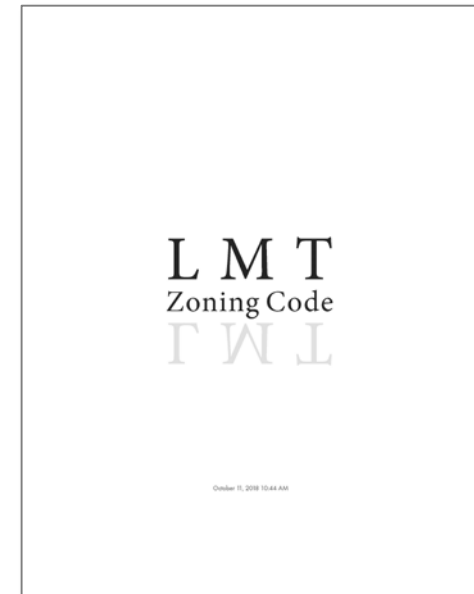
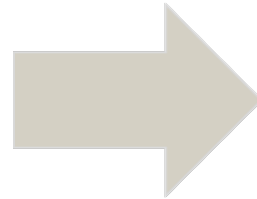
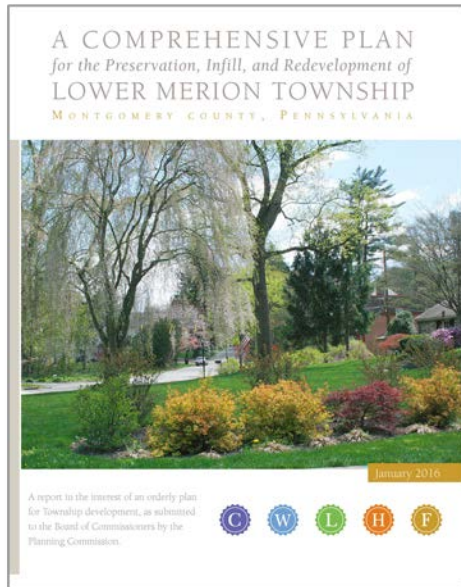


# Building & Planning Committee Meeting

## April 24, 2019

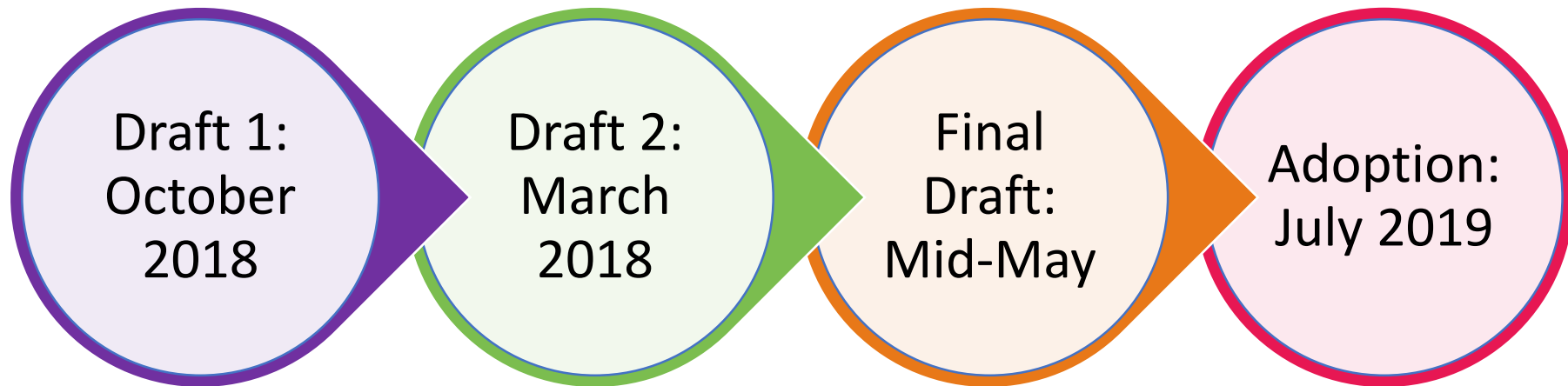


[ D R A F T   Z O N I N G   C O D E   R E V I E W ]

Translating the 2016 Comprehensive Plan into the Draft Zoning Code

Institutional Zoning

- 1. Zoning Code Adoption Process Update/Timing**
- 2. Institutional Zoning**
- 3. Committee Discussion**
- 4. Next Steps**



## 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	Residential Zoning
							Postponed to 3/27		
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							

# Institutional Zoning



LI1 Establish Institutional Zoning Districts/ Overlay Districts

LI2 Establish specific regulations for institutional uses to ensure that future growth is compatible with its surroundings.



and Use Recommendations  
[ Institutional ]

### [ Zoning to Match Land Use Pattern ]

The Institutional Zoning District boundaries align closely with existing institutional land uses.

### [ Form Standards ]

Four categories of institutions were created with specific form standards to address externalities associated with the use.

### [ Campus Plan ]

Once an institution expands beyond a certain threshold or changes the primary use, a Campus Plan will be required.

LI4 Protect valued resources, open space and scenic viewsheds

LI6 Manage the external impacts of activities occurring on institutional properties



Zoning Code

## Institutional Zoning

## Institutional Zoning:

Most Challenging Aspect of the  
Zoning Update Process

Zoning Code

## [ Creating Something New ]

Calibrating the standards requires careful analysis and testing.

Concern over the “unknown”.

Fear that something is being taken/given away.

## [ Some Successful Educational Special Exception Approvals ]

Comfort in familiarity of existing process.





## Institutional Zoning:

New Provisions Create

Zoning Code

- a. Institutional Districts
- b. Specific Regulations
- c. Streamlined Approval Process
- d. Campus Plan/Historic Preservation relief mechanisms for larger modernizations and extraordinary expansions.





## [ Institutions are Different than Single-Family Homes ]

Currently institutions are zoned residential and regulated as Special Exceptions. Institutions are not residential uses and should have their own specific regulations.



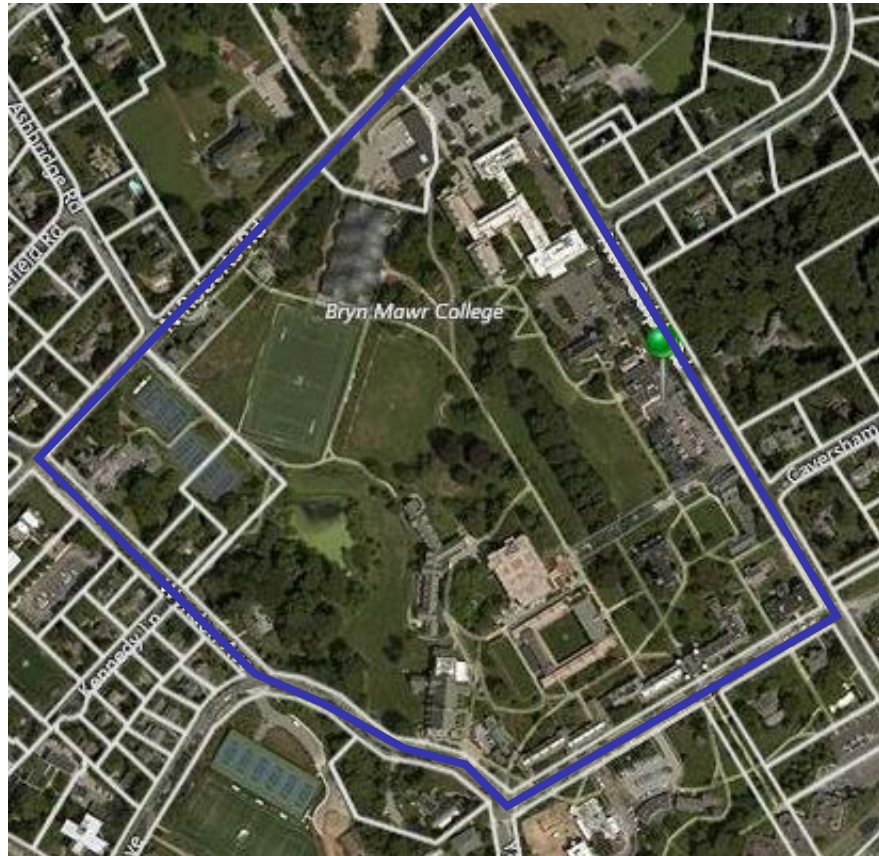
Bryn Mawr College  
Bryn Mawr, PA



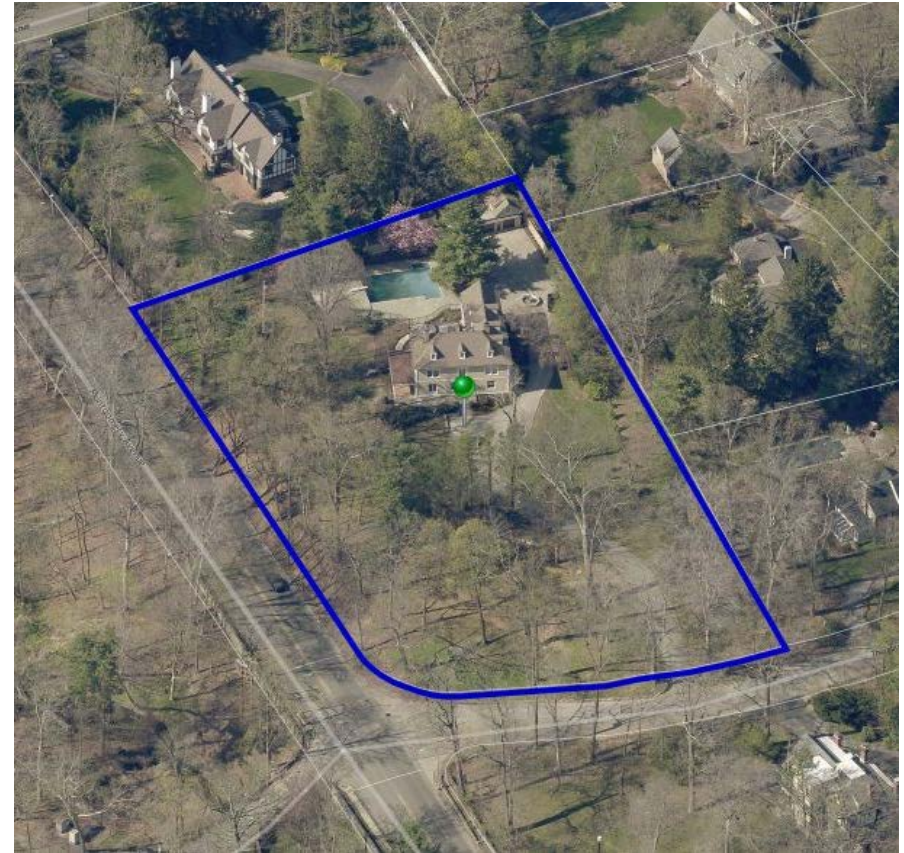
Single-Family Home  
Bryn Mawr, PA



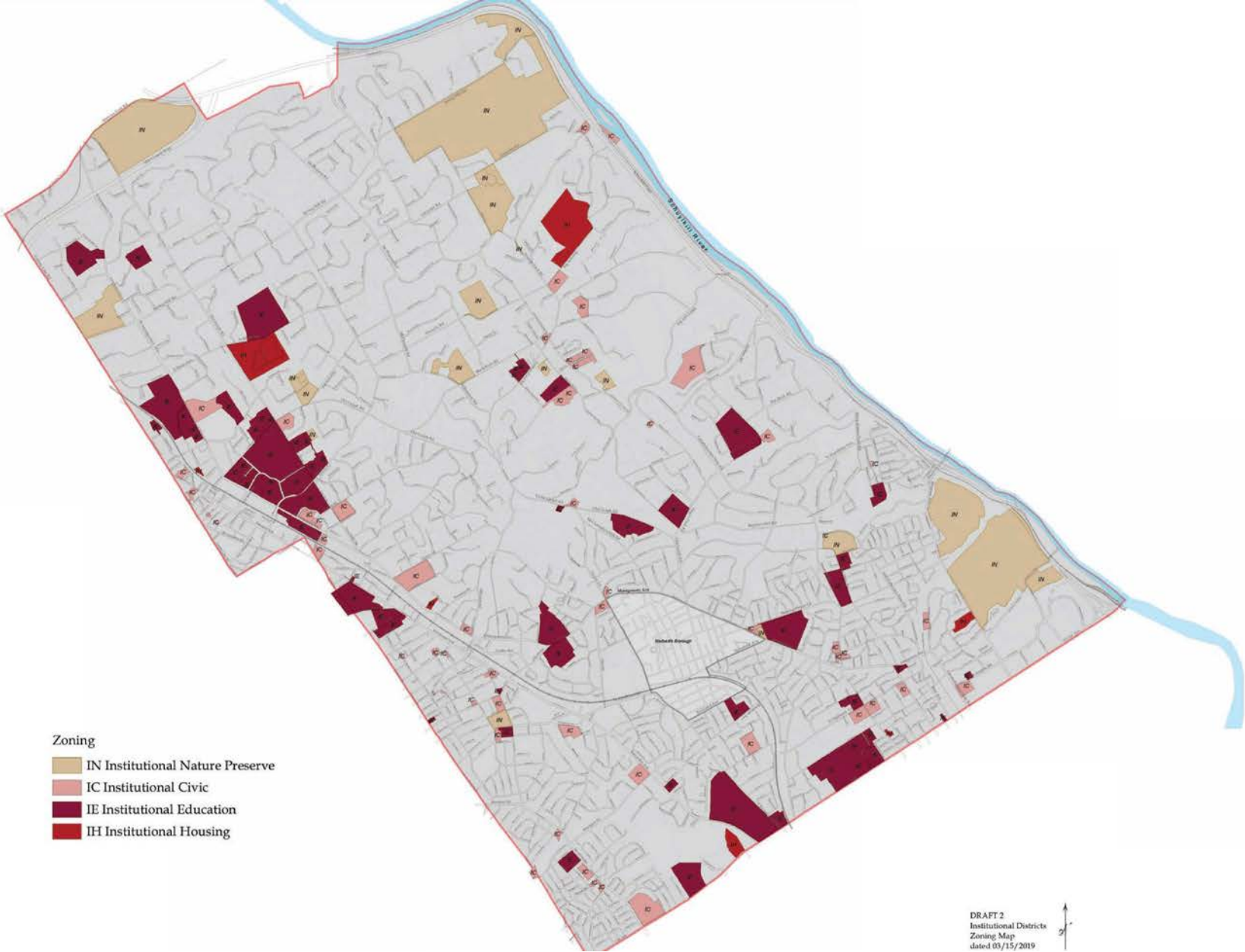
## [ Institutions are Different than Single-Family Homes ]



- Numerous Buildings,
- Driveways and Pathways,
- Parking Lots,
- Athletic Facilities, Courts, Fields



- House,
- Driveway and Sidewalk,
- Garage and Accessory Building(s),
- Outdoor Living Space (patio, pool, etc.)



Zoning

- IN Institutional Nature Preserve
- IC Institutional Civic
- IE Institutional Education
- IH Institutional Housing



## [ **Institutional Natural Preserve (IN)** ]

- Cemeteries,
- Golf clubs, and
- Environmental and open space preserves.



## [ **Institutional Civic (IC)** ]

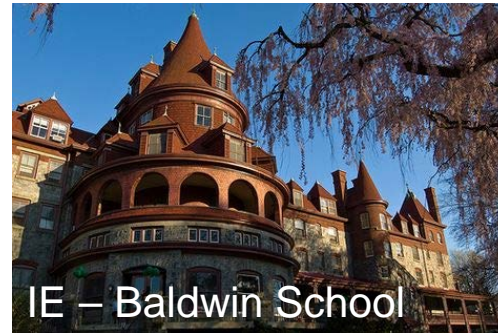
Community benefit land uses, including organizations dedicated to:

- The Arts and Culture,
- Active recreation,
- Social and Religious Use,
- Senior housing,
- Wellness and Recreation.



## [ **Institutional Education** ]

Sites or buildings operated by private or public sectors for the provision of full-time or part-time educational services for students of all ages.



## [ **Institutional Housing** ]

Sites or buildings operated by the private or public sectors for the provision of housing and health care services for the elderly





## [ Major Issues ]

- Calibrating provisions for each district
  - Adjacency
  - Exceptions
- Campus Plan relief Mechanisms for NC Lots
  - 5% Impervious Surface Increase
- Historic Resource Preservation relief Mechanisms for extraordinary expansions
- Absolute Impervious Surface Cap
- Accessory Uses

# Charts to be Provided

- **Article 2 – Definitions**
- **Article 3 – General to Districts**
- **Article 4 – District Specific Standards**
- **Article 5 – Uses**
- **Article 7 – Conservation & Preservation Overlays**
- **Article 8 – Parking Standards**
- **Subdivision & Land Development Code**



## [ Institutional Natural Preserve ]

- Cemeteries,
- Golf clubs, and
- Environmental and open space preserves.



TABLE 4.4.1 INSTITUTION NATURE PRESERVE (IN)

Lot Occupation (see section “155-3.4 Lot Occupation”)		
A	Lot Width	None
	Lot Area	None <sup>(1)</sup>
	Impervious Coverage	See note <sup>(2)</sup>
	Primary Frontage	n/a
Setbacks (see section “155-3.5 Frontages”)		
B	Front	Per abutting district
C	Side	50 ft. <sup>(3)(4)</sup>
D	Rear	50 ft. <sup>(3)(4)</sup>
Building Height (max.) (see section “155-3.3 Building Height”)		
I	Principal	3 stories up to 40 ft. <sup>(5)</sup>
Parking (see “Article 8: Parking Standards”)		

### Notes

- 1 Min. 30,000 sq. ft. abutting LDR1-LDR-3. Min. 5,000 sq. ft. abutting LDR4, MDR, VC, and TC
- 2 The impervious surface standard will match that of the most restrictive abutting zoning district, plus 5%. Should an institution submit a campus plan, they may achieve an additional 5% impervious surface. In no case shall the impervious surface exceed 55%.
- 3 Minimum 20 ft. buffer is required
- 4 Or the abutting zone, whichever is more restrictive
- 5 Maximum 4 stories or 52 ft. where side and rear yard setbacks are increased by 50 ft.

## [ Institutional Civic ]

Community benefit land uses, including but not limited to organizations dedicated to:

- The Arts and Culture,
- Active recreation,
- Social and Religious Use,
- Senior housing,
- Wellness and Recreation.

TABLE 4.4.2 INSTITUTION CIVIC (IC)

Lot Occupation (see section “155-3.4 Lot Occupation”)		
A	Lot Width	None
	Lot Area	None <sup>(1)</sup>
	Impervious Coverage	See note <sup>(2)</sup>
	Primary Frontage	n/a
Setbacks (see section “155-3.5 Frontages”)		
B	Front	Per abutting district
C	Side	Per abutting district <sup>(3)</sup>
D	Rear	Per abutting district <sup>(3)</sup>
Building Height (max.) (see section “155-3.3 Building Height”)		
I	Principal	3 stories up to 40 ft. <sup>(4)</sup>
Parking (see “Article 8: Parking Standards”)		



### Notes

- 1 Min. 30,000 sq. ft. abutting LDR1-LDR-3. Min. 5,000 sq. ft. abutting LDR4, MDR, VC, and TC
- 2 The impervious surface standard will match that of the most restrictive abutting zoning district, plus 5%. Should an institution submit a campus plan, they may achieve an additional 5% impervious surface. In no case shall the impervious surface exceed 55%.
- 3 Minimum 20 ft. buffer is required
- 4 Max. 4 stories or 52 ft. where side and rear yard setbacks are increased by 50 ft.

## [ Institutional Education ]

Sites or buildings operated by the private or public sectors for the provision of full-time or part-time educational services for students of all ages.

TABLE 4.4.3 INSTITUTION EDUCATION (IE)

Lot Occupation (see section “155-3.4 Lot Occupation”)		
A	Lot Width	None
	Lot Area	None <sup>(1)</sup>
	Impervious Coverage	See Note <sup>(2)</sup>
	Primary Frontage	n/a
Setbacks (see section “155-3.5 Frontages”)		
B	Front	Per abutting district
C	Side	50 ft. <sup>(3)(4)</sup>
D	Rear	50 ft. <sup>(3)(4)</sup>
Building Height (max.) (see section “155-3.3 Building Height”)		
I	Principal	3 stories up to 40 ft. <sup>(5)</sup>
Parking (see “Article 8: Parking Standards”)		



Notes	
1	Min. 30,000 sq. ft. abutting LDR1-LDR-3. Min. 5,000 sq. ft. abutting LDR4, MDR, VC, and TC
2	The impervious surface standard will match that of the most restrictive abutting zoning district, plus 5%. Should an institution submit a campus plan, they may achieve an additional 5% impervious surface. In no case shall the impervious surface exceed 55%.
3	Minimum 20 ft. buffer is required
4	Or the abutting zone, whichever is more restrictive
5	Maximum 5 stories where side and rear yard setbacks are increased by an additional 50 ft. for each story above 3 stories



## [ Institutional Housing ]

Sites or buildings operated by the private or public sectors for the provision of housing and health care services for the elderly



TABLE 4.4.2 INSTITUTION HOUSING (IH)<sup>(1)</sup>

Lot Occupation (see section “155-3.4 Lot Occupation”)		
A	Lot Width	None
	Lot Area	None <sup>(2)</sup>
	Impervious Coverage	See Note <sup>(3)</sup>
	Primary Frontage	n/a
Setbacks (see section “155-3.5 Frontages”)		
B	Front	Per abutting district <sup>(5)</sup>
C	Side	50 ft. <sup>(4)(5)</sup>
D	Rear	50 ft. <sup>(4)(5)</sup>
Building Height (max.) (see section “155-3.3 Building Height”)		
I	Principal	See Note <sup>(6)</sup>
Parking (see “Article 8: Parking Standards”)		

### Notes

- 1 For Continuing Care Facility Standards refer to 4.4.7.c.
- 2 Min. 30,000 sq. ft. abutting LDR1-3. Min. 5,000 sq. ft. abutting LDR4, MDR, VC, and TC
- 3 The impervious surface standard will match that of the most restrictive abutting zoning district, plus 5%. Should an institution submit a campus plan, they may achieve an additional 5% impervious surface. In no case shall the impervious surface exceed 55%.
- 4 Minimum 20 ft. buffer is required
- 5 Or the abutting zone, whichever is more restrictive
- 6 Per the most restrictive abutting zone, with an additional 1 story where side and rear yard setbacks are increased by 50 ft.

**TABLE 5.2 USES FOR INSTITUTION**

USES	IN	IC	IE	IH	USE RESTRICTION
<b>RESIDENTIAL</b>					
Single-Family Housing (detached)	R	R	R	R	Max. 2 Dwelling Units in an existing residential structure only
Duplex	R	R	R	R	Max. 2 Dwelling Units in an existing residential structure only
Twin	R	R	R	R	Max. 2 Dwelling Units in an existing residential structure only
Multi-Family (small) (Apt. House)	C	C	C	C	Shall be in compliance with section 155-7.1 . (HROD)
Multi-Family	C	C	C	C	Shall be in compliance with section 155-7.1 . (HROD)
Alternative Housing for the Elderly		P		P	Shall be in compliance with 155-10.2.
Nursing Home		P		P	See Additional Use requirements in Section 155-4.4.7.d
Student Housing			R		See Table 5.3
<b>INSTITUTIONAL</b>					
Cemetery (nature preserve)	P	P			
Environmental (nature preserve)	R	R	R	R	See Table 5.3
Golf Club	P				
Recreational Establishments		R			See Table 5.3
Religious		P			
Residential Religious		P			
College / University			P		See Additional Use requirements in Section 155-4.4.7.e.
Private Schools			P		See Additional Use requirements in Section 155-4.4.7.f.
Public Schools	P	P	P	P	See Additional Use requirements in Section 155-4.4.7.g. and 155-4.4.4.f.
Continuing Care Facility (CCF)				P	See Additional Use requirements in Section 155-4.4.7.c
Institutional Accessory Use	P	P	P	P	
<b>AGRICULTURE</b>					
Tilling of Soil	P				

IN: Institution Nature Preserve

IC: Institution Civic

IE: Institutional Education

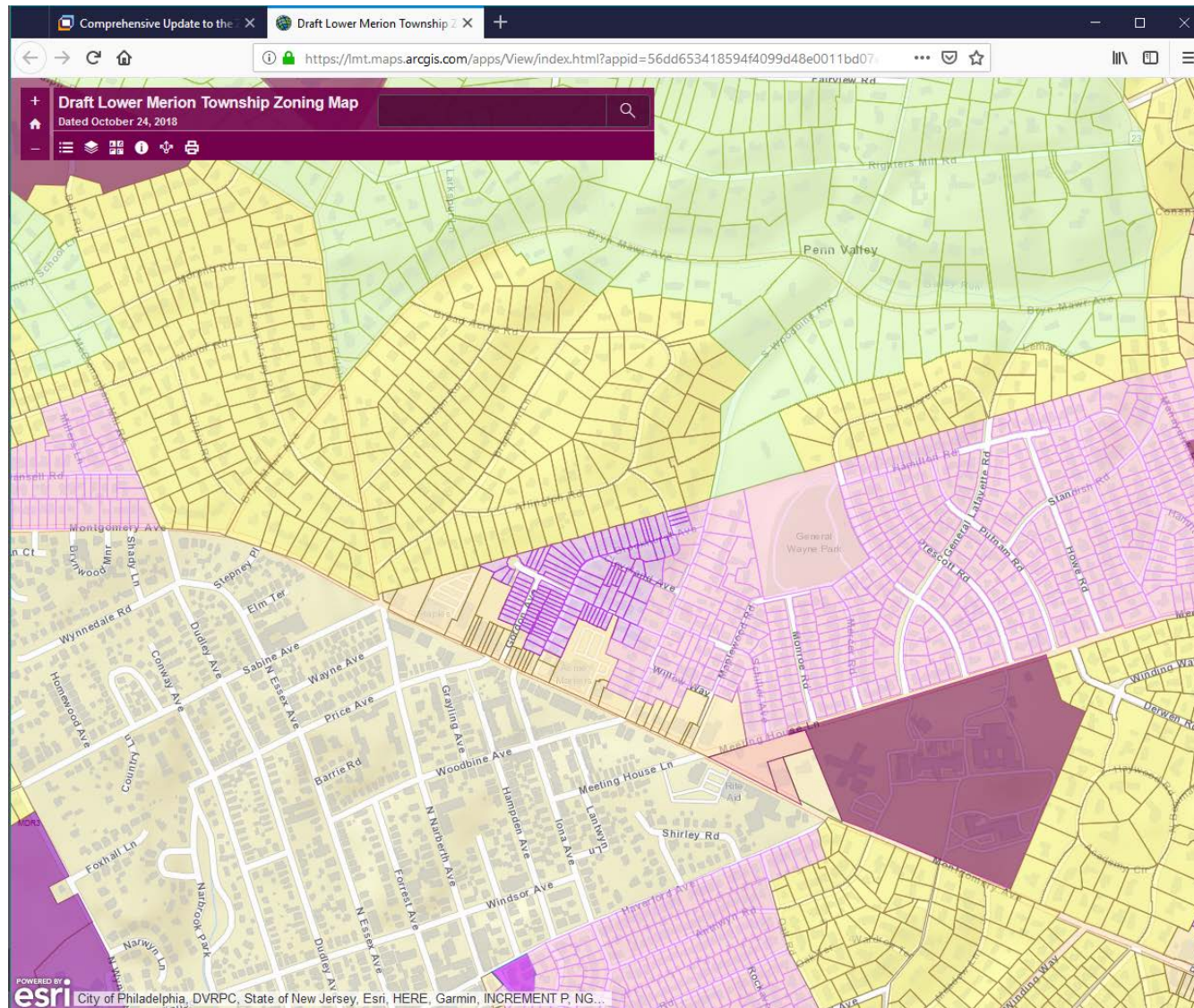
IH: Institutional Housing

P: Permitted

R: Regulated

C: Conditional

S: Special Exceptions



View an interactive version of the proposed zoning map  
[www.lowermerion.org/rezoning](http://www.lowermerion.org/rezoning)



## ZONING UPDATE PUBLIC MEETINGS

NOVEMBER 2018

11/7

B&amp;P

11/28

B&amp;P

\* = Open house preceding meeting from 6-7pm

JANUARY 2019

1/7  
6-7pm

PC

1/10  
7-9pm\*

CEC

1/23

B&amp;P

1/31  
7-9pmREGIONAL  
CMC

FEBRUARY 2019

2/4  
6-7pm

PC

2/7  
7-9pm\*

CEC

2/25  
7-9pmREGIONAL  
CMC

2/27

B&amp;P

Postponed to 3/27

MARCH 2019

3/4  
6-7pm

PC

3/7  
7-9pm\*

CEC

3/25  
7-9pmREGIONAL  
CMC

3/27

B&amp;P

MDR 2 & 3  
COMMERCIAL

APRIL 2019

4/1  
6-7pm

PC

4/4  
7-9pm\*

CEC

4/24

B&amp;P

MAY 2019

5/2  
7-9pm\*

CEC

5/6  
6-7pm

PC

5/22

B&amp;P

JUNE 2019

6/3

PC: ZONING CODE EDITS

6/5

B&amp;P: PUBLIC HEARING TO ADVERTISE ADOPTION

JULY 2019

7/31

BOC: PUBLIC HEARING TO ADOPT



