposes permitting residential lots 25 acres and larger (Estate Lots) via Conditional Use to receive additional units from Sending Parcels (to be designated on the Official Map). The resulting density from the transfer is capped at 1.5 times the underlying density of the receiving parcel.

Staff Comment

TDR is a recommended tool within the Comprehensive Plan and does not increase the total density of a district, but rather provides the Township with the opportunity to more effectively cluster development to promote open space.



Residential Properties over 5-acres



7.2.8 Transfer of Development Rights. It is the intention of this section to further the goals of the OSOD by permitting density to be transferred from parcels identified as “Sending Parcels” on the Township Official Map and permitting them to be transferred to parcels 25 acres or larger, for the purpose of developing an age-targeted development under the standards of the OSOD, Such development shall be permitted by Conditional Use, and shall comply with all standards applicable to OSOD and to the following additional standards:

- a. A Yield Map shall be prepared to determine the maximum density of the Sending parcel and of the Receiving parcel(s).
- b. For each lot or dwelling unit determined to be permitted on the Sending parcel, a density bonus of 1.5 times the number of lots or dwelling units may be transferred to the Receiving parcel. However, in no instance shall maximum density on the Receiving parcel exceed two times the maximum density of the Receiving parcel as determined by the Yield map.
- c. Permission to transfer units from one parcel to another shall be subject to the requirements of the Zoning Code, Subdivision & Land Development Code and any other regulations that apply to the development of the Receiving parcel.
- d. The applicant shall enter into an agreement with the Township specifying the maximum number of units permitted on the sending and receiving parcels.
- e. Prior to final approval of the plans for the sending or receiving parcels, a deed of dedication to the Township or a conservation easement meeting the requirements of Section xxx shall be established prohibiting any development of the sending parcel, except as agreed in Section xxx above. Such restriction shall be recorded in the Montgomery County Office of Recorder of Deeds. The terms and form of the deed of dedication or conservation easement shall be acceptable to the Township.



The Draft Code includes a density bonus to incentivize Age-Targeted Housing on residential properties 25 acres and larger via Conditional Use. The proposed density bonus may not exceed 1.5 the density of the underlying district.

CEC Recommendation

Include a bonus for providing age-targeted housing on estate lots.

Staff Comment

The proposed Age Restricted and TDR provisions may be combined on a single lot, but the resulting density may not exceed twice the underlying density.



2018 Senior Jamboree

7.2.7 Age-targeted development for residents aged 55 and over on parcels over 25 acres may be permitted at the density set forth in **Section 7.2.4** upon compliance with the standards for the OSOD and with the following:

- a. The development shall obtain Conditional Use approval from the Board of Commissioners.
- b. The Board of Commissioners may grant conditional use, provided the applicant proves compliance with the standards and criteria set forth in “Article 11: Process & Procedures” establishing the following:
 - i. That the proposed development will preserve natural and scenic features, historic sites and historic resources to a degree equal to or greater than development under the Open Space Overlay District would permit.
 - ii. That the applicant has achieved the intent of the Open Space Overlay District set forth in “7.2.1 Intent.” by conveyance of a perpetual conservation easement to a recognized nonprofit corporation established for that purpose, or by any other means of facility ownership set forth in section 7.2.9.

7.2.4 Maximum Density and Minimum Preservation Area. The following development standards apply to all development in this district.

- b. Density Bonus. Age-targeted development, permitted by Conditional Use, may receive a bonus of 1.5 times the maximum density provided that the development complies with all other OSOD requirements.

[Policy Discussion // **Building Height**]

The proposed building height requirements limit all single-family residential buildings to two stories or 35 feet, provided that no more than 50% of the attic was comprised of habitable space. The current Code limits single-family residential buildings to three stories or 35 feet. Additionally, residential buildings may be increased to 45 feet provided that the roof is sloped and that the front, side and rear yard setbacks increase where the building exceeds 35 feet. A policy discussion involves:

- Revising the proposed height standards to more closely align with the current standards, particularly in the LDR1 and LDR2 districts where the minimum lot size is 45,000 to 90,000 square feet;
- Clarifying the sloped roof standards; and
- Removing the attic requirements.

[**TABLE 4.1.1 LDR1 DIMENSIONAL STANDARDS**]

Building Height (max.) <i>(see section "155-3.3 Building Height")</i> ⁽²⁾		
I	Principal Building	2 stories up to 35 ft.
	Accessory Building	2 stories up to 20 ft. ⁽³⁾
	Structure	1 story up to 15 ft.

(2) A max. 50% of the attic may be built

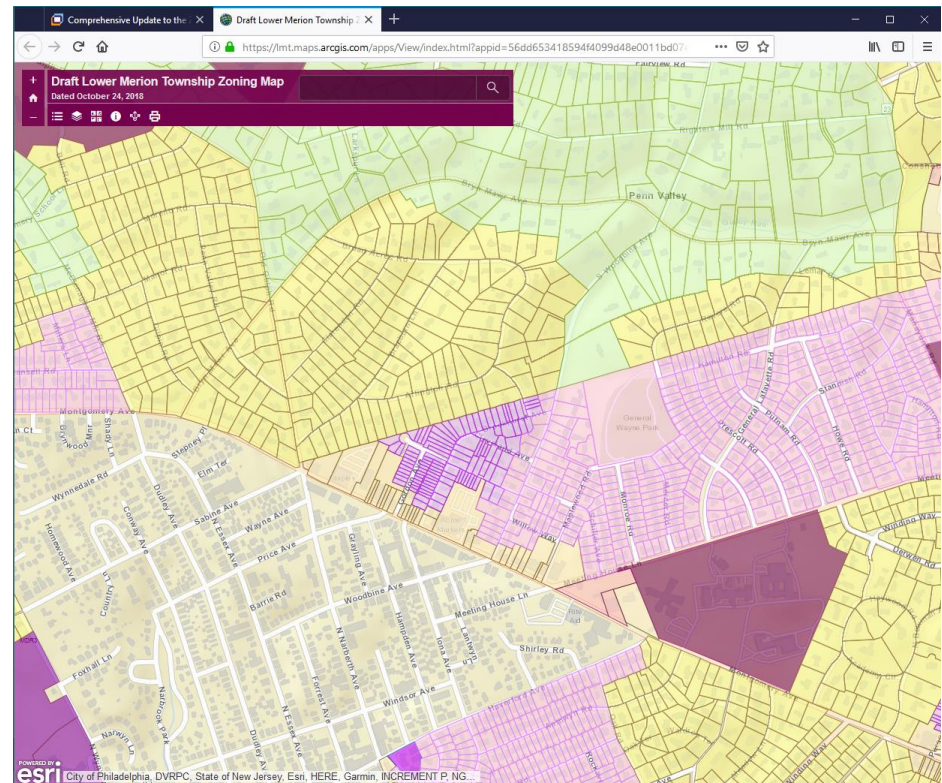


Article 3 – General to Districts

[Zoning Map // **Amendments**]

- Submitted by Commissioners and/or residents or identified by staff
- Minimal edits primarily related to the edge transitions from one residential zoning district to the next residential district.
- Amended Draft Zoning Map to be released with the draft Zoning Code revisions or potentially after the commercial sections of the Zoning Code are discussed, next month.

Interactive Zoning Map
www.lowermerion.org/rezoning

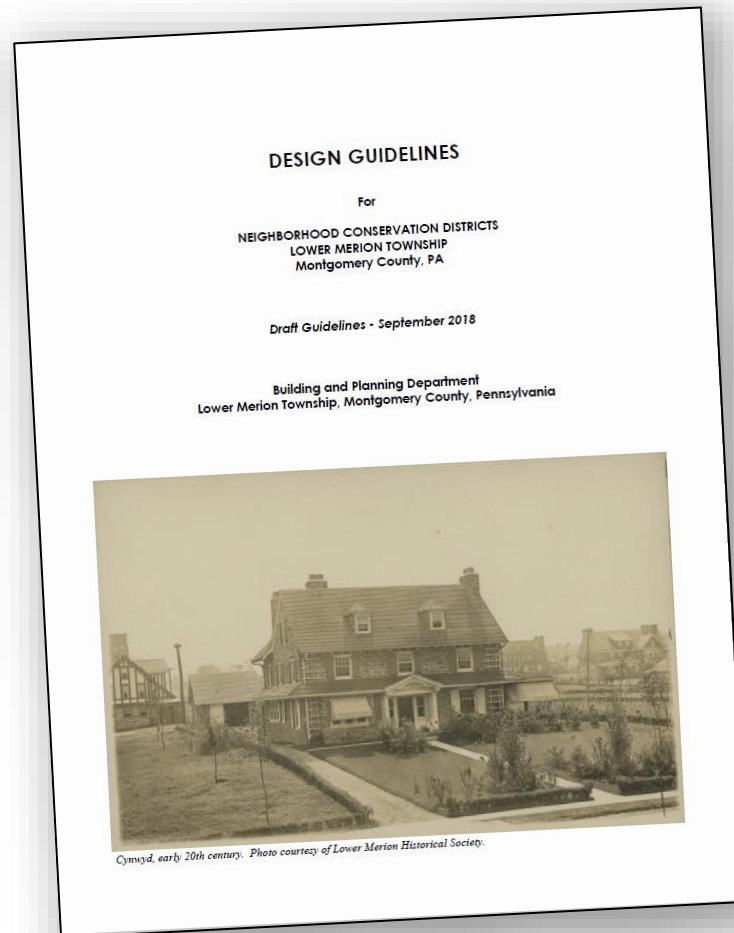


26 MEETINGS

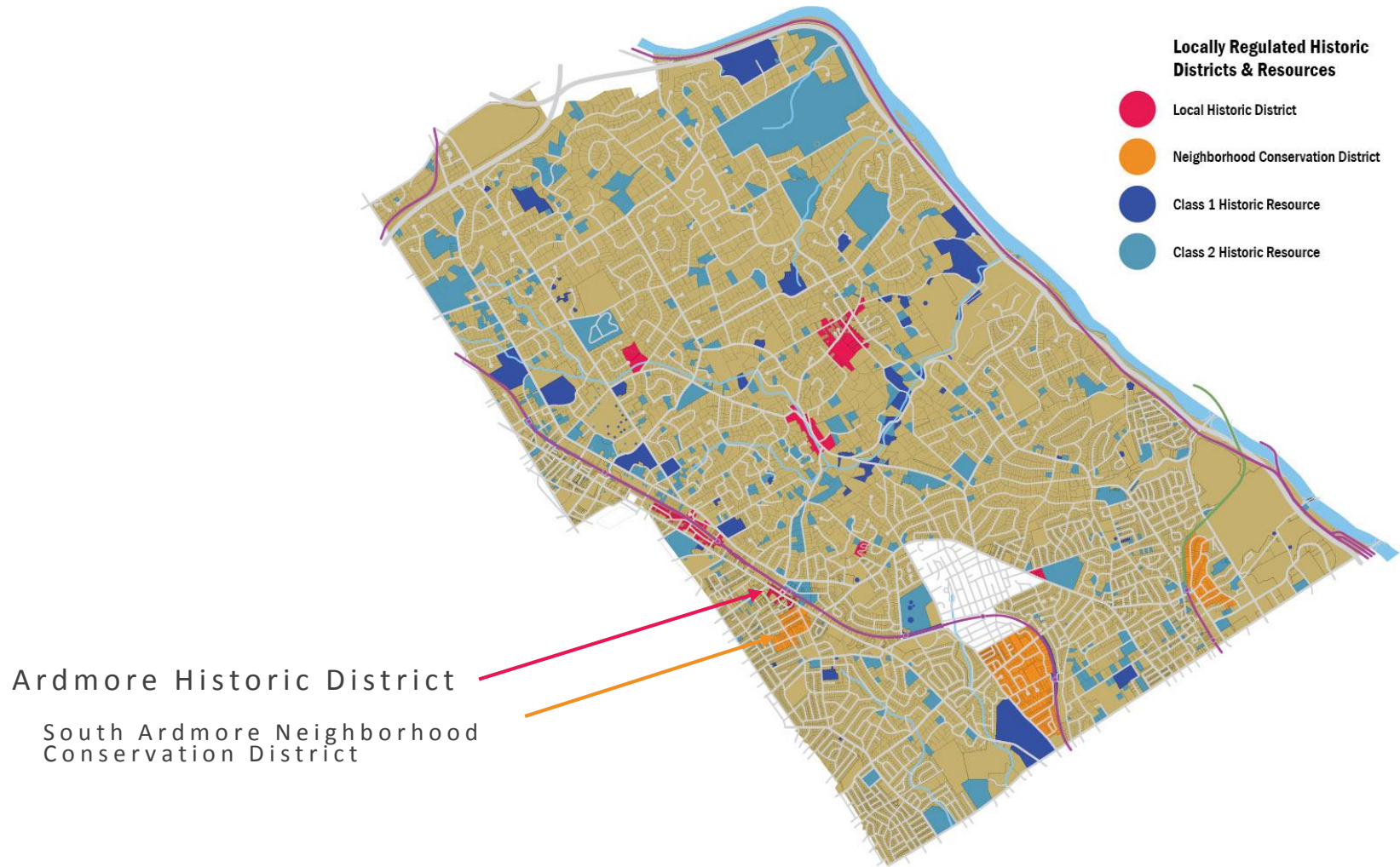
* = Open house preceding meeting from 6-7pm

NOVEMBER 2018	11/7 B&P	11/28 B&P			
JANUARY 2019	1/7 6-7pm PC	1/10 7-9pm* CEC	1/23 B&P	1/31 7-9pm REGIONAL CMC	
FEBRUARY 2019	2/4 6-7pm PC	2/7 7-9pm* CEC	2/25 7-9pm REGIONAL CMC	2/27 B&P	
MARCH 2019	3/4 6-7pm PC	3/7 7-9pm* CEC	3/25 7-9pm REGIONAL CMC	3/27 B&P	TBD NEIGHBORING COMMUNITIES COMMISSIONS & DIRECTORS
APRIL 2019	4/1 6-7pm PC	4/4 7-9pm* CEC	4/24 B&P		
MAY 2019	5/2 7-9pm* CEC	5/6 6-7pm PC	5/22 B&P		
JUNE 2019	6/3 PC	6/5 B&P	6/10 PC: SPECIAL MEETING	6/12 B&P: ADVERTISE ORDINANCE	
JULY 2019	7/31 BOC: PUBLIC HEARING TO ADOPT				

[Design Guidelines // **Neighborhood Conservation Districts**]



[Historic Resource Map]





[Neighborhood Conservation Districts]

Neighborhood Conservation Districts will be similar to Historic Districts by incorporating architectural standards but not to the level of detail in regulated Local Historic Districts.

- Districts will have mapped boundaries; and
- Review triggered by building permit.

Neighborhood Conservation Districts will be different than Historic Districts in that:

- Staff review for Neighborhood Conservation Districts vs HARB review for Historic Districts; and
- There is no restriction on demolition, but the new building will be required to fit into the neighborhood character in the Conservation Districts.

[Neighborhood Conservation Districts // Purpose]

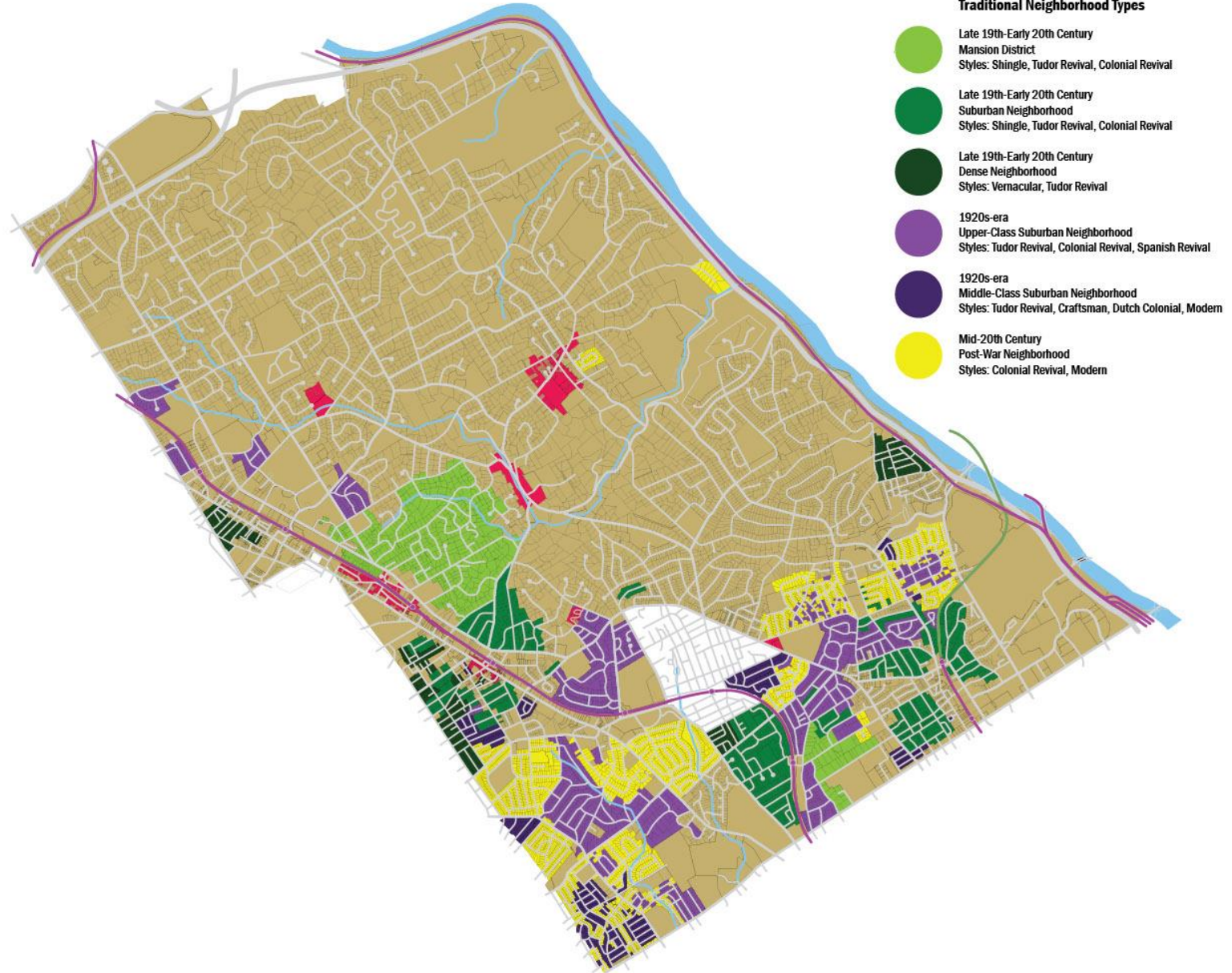


1. The draft code incorporates form and architectural standards that can be universally applied for new construction.
2. Most changes to residential neighborhoods will occur through additions and modernization, not tear down and rebuild.
3. NCD Guidelines are intended to guide new construction and modernization of neighborhoods that have distinct architectural traits to ensure compatibility with neighboring buildings

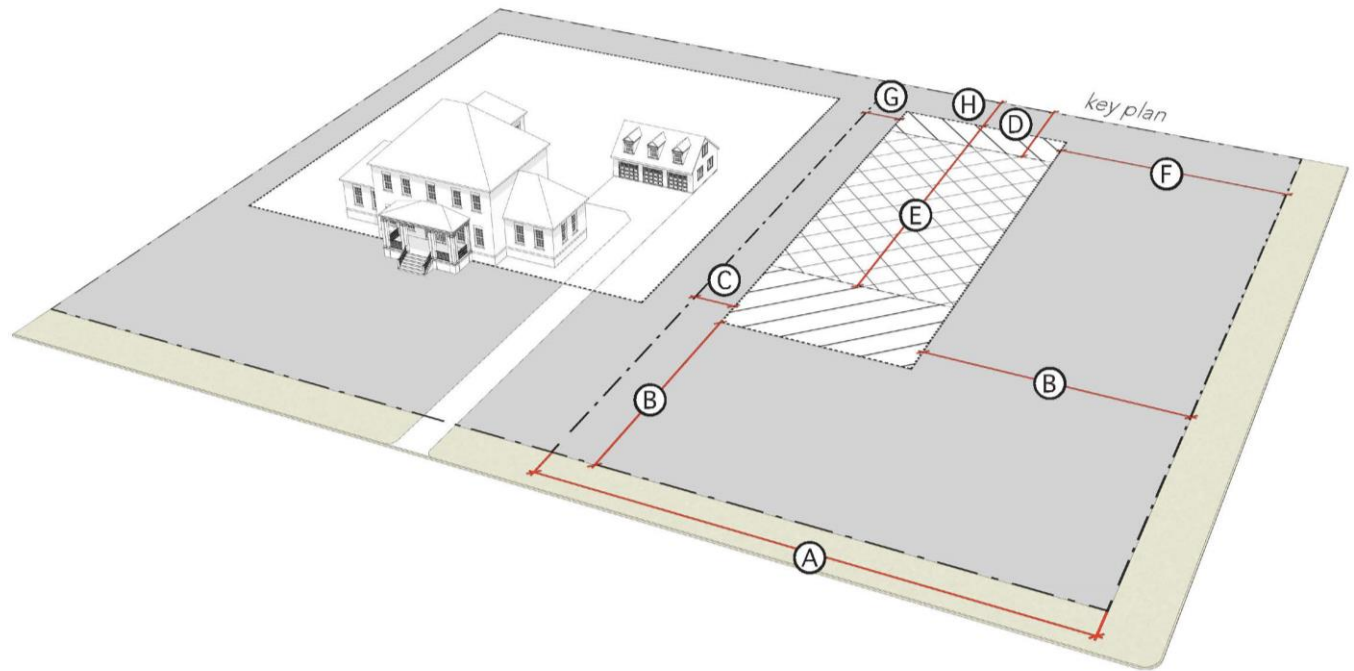


1. Neighborhood Pattern
2. Architectural Pattern – Stylistic Form
3. Traditional Materials
4. Massing/Order/Proportion/Rhythm/Scale
5. Emphasis on Primary Façade

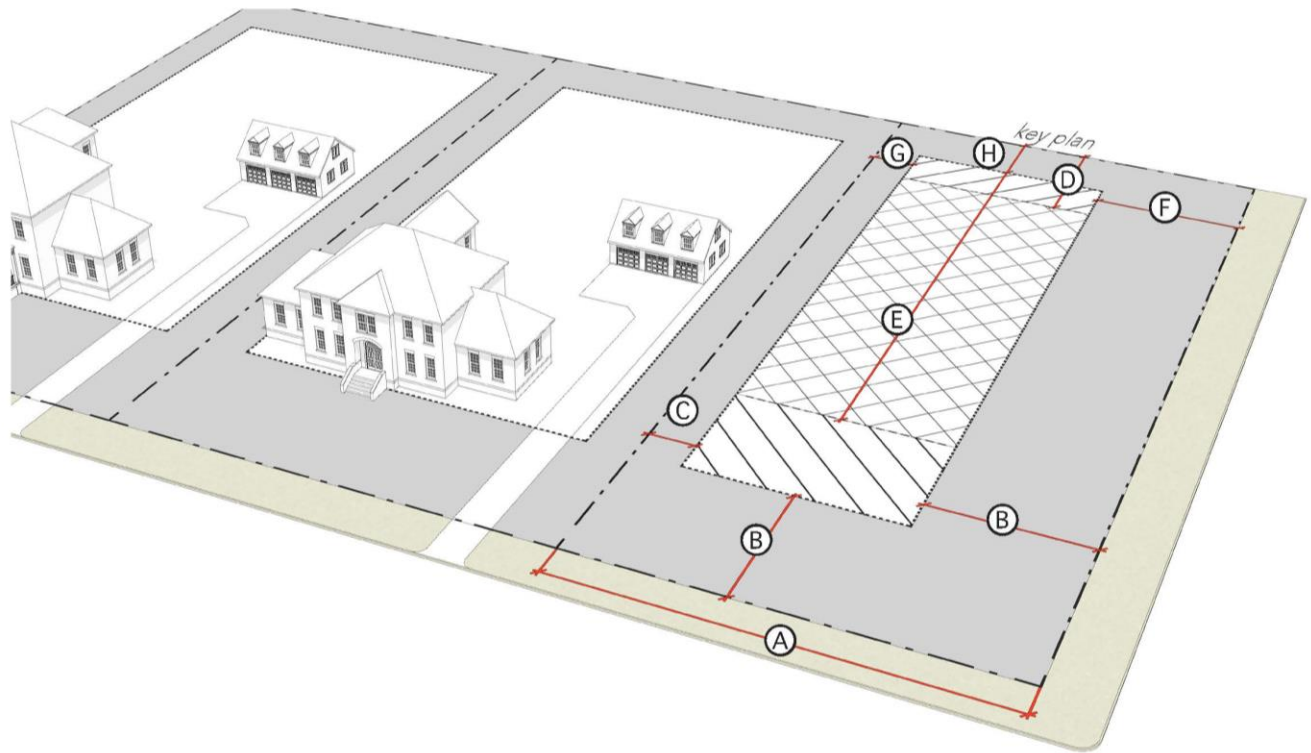
[Potential Neighborhood Conservation Districts]



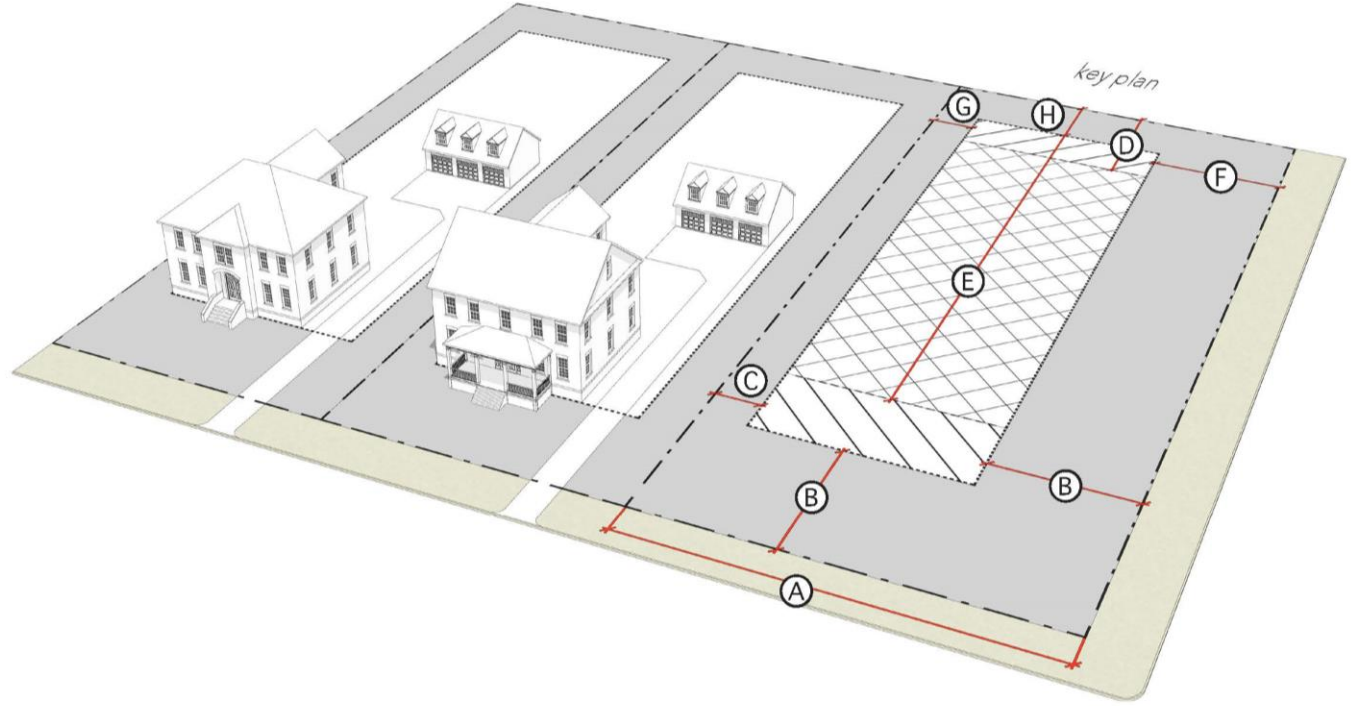
[LDR 1]



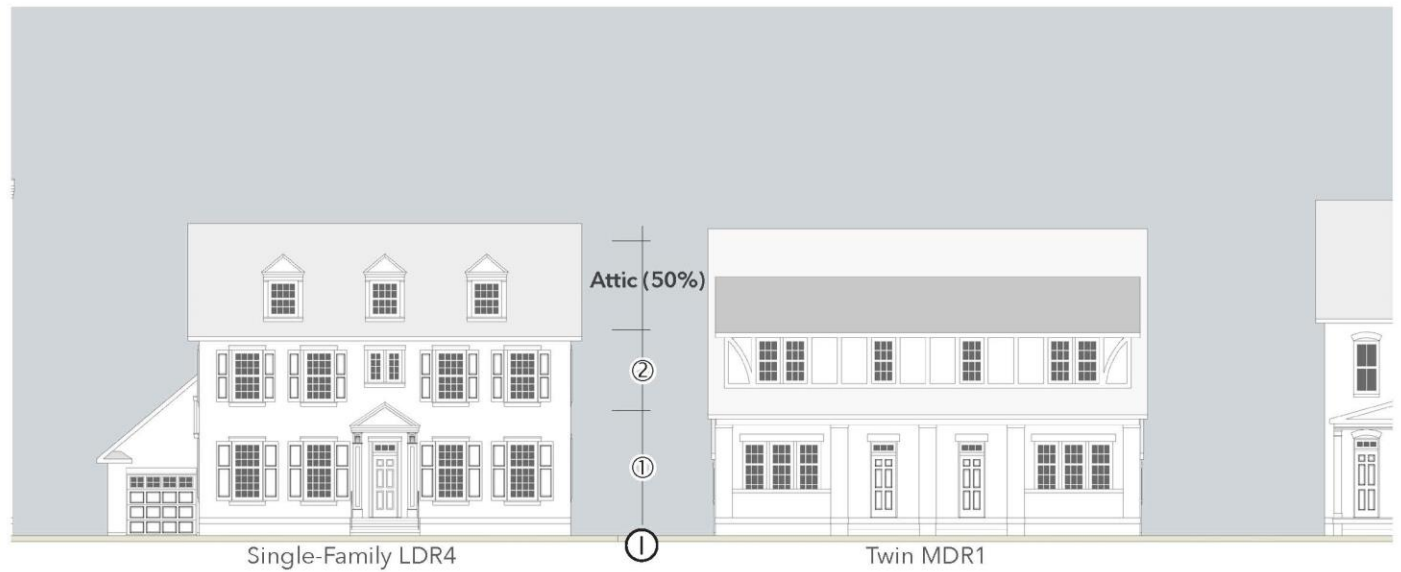
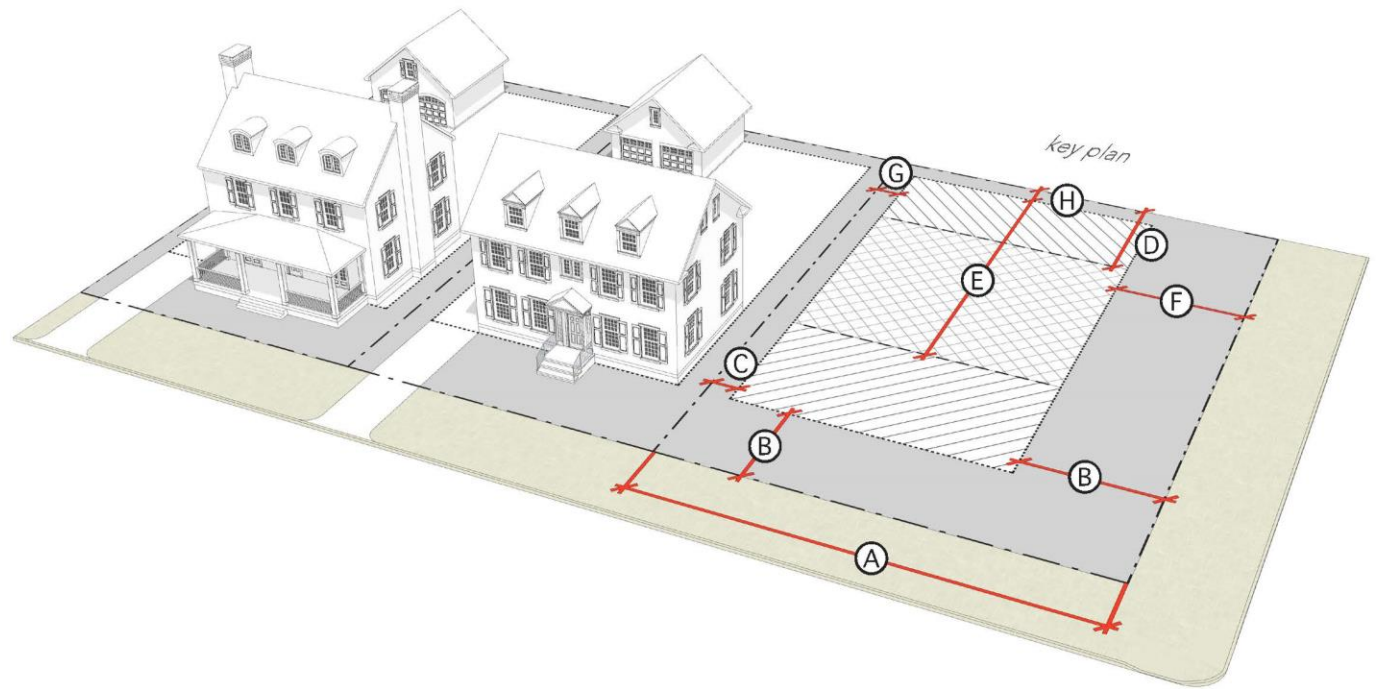
[LDR 2]



[LDR 3]



[LDR 4]



[MDR 1]

