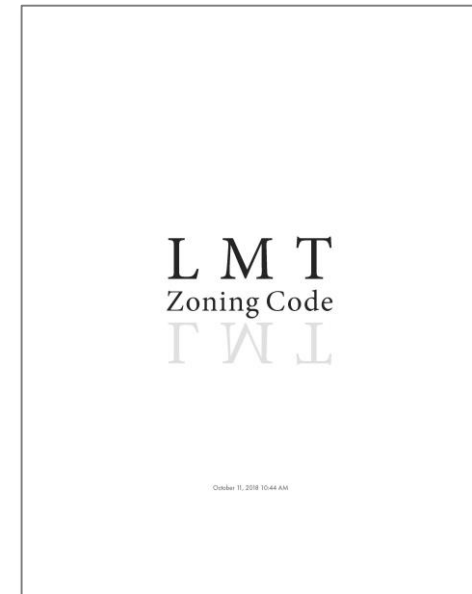
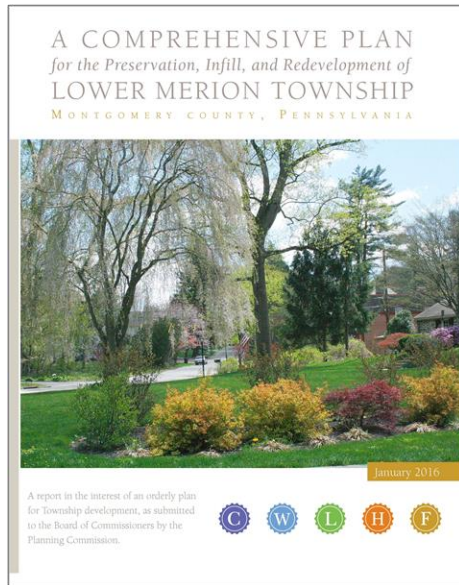


Building & Planning Committee Meeting

March 27, 2019

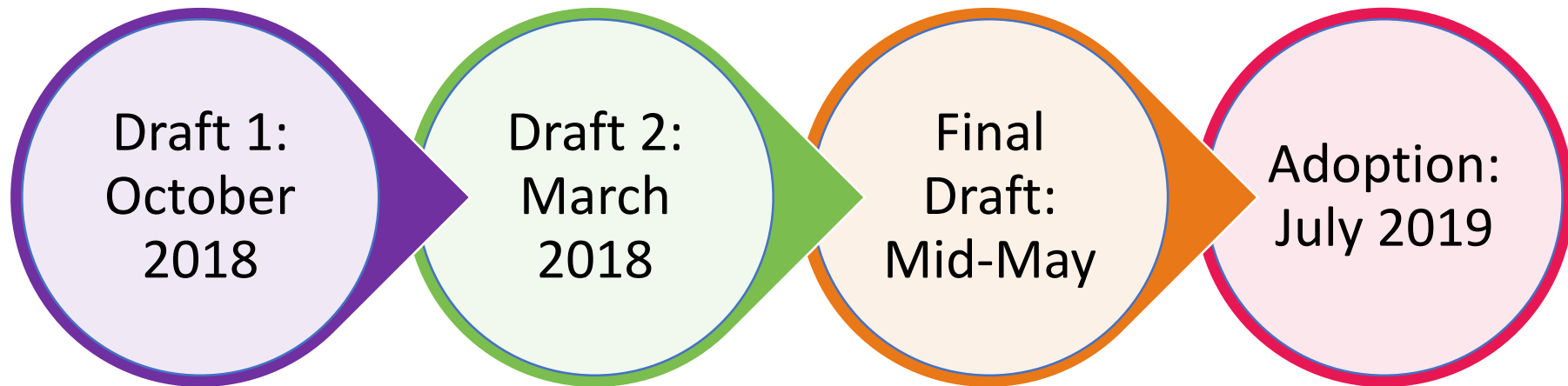


[D R A F T Z O N I N G C O D E R E V I E W]

Translating the 2016 Comprehensive Plan into the Draft Zoning Code
Medium Density Residential & Commercial Area Zoning

1. **ZONING CODE ADOPTION PROCESS UPDATE/TIMING**
2. **MEDIUM DENSITY RESIDENTIAL ZONING**
3. **COMMERCIAL AREA ZONING**
4. **COMMITTEE DISCUSSION**
5. **NEXT STEPS**

Zoning Code Adoption Process and Timing



Draft 2: March 2018

Purpose: Address minor edits and typos

Summary of Changes:

Article 2: Alphabetize definitions and removed subheadings

Articles 3 & 4: Revise how height is measured, including a height cap.

Articles 5 & 11: Remove duplicative/contradictory language (Conditional Use)

Article 5: New Use Consolidation Table (Table 5.4)

Article 11: Changes requested by the Township and Zoning Hearing Board Solicitors.

L M T Zoning Code Γ W L

March 6, 2019 10:53 AM

Draft

ZONING UPDATE PUBLIC MEETINGS

NOVEMBER 2018

11/7

B&P

11/28

B&P

* = Open house preceding meeting from 6-7pm

JANUARY 2019

1/7
6-7pm

PC

1/10
7-9pm*

CEC

1/23

B&P

1/31
7-9pm

REGIONAL
CMC

Residential Zoning

FEBRUARY 2019

2/4
6-7pm

PC

2/7
7-9pm*

CEC

2/25
7-9pm

REGIONAL
CMC

2/27

B&P

Postponed to 3/27

Residential Zoning

MARCH 2019

3/4
6-7pm

PC

3/7
7-9pm*

CEC

3/25
7-9pm

REGIONAL
CMC

3/27

B&P

MDR 2 & 3
COMMERCIAL

APRIL 2019

4/1
6-7pm

PC

4/4
7-9pm*

CEC

4/24

B&P

Institutional Zoning

MAY 2019

5/2
7-9pm*

CEC

5/6
6-7pm

PC

5/22

B&P

Refine Edits

JUNE 2019

6/3

PC: ZONING CODE EDITS

6/5

B&P: PUBLIC HEARING TO ADVERTISE ADOPTION

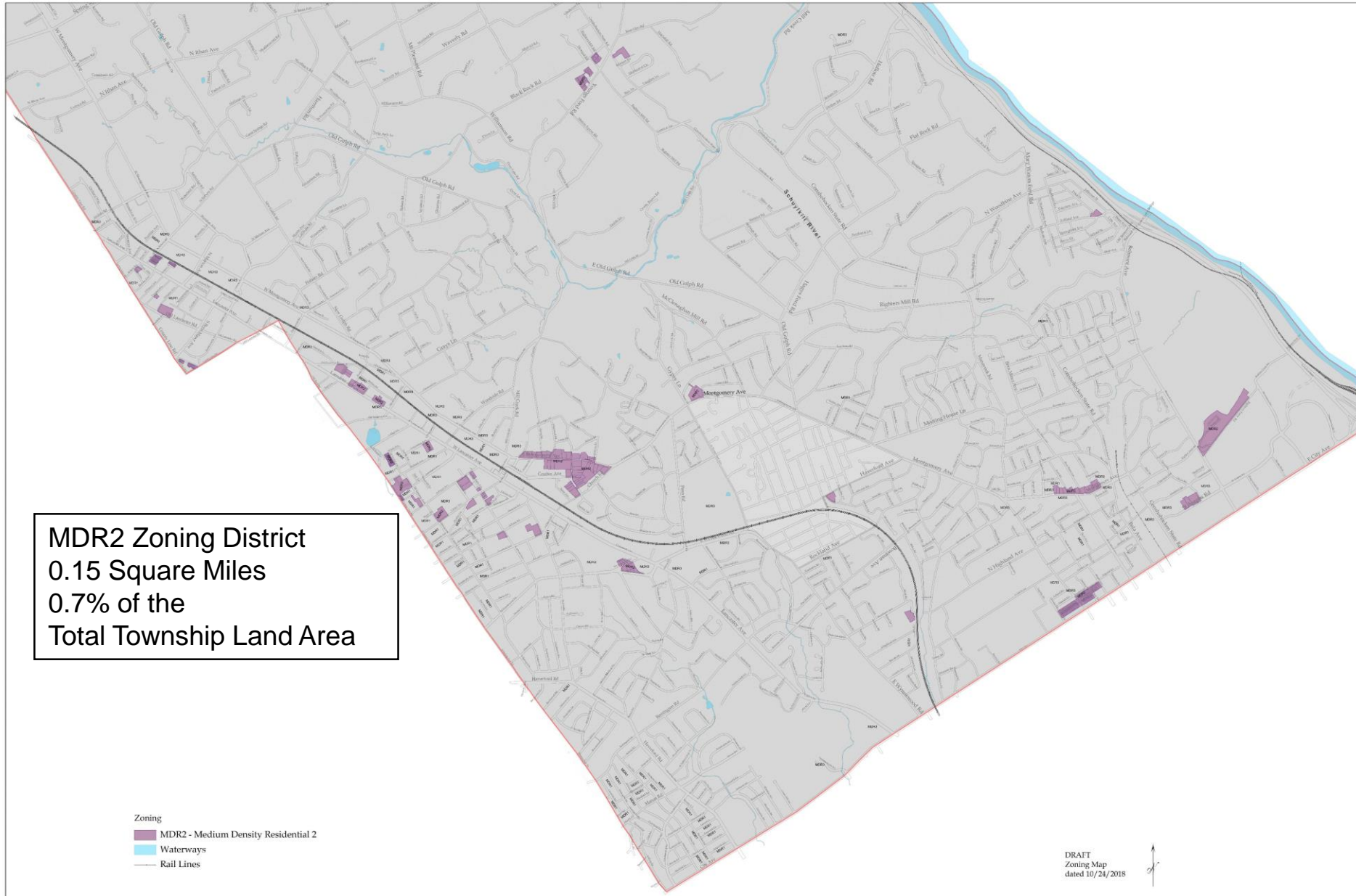
JULY 2019

7/31

BOC: PUBLIC HEARING TO ADOPT

Medium Density Residential Zoning

- 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.**



[Draft Zoning Map // Medium Density Residential 3]

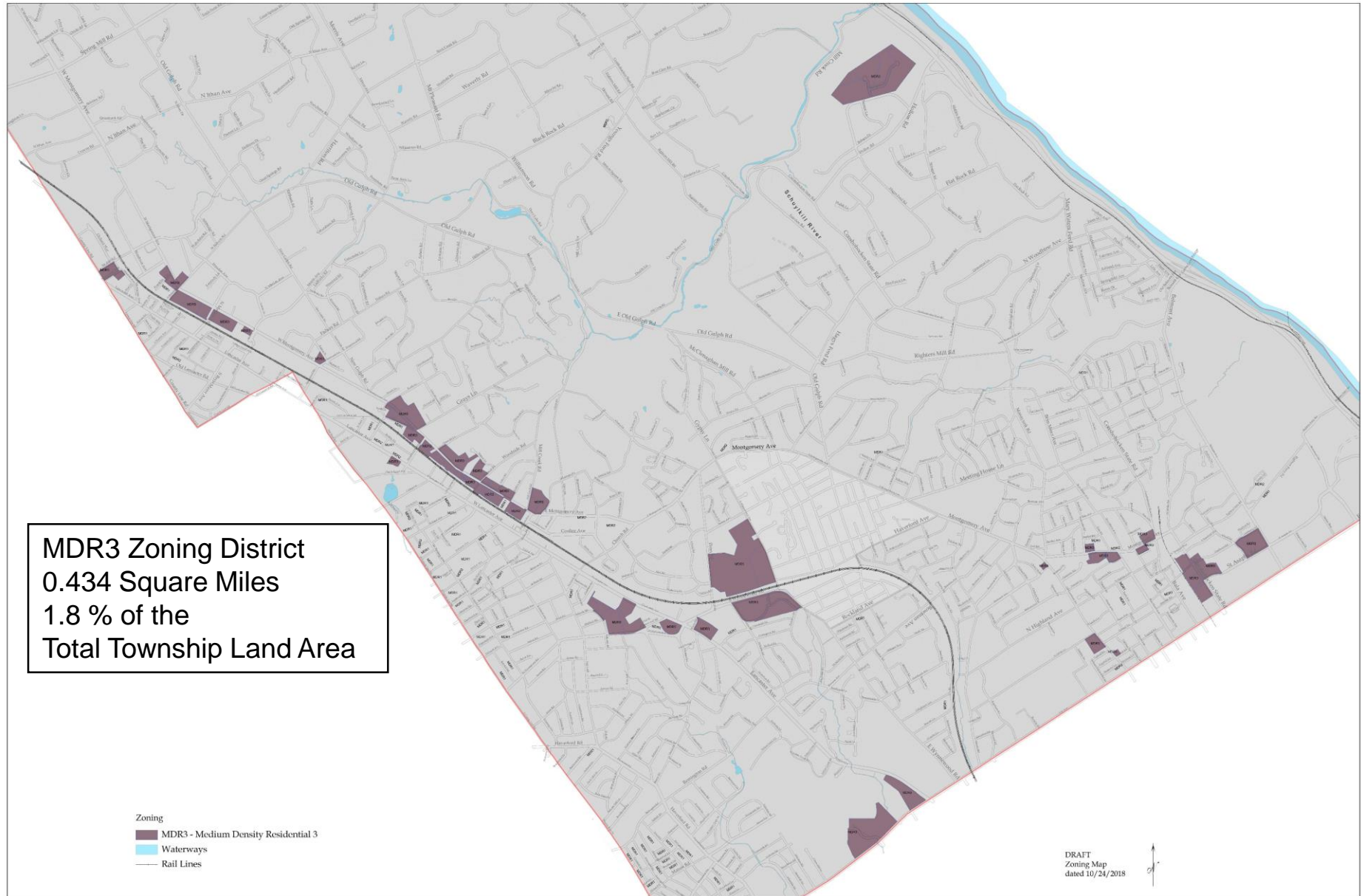
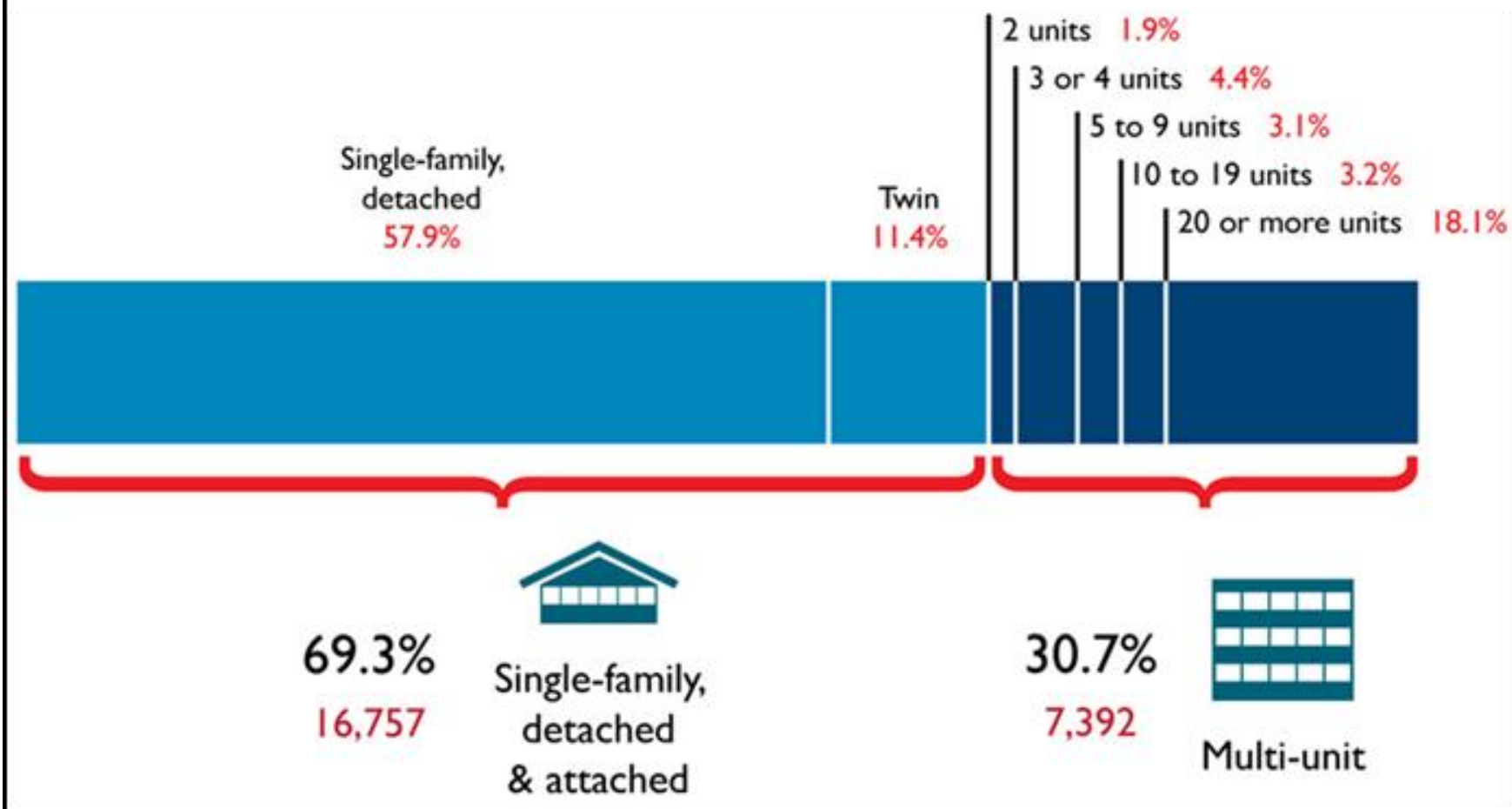


Figure 1: Housing Composition in Lower Merion Township



Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

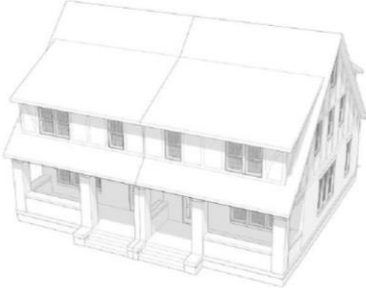
Staff Recommendation

Amend the draft Zoning Code to vary standards based on housing type (i.e. the maximum height of a single-family home should be less than an apartment).

		Medium Density Residential Zoning Requirements: <u>Single Family</u> (Single Family Detached)					
		Existing Zoning			Proposed Zoning (Edits)		
	Zoning	R6	R6A	R7	MDR1	MDR2	MDR3
Lot Dimension	Min. Lot Area (sq. ft.)	5,000	5,000	5,000	4,000	3,000	3,000
	Units/ Acre	8.7	8.7	8.7	10.8	14.5	14.5
	Min. Lot Width (ft.)	50	50	50	40	30	30 ¹
Bulk/Coverage	Max. Lot Coverage (%)	40%	40%	40%	-	-	-
	Max. Impervious (%)	50%	50%	50%	50%	50%	50%
	Min. Primary Frontage (%)	-	-	-	60%	60%	60%
	Max. Height (ft.)	35 ft/ 3 stories	35 ft/ 3 stories	35 ft/ 3 stories	2 stories up to 35 ft.	2 stories up to 35 ft.	2 stories up to 35 ft. ²
Setback	Min. Front Setback (ft.)	20	20	20	10 min. / 20 max.	10 min. / 20 max.	10 min. / 20 max.
	Min. Side Setback (ft.)	8' min/ 20' agg. ³	8' min/ 20' agg. ⁴	8' min/ 20' agg. ⁵	5	5	5 ⁶
	Min. Rear Setback (ft.)	25	25	25	25	25	25


Staff Recommendation

Amend the draft Zoning Code to vary standards based on housing type.

		Medium Density Residential Zoning Requirements: <u>Twin</u> (Single Family Semidetached)					
		Existing Zoning			Proposed Zoning (Edits)		
	Zoning	R6	R6A	R7	MDR1	MDR2	MDR3
Lot Dimension	Min. Lot Area (sq. ft.)	3,000 per unit	3,000 per unit	3,000 per unit	4,000	2,000	2,000
	Units/Acre	14.5	14.5	14.5	10.8	21.8	21.8
	Min. Lot Width (ft.)	20	30	30	40	30 ⁷	30 ⁸
Bulk/Coverage	Max. Lot Coverage (%)	40%	40%	40%	-	-	-
	Max. Impervious (%)	50%	50%	50%	50%	50% ⁹	50% ¹⁰
	Min. Primary Frontage (%)	-	-	-	60%	60%	60%
	Max. Height (ft.)	35 ft/ 3 stories	35 ft/ 3 stories	35 ft/ 3 stories	2 stories up to 35 ft.	2 stories up to 35 ft.	2 stories up to 35 ft. ¹¹
Setback	Min. Front Setback (ft.)	20	20	20	10 min. / 20 max.	10 min. / 20 max.	10 min. / 20 max.
	Min. Side Setback (ft.)	One 10' side yard	One 10' side yard	One 10' side yard	0 or 5	0 or 5	0 or 5 ¹²
	Min. Rear Setback (ft.)	25	25	25	25	25	25

Staff Recommendation

Amend the draft Zoning Code to vary standards based on housing type.

		Medium Density Residential Zoning Requirements- <u>DUPLEX</u> (Two-Family Detached Dwellings)					
		Existing Zoning			Proposed Zoning (Edits)		
	Zoning	R6	R6A	R7	MDR1	MDR2	MDR3
Lot Dimension	Min. Lot Area (sq. ft.)	3,000 per unit	3,000 per unit	2,500 per unit	4,000 per unit	2,000 per unit	2,000 per unit
	Units/ Acre	14.5	14.5	17.4	10.8	21.8	21.8
	Min. Lot Width (ft.)	60	60	50	40	30 ¹³	30 ¹⁴
Bulk/Coverage	Max. Lot Coverage (%)	40%	40%	40%	-	-	-
	Max. Impervious (%)	50%	50%	50%	50%	50% ¹⁵	50% ¹⁶
	Min. Primary Frontage (%)	-	-	-	60%	60%	60%
	Max. Height (ft.)	35 ft/ 3 stories	35 ft/ 3 stories	35 ft/ 3 stories	2 stories up to 35 ft.	3 stories	3 stories ¹⁷
Setback	Min. Front Setback (ft.)	20	30	30	10 min. / 20 max.	10 min. / 20 max.	10 ft. min. / 20 ft. max.
	Min. Side Setback (ft.)	10 & 10	10 & 10	10 & 10	0 or 5	0 or 5	0 or 5 ¹⁸
	Min. Rear Setback (ft.)	25	25	25	25	25	25


Staff Recommendation

Amend the draft Zoning Code to vary standards based on housing type.

		Medium Density Residential Zoning Requirements- <u>QUAD</u> (TWO-FAMILY SEMIDETACHED DWELLING)					
		Existing Zoning			Proposed Zoning (Edits)		
	Zoning	R6	R6A	R7	MDR1	MDR2	MDR3
Lot Dimension	Min. Lot Area (sq. ft.)	Not Permitted	2,500 per unit	2,500 per unit	4,000 per unit	2,000 per unit	2,000 per unit
	Units/ Acre		17.4	17.4	10.8	21.8	21.8
	Min. Lot Width (ft.)		35	35	40	30 ¹⁹	30 ²⁰
Bulk/Coverage	Max. Lot Coverage (%)		40%	40%	-	-	-
	Max. Impervious (%)		50%	50%	50%	50% ²¹	50% ²²
	Min. Primary Frontage (%)		-	-	60%	60%	60%
	Max. Height (ft.)		35 ft/ 3 stories	35 ft/ 3 stories	2 stories up to 35 ft.	3 stories	3 stories ²³
Setback	Min. Front Setback (ft.)		30	30	10 min. / 20 max.	10 min. / 20 max.	10 ft. min. / 20 ft. max.
	Min. Side Setback (ft.)		One 15' side yard	One 15' side yard	0 or 5	0 or 5	0 or 5 ²⁴
	Min. Rear Setback (ft.)		25	25	25	25	25

Staff Recommendation

Amend the draft Zoning Code to vary standards based on housing type.

		Medium Density Residential Zoning Requirements- <u>Rowhouse</u> (Townhouse)					
		Existing Zoning			Proposed Zoning (Edits)		
	Zoning	R6	R6A	R7	MDR1	MDR2	MDR3
Lot Dimension	Min. Lot Area (sq. ft.)	Not Permitted	Not Permitted	4,000 per unit	Not Permitted	2,000 per unit	2,000 per unit
	Units/ Acre			10.8		21.8	21.8
	Min. Lot Width (ft.)			32 ²⁵		60 ²⁶	60 ²⁷
Bulk/Coverage	Max. Lot Coverage (%)			30%		-	-
	Max. Impervious (%)			40%		70%	70%
	Min. Primary Frontage (%)			-		60%	60%
	Max. Height (ft.)			35 ²⁸		3 stories	3 stories
Setback	Min. Front Setback (ft.)			30		10 min. / 20 max.	10 ft. min. / 20 ft. max.
	Min. Side Setback (ft.)			2 side yards: 25' or 25% of the lot width ²⁹		0 or 5	0 or 5 ³⁰
	Min. Rear Setback (ft.)			25		25	25

Staff Recommendation

Amend the draft Zoning Code to vary standards based on housing type.

		Medium Density Residential Zoning Requirements- <u>Multi-Family Small & Large</u> (Apartment House)					
		Existing Zoning			Proposed Zoning (Edits)		
	Zoning	R6	R6A ³¹	R7	MDR1	MDR2 ³²	MDR3
Lot Dimension	Min. Lot Area (sq. ft.)	Not Permitted	3,000 per unit	2,500 per unit	Not Permitted	2,000 per unit	2,000 per unit
	Units/ Acre		14.5	17.4		21.8	21.8
	Min. Lot Width (ft.)		150	125		75 ³³	100
Bulk/Coverage	Max. Lot Coverage (%)		25%	30%		-	-
	Max. Impervious (%)		30%	40%		70%	70%
	Min. Primary Frontage (%)		-	-		60%	60%
	Max. Height (ft.)		50' ³⁴	65' ³⁵		3 stories	3-5 stories ³⁶
Setback	Min. Front Setback (ft.)		30'	30'		10' min. / 20' max.	10' min. / 20' max.
	Min. Side Setback (ft.)		30 ft wide or 25% of the lot width ³⁷	20' & 20'		10 ³⁸	10 ³⁹
	Min. Rear Setback (ft.)		35	25		25	25

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

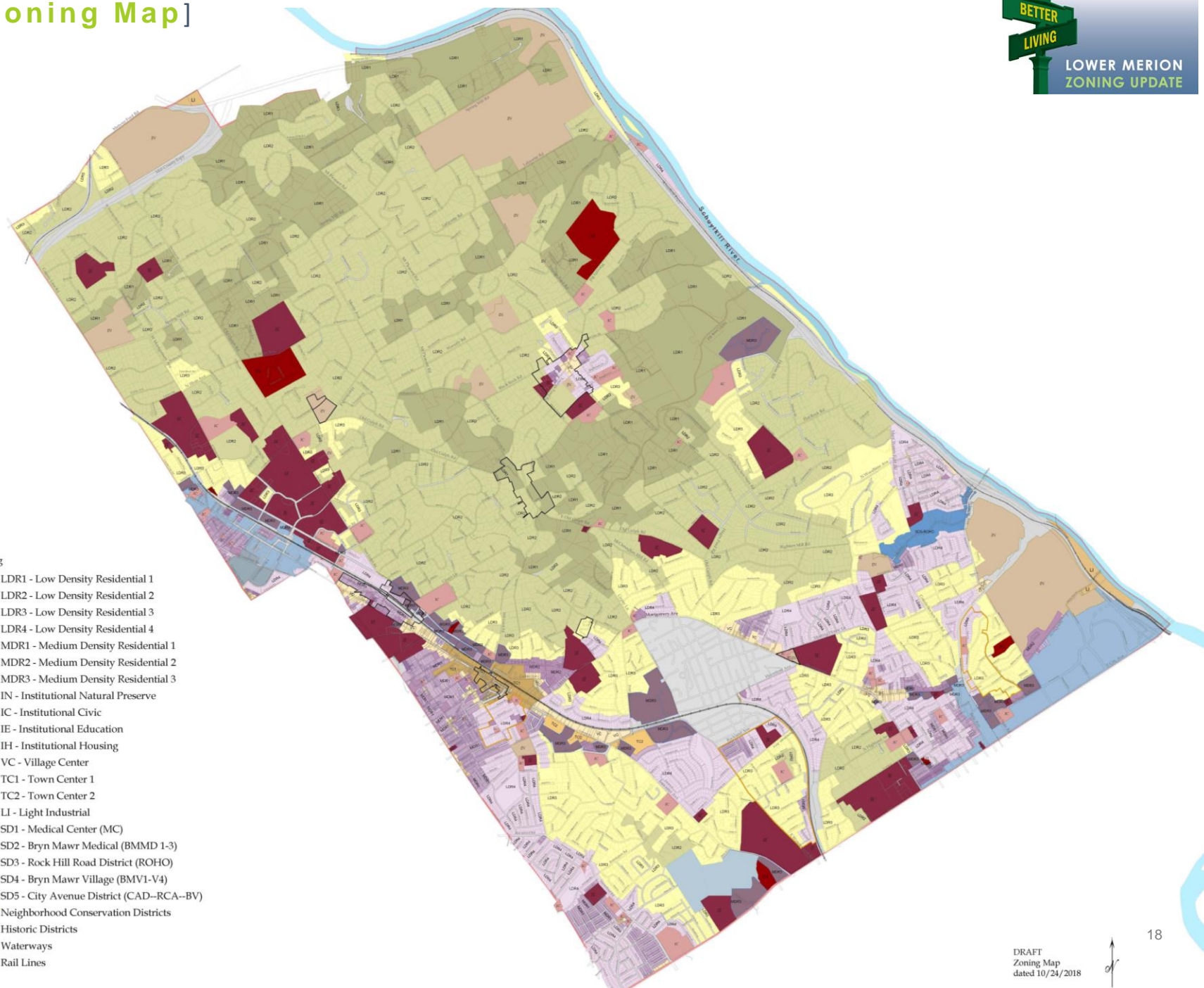


TABLE 5.14 RESIDENTIAL LAND USE RECOMMENDATIONS

		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

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



Staff Recommendation

Reintroduce townhouse development in MDR2 and MDR3 districts and require that every unit front onto a public street or pedestrian way.

Table 27: Affordable Housing Incentives by Zoning District				
	R6A	R7, C1, C2	ASDD-2	MUST
Population Served	Subsidized housing for families with incomes up to 80% AMI	Subsidized housing for families with incomes up to 80% AMI	Families with incomes up to 80% AMI	Households with incomes up to 80% AMI
Type of Development	Building or complex of buildings, each of which contain two or more single-family dwelling units	Building or complex of buildings, each of which contain two or more single-family dwelling units	Townhouse or apartment	Apartment
% of Units that must be Income Qualified	50%	50%	30%	10% or 2 units, whichever is greater.
Fee-in-Lieu	No	No	No	Yes (2% of construction costs)
Difference between Apartment House Standards and Affordable Housing Standards				
Additional Units/Acre	26.97	24.06171429	7.26	NA*
Additional Building Height**	-15	-30	24 feet	24 feet***
Additional Building Area	35%	30%	55%	5%
Additional Impervious Surface	30%	20%	55%	5%
Front Yard Reduction	20 feet	20 feet	30 feet	0
Side Yard Reduction	20 feet	10 feet	5-30 feet	0
Rear Yard Reduction	19 feet	9 feet	15-35 feet	0
Lot Width Reduction	136 feet	111 feet	100 feet	0
Parking Reduction	1 space/unit	1 space/unit	1 space/unit	0.5 space/unit
Period of Time Units shall be Occupied by Low-Moderate Income Families	Varies. Tied to HOME/ CDBG funding requirements.	Varies. Tied to HOME/ CDBG funding requirements.	Permanent. Recorded in Deed.	Permanent. Recorded in Deed.

Staff Recommendation
Consider affordable housing standards and incentives this fall after the Zoning Code is adopted.

Staff Recommendation

Amend the draft Zoning Code to require a landscape buffer where a multifamily building of seven units or greater abuts a lower density residential district.



Topic for BOC Discussion:

Currently, a 500 foot separation requirement is imposed on any home occupation that generates traffic. The draft Zoning Code does not include a similar provision.



Staff Recommendation

Allow Live/Work units in the MDR2 District when adjacent to VC & TC Districts.



**W. Athens Ave
Proposed: MDR2**

TABLE 8.1 MINIMUM PARKING REQUIREMENTS

USE	LDR	MDR	VC	TC	RC [RESERVED]
RESIDENTIAL	(see below)				
Single-Family	2 spaces / unit 1 space / adu	1 space / unit 1 space / adu	1 space / unit 1 space / adu	1 space / unit 1 space / adu	1 space / unit 1 space / adu
Multi-Family & Other		1.75 spaces / Unit	1.5 spaces / Unit	1.5 spaces / Unit	1.0 space / Unit

Staff Recommendation

Maintain the existing off-street parking requirement of two spaces/unit in all residential zoning districts.