

Edits to Zoning Code 3.1

The following edits are proposed to be incorporated into the draft Zoning Code for Board consideration in December 2019. The edits are categorized by issue. Minor edits at the end of the chart are listed by Article and Section number in the order they appear in the Zoning Code.

ISSUE #1: INSTITUTIONAL ZONING – ZONING DESIGNATIONS, PERMITTED USES, & IMPERVIOUS SURFACE				
Page	Section	Change Description	Change Type	Completion Schedule Notes
		Change the zoning district for St. Charles Borromeo Seminary at 100 E. Wynnewood Rd. (Parcel #400067932005 - located at the intersection of City Avenue and E. Wynnewood Road) zoned IE to IH.	Zoning Map	Pending 10/30/19 BOC Approval Requires revisions to the Zoning Map and Legal Description
		Change the zoning district for Society of the Holy Child Jesus at 1341 W. Montgomery Ave. (Parcel #400040416008) zoned IC to IH.	Zoning Map	Pending 10/30/19 BOC Approval Requires revisions to the Zoning Map and Legal Description
		Change the zoning district for Jesuit Community at SJU at 261 City Ave. (Parcel #400011116004) zoned IE to IH.	Zoning Map	Pending 10/30/19 BOC Approval Requires revisions to the Zoning Map and Legal Description
11	1.1.5.g.iv.	Institutional Housing (IH): IH is intended to collectively define sites or buildings operated for the provision of housing and health and long-term care for the elderly and people with disabilities or for residential religious uses .	Residential Religious	NOTE 1: The IE properties of primary concern have a significant residential component. Moving these properties to the IH District and amending the IH provisions will address many concerns.
30	2.1	Institutional Housing: Collectively includes sites or buildings operated for the provision of housing and health and long-term care for the elderly and people with disabilities or for residential religious uses .	Residential Religious	See NOTE 1 above.
39	2.1	Residential Religious: A building or site containing living arrangements owned or leased occupied by a religious institution and operated as part of that religious institution for the use of its members.	Residential Religious	
100	4.4.2.d.	Institutional Housing (IH) is intended to collectively define sites or buildings operated for the provision of housing and health and long term care for the elderly and people with disabilities or for residential religious uses .	Residential Religious	See NOTE 1 above.

		Placeholder	Residential Religious	DENSITY PROVISIONS. Staff to provide text 10/30. Access and Frontage on Primary, Secondary, Tertiary Road: 1 unit per 30,000 square feet. All other streets: Lot Area to match abutting district
102	4.4.6.c.v.	ADD NEW & RENUMBER SUBSEQUENT SECTIONS: <u>A lot legally in existence on “the effective date of this Code”, which became nonconforming or within 5% of the maximum impervious surface permitted, to such impervious surface provisions may expand the impervious surface on such lot by up to 5%.</u>	CCF Impervious	This change is specific to Continuing Care Facilities, which is only permitted in the IH District.
103	4.4.6.d.i.	A skilled nursing facility in IC District shall be limited to <u>shall be located in</u> a building existing as of July 31, 2019 <u>“the effective date of this Code” and</u> . the building may be expanded by up to 25% <u>50%</u> to accommodate the skilled nursing facility.	Skilled nursing	There was a concern that large, existing buildings could be converted and expanded. This revision limits the ability to expand.
103	4.4.6.d.ii.	A minimum lot area of 1,200 square feet shall be provided for each bed, <u>up to a maximum of 200 beds.</u>	Skilled nursing	
103	4.4.6.d.iv.	<u>The property shall have frontage on and be accessed from a Primary, Secondary, or Tertiary Street.</u>	Skilled nursing	This provision limits the applicability and addresses the concerns of traffic on minor residential roads.
106	TABLE 4.4.1	INSTITUTION NATURE PRESERVE (IN) Note 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 <u>the maximum cap of 47%.</u>	Institution Impervious	Amends the base impervious surface to match that of the abutting district. The Campus Plan incentive is removed and will be revisited in the future. Text is added to clarify the maximum impervious cap.
106	TABLE 4.4.2	INSTITUTION CIVIC (IC) Note 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 <u>the maximum cap of 47%.</u>	Impervious Surface Cap	The Campus Plan incentive is removed and will be revisited in the future. Text is added to clarify the maximum impervious cap.

107	TABLE 4.4.3	INSTITUTION EDUCATION (IE) Note 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 5-15% impervious surface (the actual percentage shall be determined by the Board of Commissioners prior to the time of adoption). In no case shall the impervious surface exceed <u>the maximum cap of</u> 47%.	Impervious Surface Cap	The Campus Plan incentive is removed and will be revisited in the future. Text is added to clarify the maximum impervious cap.
107	TABLE 4.4.3.A	INSTITUTION EDUCATION (IE) – PUBLIC SCHOOLS Note 2: The impervious surface standard will match that of the most restrictive abutting zoning district, plus 10%. Should a public school submit a campus plan, they may achieve an additional 5-15% impervious surface (the actual percentage shall be determined by the Board of Commissioners prior to the time of adoption). In no case shall the impervious surface exceed <u>the maximum cap of</u> 47%.	Impervious Surface Cap	The Campus Plan incentive is removed and will be revisited in the future. Text is added to clarify the maximum impervious cap.
108	TABLE 4.4.4	INSTITUTIONAL HOUSING (IH) Note 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 <u>the maximum cap of</u> 47%.	Institution Impervious	Amends the base impervious surface to match that of the abutting district. The Campus Plan incentive is removed and will be revisited in the future. Text is added to clarify the maximum impervious cap.
122	TABLE 5.2	ADD Residential Religious as a regulated use in IH. CHANGE Residential Religious use to a regulated use in IC.	Institution: Use	The properties added to IH contain a residential religious component, which is addressed with this amendment.
122	TABLE 5.2	CHANGE Skilled Nursing to R (Regulated) in IH.	Institution: Use	

ISSUE #2: INSTITUTIONAL ZONING – IMPERVIOUS SURFACE CAP				
Page	Section	Change Description	Change Type	Completion Schedule Notes
101	4.4.4.a.ii.	The following shall be exempt from the T total ↓ impervious S surface C calculations up to <u>except when determining compliance with</u> the maximum cap as listed in “Table 4.4 Institutional Form Standards”:	Impervious Surface Cap	Clarify impervious surface cap language.
ISSUE #3: HISTORIC RESOURCE OVERLAY DISTRICT – AMEND MULTIFAMILY & OFFICE CONVERSION INCENTIVES				
Page	Section	Change Description	Change Type	Completion Schedule Notes
122	TABLE 5.2	USES FOR INSTITUTIONS RESIDENTIAL USE REGULATION Multi-Family (small) <u>The property shall be listed on the local Historic Resource Inventory and</u> shall be in compliance with section 155-7.1 Historic Resources Overlay District.	Clarification	
122	TABLE 5.2	USES FOR INSTITUTIONS RESIDENTIAL USE REGULATION Multi-Family (large) <u>The property shall be listed on the local Historic Resource Inventory and</u> shall be in compliance with section 155-7.1 Historic Resources Overlay District.	Clarification	
208	7.1.2.g.	Additional uses listed in the “Table 7.1.1 Historic Resource Uses” are permitted on properties designated as a Class I and Class II Historic Resource, with further provisions noted in Section 7.1.3 and “Table 7.1.2 Historic Resource Use Regulations”. <u>Only one additional use is permitted on properties designated as a Class I and Class II Historic Resource.</u>	HROD: Uses	NOTE 4: The current Zoning Code only allows one use incentive to be applied on each property. This provision carries that standard forward into the draft Zoning Code. It limits the potential use of properties in the HROD.
106	TABLE 4.4.1	INSTITUTION NATURE PRESERVE (IN) Note 1: Minimum 30,000 sq. ft. abutting LDR1-LDR3. Minimum 5,000 sq.ft. abutting LDR4, MDR, VC, and TC <u>all other districts. Where a property abuts multiple districts, the most restrictive district shall apply.</u>	HROD: Uses	NOTE 5: Clarify the minimum Lot Area standards in the Institutional District by modifying the form tables in Article 4 to state that the Lot Area is established by the most restrictive abutting district. It currently is not stated as such.

106	TABLE 4.4.2	INSTITUTION CIVIC (IC) Note 1: Minimum 30,000 sq. ft. abutting LDR1-LDR3. Minimum 5,000 sq.ft. abutting LDR4, MDR, VC, and TC <u>all other districts. Where a property abuts multiple districts, the most restrictive district shall apply.</u>	HROD: Uses	View NOTE 5.
107	TABLE 4.4.3	INSTITUTION EDUCATION (IE) Note 1: Minimum 30,000 sq. ft. abutting LDR1-LDR3. Minimum 5,000 sq.ft. abutting LDR4, MDR, VC, and TC <u>all other districts. Where a property abuts multiple districts, the most restrictive district shall apply.</u>	HROD: Uses	View NOTE 5.
107	TABLE 4.4.3.A	INSTITUTION EDUCATION (IE) – PUBLIC SCHOOLS Note 1: Minimum 30,000 sq. ft. abutting LDR1-LDR3. Minimum 5,000 sq.ft. abutting LDR4, MDR, VC, and TC <u>all other districts. Where a property abuts multiple districts, the most restrictive district shall apply.</u>	HROD: Uses	View NOTE 5.
108	TABLE 4.4.4	INSTITUTIONAL HOUSING (IH) Note 2: Minimum 30,000 sq. ft. abutting LDR1-LDR3. Minimum 5,000 sq.ft. abutting LDR4, MDR, VC, and TC <u>all other districts. Where a property abuts multiple districts, the most restrictive district shall apply.</u> <u>Residential religious uses shall provide a minimum lot area of 1,200 square feet per bed, up to a maximum of 200 beds.</u>	HROD: Uses	View NOTE 5.
213	TABLE 7.1.2	HISTORIC RESOURCE USE REGULATIONS Non-Residential to Multi-Family Conversion: USE REGULATION Where a non-historic accessory building also exists on the lot, the non-historic building may also be converted.	HROD: Uses	This standard is deleted to limit future conversions of new accessory buildings to multifamily uses.

215	TABLE 7.1.2	HISTORIC RESOURCE USE REGULATIONS Office: USE REGULATION Shall only be authorized as a conditional use subject to the following regulations: • The property shall be accessed from a primary, secondary and/or tertiary street and not located in a local historic district. • Limited to one employee per 500 square feet of gross habitable floor area dedicated to the office use. • The office use shall be limited to 100,000 square feet of the existing gross habitable floor area.	HROD: Uses	
ISSUE #4: OPEN SPACE OVERLAY DISTRICT: EXPAND APPLICABILITY				
Page	Section	Change Description	Change Type	Completion Schedule Notes
216	7.2.2.a.	The Open Space Overlay District is defined and established to include and be an overlay upon all parcels five acres or larger within any LDR or MDR zoning district and upon all parcels five acres or larger within any I zoning district developed for a religious residential or a residential use.	OSOD Applicability	
ISSUE #5: INSITUTIONAL ZONING: CLARIFY “ABUTTING” OR “ADJACENCY” PROVISIONS				
Page	Section	Change Description	Change Type	Completion Schedule Notes
14	2.1	Abutting: To be adjacent to or joined at a border, property line, or zoning district boundary. Abutting properties include properties across a street or alley, or a railroad right of way.	Clarification	
ADDITION	2.1	Adjacent: To be joined at a property line. Adjacent properties do not include properties across a street or alley, or a railroad right of way.	Clarification	
100	NEW 4.4.3.d	INSTITUTIONAL DISTRICTS Applicability Where abutting zoning district standards are applied to a Lot, the following standards shall apply: i. A Lot in the Institutional District shall be subject to the standards of the most restrictive abutting zoning district based on	Clarification	

		ii. the configuration of the Lots as of the effective date of this Code. A Lot internal to the Institutional District surrounded by Institutional District Lots on all sides shall be subject to the standards applicable to the most restrictive adjacent Lot.		
Renumber all Subsequent Sections				
ISSUE #6: INSTITUTIONAL ZONING: CAMPUS PLAN				
Page	Section	Change Description	Change Type	Completion Schedule Notes
100	4.4.3.d.	RESERVED. Under the following circumstances a Campus Plan in accordance with Chapter 135 shall be required: 4.4.3.d.i. An applicant seeks to exceed the allowable base impervious surface as set forth on Table 4.4 “Institution Form Standards” by up to a maximum of 5-15% impervious surface (the actual percentage shall be determined by the Board of Commissioners prior to the time of adoption). The additional impervious surface may only be achieved through the submission and approval of a Campus Plan. 4.4.3.d.ii. An applicant seeks to expand the impervious surface on a lot legally in existence on July 31, 2019, which became nonconforming to such impervious surface provisions by up to 5%. The additional impervious surface may only be used once and is achieved through the submission and approval of a Campus Plan.	Campus Plan	Temporary removal of Campus Plan provisions.
100	4.4.3.f.	Changes to the Institutional Primary Use of a property located within an existing Institutional District shall conform to the requirements of this Article and shall require a Campus Plan in accordance with Chapter 135. This only applies to a public school use when a public school is changed to another permitted use.	Campus Plan	Temporary removal of Campus Plan provisions.

101	4.4.4.a.i.	RESERVED. Impervious Surface may be modified up to the limits in “Table 4.4 Institution Form Standards” by process of Campus Plan on properties within the Institutional District.	Campus Plan	Temporary removal of Campus Plan provisions.
102	4.4.6.b.i.	Institutional Primary Use and Accessory Use functions shall be listed and described with limits in the Campus Plan where required.	Campus Plan	Temporary removal of Campus Plan provisions.
102	4.4.6.b.ii.	Adjustments to the Use requirements of the approved Campus Plan require a revised Campus Plan approval from the Board of Commissioners.	Campus Plan	Temporary removal of Campus Plan provisions.
103	4.4.7.a.	Access and Parking shall be according to “Article 8: Parking Standards” and, where applicable, to the Campus Plan.	Campus Plan	Temporary removal of Campus Plan provisions.
106-108	TABLE 4.4	INSTITUTION FORM STANDARDS Remove Campus Plan Reference from all five institutional district charts. These changes are noted above.	Campus Plan	Temporary removal of Campus Plan provisions.
127	TABLE 5.3	USE REGULATIONS (IN) Environmental Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following: ***** • Absent an approved Campus Plan that complies with section “155-5.1 Permitted Uses” and “Table 5.2 Uses for Institution”, <u>p</u> Permitted uses are further regulated as follows:	Campus Plan	Temporary removal of Campus Plan provisions.
128	TABLE 5.3	USE REGULATIONS (IC) Environmental Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following: ***** • Absent an approved Campus Plan that complies with section “155-5.1 Permitted Uses” and “Table 5.2 Uses for Institution”, <u>p</u> Permitted uses are further regulated as follows:	Campus Plan	Temporary removal of Campus Plan provisions.

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132	TABLE 5.3	USE REGULATIONS (IH) Environmental Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following: ***** • Absent an approved Campus Plan that complies with section "155-5.1 Permitted Uses" and "Table 5.2 Uses for Institution", <u>per</u> Permitted uses are further regulated as follows:	Campus Plan	Temporary removal of Campus Plan provisions.
ISSUE #7: INSTITUTIONAL ZONING: LOT WIDTH				
Page	Section	Change Description	Change Type	Completion Schedule Notes
106	TABLE 4.4.1	INSTITUTION NATURE PRESERVE (IN) A Lot Width none <u>per abutting district</u>	Institutional Lot Width	
106	TABLE 4.4.2	INSTITUTION CIVIC (IC) A Lot Width none <u>per abutting district</u>	Institutional Lot Width	
107	TABLE 4.4.3	INSTITUTION EDUCATION (IE) A Lot Width none <u>per abutting district</u>	Institutional Lot Width	
107	TABLE 4.4.3.A	INSTITUTION EDUCATION (IE) – PUBLIC SCHOOLS A Lot Width none <u>per abutting district</u>	Institutional Lot Width	
108	TABLE 4.4.3.A	INSTITUTIONAL HOUSING (IH) A Lot Width none <u>per abutting district</u>	Institutional Lot Width	
ISSUE #8: MINOR ZONING MAP REVISIONS				
Page	Section	Change Description	Change Type	Completion Schedule Notes
Change the zoning district for the front portion of the lot at 321 Caversham Rd. (Parcel #400009396005) zoned IE to LDR3 to reflect the recent Lot Line Change with the Bryn Mawr College property at 719 New Gulph Rd. (Parcel #400042636002).			Zoning Map	Pending 10/30/19 BOC Approval Requires revisions to the Zoning Map and Legal Description Dependent on pending Lot Line Change application

ISSUE #9: AUTO RELATED SERVICES: GAS STATIONS				
Page	Section	Change Description	Change Type	Completion Schedule Notes
53	NEW 3.5.6.a.viii.	3.5.6.a. The following structures and equipment are prohibited in frontage yards: 3.5.6.a.viii. Vehicular fueling device (gas pump, Electric Vehicle Charging Station)	Content	
ISSUE #10: INTRODUCE ELECTRIC VEHICLE STANDARDS INTO COMMERCIAL & MULTIFAMILY DISTRICTS				
Page	Section	Change Description	Change Type	Completion Schedule Notes
Additions	2.1	Electric vehicle (EV)–A vehicle that operates either partially or exclusively on electrical energy, provided by a rechargeable battery or other energy storage source, which can be charged by connection to the electric power grid. This term includes a Battery Electric Vehicle, or Plug-In Hybrid Vehicle). Battery Electric Vehicle (BEV)–An electric vehicle that is powered solely by rechargeable electric battery, without any internal combustion engine. Plug-In Hybrid Electric Vehicle (PHEV)–An electric vehicle that is powered by a rechargeable electric battery, as well as an internal combustion engine which delivers power directly to the vehicle, and/or powers an on-board generator which can recharge an electric battery. Electric Vehicle Charging Station (EVCS)–A public or private parking space that is served by and accessible to EV battery charging equipment which is supported by appropriate EVCS infrastructure. Level 1 EVCS –An EVCS utilizing an electric voltage up to 120 volts; Level 2 EVCS–An EVCS utilizing an electric voltage of up to 240 volts	Content/ Sustainability	

		Level 3 EVCS—An EVCS utilizing electric voltage of 480-600 volts. Electric Vehicle Parking Space –A marked parking space which is part of a Level 2 or Level 3 Electric Vehicle Charging Station and identifies the use of the space to be exclusively for an Electric Vehicle while charging an onboard vehicle battery. Electric Vehicle Charging Station Infrastructure – Structures and equipment, including necessary electric power usage-related infrastructure, to support the operation of an Electric Vehicle Charging Station, including distribution of electric power from the grid, and metering of delivered power.		
16	2.1	Auto Related Services: A place of business serving minor auto-related needs including, but not limited to: motor vehicle sales, car rental, minor repairs, retail sales such as auto parts, tire store, gas station, electric vehicle charging station and car wash.		Permitted use in VC, TC and RHR Districts.
243	NEW 8.6.1.d.	8.6.1. All off-street parking stalls and aisles shall be dimensioned according to “Table 8.5.1 Off-Street Parking Minimum Dimensions” and the following: **** 8.6.1.d. Electric Vehicle Parking Spaces (RESERVED)	Content/ Sustainability	When the BOC comes back with sustainability amendments for the Code, adding in a minimum requirement can be studied and included at an appropriate level.
ISSUE #11: PREDOMINANT SETBACK				
Page	Section	Change Description	Change Type	Completion Schedule Notes
52	3.4.9	Predominant Setback: MCPC to provide language.		MCPC to provide suggested language.
94	TABLE 4.3.1	VC DIMENSIONAL STANDARDS Note 3: When there is a predominant setback established the setback shall be greater than or equal to the predominant setback.	Content	MCPC to provide suggested language. Excerpt from MCPC Review letter: <i>We wish to point out that Note 3 on Tables 4.3.1 (VC) and 4.3.2 (TC1) states that “when there is a predominant setback established the [front] setback shall be greater than or equal to the predominant setback”. The use of the phrase “greater than” in this context appears to allow new buildings to be setback an unlimited distance.</i>

				<i>Alternatively, requiring that infill structures be built-to the average front yard setback existing on the block (or “predominant setback”), but in no case greater than the maximum front yard setback specified for that zoning district, may result in a more consistent standard.</i>
95	TABLE 4.3.2	TC1 DIMENSIONAL STANDARDS Note 3: When there is a predominant setback established the setback shall be greater than or equal to the predominant setback.	Content	MCPC to provide suggested language. See above.
ISSUE #12: RESIDENTIAL IMPERVIOUS SURFACE: MODIFICATIONS TO LDR3				
Page	Section	Change Description	Change Type	Completion Schedule Notes
80	TABLE 4.1.3	LDR3 DIMENSIONAL STANDARDS Lot Occupation (see section “155-3.4 Lot Occupation”) Impervious Surface 30% <u>28%</u> max.	Content	
ISSUE #13: RESIDENTIAL LOT WIDTH: MODIFICATIONS TO MDR1				
Page	Section	Change Description	Change Type	Completion Schedule Notes
86	TABLE 4.2.1	MDR1 DIMENSIONAL STANDARDS Lot Occupation (see section “155-3.4 Lot Occupation”) A Lot Width 50 <u>60</u> ft. min. (SF, DU) 30 <u>35</u> ft. min. per unit (TW)	Content	

MINOR EDITS/TYPOS/CLARIFICATION				
Page	Section	Change Description	Change Type	Completion Schedule Notes
Additions	2.1	<u>Cornice: The molded and projecting horizontal member that crowns an architectural composition (Source: Webster Merriam Dictionary)</u> <u>Frieze: a sculptured or richly ornamented band (as on a building) (Source: Webster Merriam Dictionary)</u> <u>Native Plant</u> <u>Parapet: a low wall or railing to protect the edge of a platform, roof, or bridge</u> <u>— called also parapet wall (Source: Webster Merriam Dictionary)</u> <u>Primary Frontage</u> <u>Vestibule: a passage, hall, or room between the outer door and the interior of a building : lobby (Source: Webster Merriam Dictionary)</u> <u>Wooded Lot: Any parcel containing one or more viable tree having a DBH of six inches or greater.</u>	Clarification	
Addition	2.1	<u>Storage Garage: A building, not a private or public garage, used solely for the storage of motor vehicles (not trucks) but not for the sale, service or repair of motor vehicles.</u>	Clarification	This term is taken directly from the existing Zoning Code.
Addition	2.1	<u>Outdoor accessory temporary uses</u>	Clarification	
Addition	2.1	<u>Tandem parking: Two or more automobiles parked on a driveway or in any other location on a lot, lined up behind one another.</u>	Clarification	
Addition	2.1	<u>Parallel Space: The parking of a vehicle or vehicles parallel to the roadside.</u>	Clarification	
Addition	2.1	<u>Perimeter Setback</u>	Clarification	
Addition	2.1	<u>Temporary Use</u>	Clarification	Covered under Zoning Permits in Article 11
16	2.1	Atrium: An indoor, roofed space whose height exceeds one story that is utilized primarily as a circulation or gathering space serving all occupants of the building.	Clarification	Deletion: Unused term
20	2.1	Council: A board of natural individuals of the number stated in the code of regulations who are residents of the Commonwealth of Pennsylvania, who need not be unit owners and who shall manage the business, operation	Clarification	Deletion: Unused term

		and affairs of the property on behalf of the unit owners and in compliance with this chapter and the Unit Property Act.		
21	2.1	Cul de sac: A street with one end open for public vehicular, bicycle, and pedestrian access and the other end terminating in a vehicular turnaround.	Clarification	Deletion: Unused term
37	2.1	Portico: A Porch or walkway with a roof supported by columns, leading to the entrance of a Building.	Clarification	Deletion: Unused term
41	2.1	Setback, Front: A setback extending the full width of the lot along the street line and not less in depth, measured from the street line <u>edge of the public right-of-way</u> , than the minimum required in each district unless otherwise specified in this chapter.	Clarification	This edit makes the definition consistent with Section 4.1.2.b. MCPC suggested measuring from the curblineline for a more uniform building setback.
42	2.1	Specimen Tree: A unique, rare or otherwise specifically selected plant or tree which most typically represents a whole class or group, specifically in shape, form, historical importance or any other characteristic which may be designated as a specimen tree by the Shade Tree Commission of the Township.	Clarification	Deletion: Unused term
43	2.1	Storm Drainage Area: The area of land surface, expressed in acres or a percentage thereof, which slopes in such a manner so as to carry the precipitation which flows over the land surface, during and for a short time after a storm, to a common low point.	Clarification	Deletion: Unused term
45	2.1	Terminated Vista: A location at the axial conclusion of a Street or other public space.	Clarification	Deletion: Unused term
46	2.1	Transition Line: A horizontal line spanning the full width of a facade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.	Clarification	Deletion: Unused term
46	2.1	Urban Form: The spatial arrangement of a particular environment, as defined by built form, mass and space, the natural environment, and the movement of persons, goods and information.	Clarification	Deletion: Unused term
47	2.1	Walking Radius: The distance a person is willing to walk, from a given point. This distance varies depending on	Clarification	Deletion: Unused term

		existing barriers, the walking environment and the availability of destinations.		
48	2.1	Yard: The distance from the Property Line to the point where a Building may be constructed. This area must be maintained clear of permanent structures with the exception of Encroachments described in each District. See Setback.	Clarification	Deletion: Unused term
48	2.1	Yard, Front: A yard extending the full width of the lot along the street line and not less in depth, measured from the street line, than the minimum required in each district.	Clarification	Deletion: Unused term
48	2.1	Yard, Rear: A yard extending the full width of the Lot along the rear Lot line and not less in depth, measured from the rear Lot line, than the minimum required in each district.	Clarification	Deletion: Unused term
48	2.1	Yard, Side: A yard extending along the same Lot line from the front yard to the rear yard and not less in width, measured from the side Lot line, than the minimum required in each district.	Clarification	Deletion: Unused term
52	NEW 3.4.1.a	<u>The minimum lot width of the lot at the building line shall be the minimum lot width required at the street line for lots in the zoning district in which the lot is located. Minimum lot width shall be measured parallel to the street at the point of the proposed building closest to the street.</u>	Clarification	
52	3.4.4	Where a maximum setback is specified, it pertains only to the amount of building facade required to meet the minimum primary frontage lot occupation requirements of the underlying district.	Clarification	Edit makes this section consistent with the tables in Article 4.
56	TABLE 3.5.1.E	Surface: Minimum 80% paving. Pervious paving is recommended and shall not count towards maximum impervious surface.	Content	It was unclear if this pervious paving exemption applies to all pavement in these frontage yard types, or just to pedestrian pathways of a certain width, which is an exemption that is provided for in §3.13.2.g.ii.
56	TABLE 3.5.1.F	Surface: Driveway shall be paved at sidewalk grade. The remainder of front setback may be paved or landscaped.	Content	It was unclear if this pervious paving exemption applies to all pavement in these frontage yard types, or just to pedestrian pathways of a certain width,

		Pervious paving is recommended and shall not count towards maximum impervious surface.		which is an exemption that is provided for in §3.13.2.g.ii.
57	TABLE 3.5.1	FRONTAGE YARD TYPES G. FRONTAGE YARD TYPE SUMMARY COMMON YARD - Add a Superscript note (1) to “P” for MDR FENCED YARD – Add a Superscript note (1) to “P” for MDR URBAN YARD – Change Superscript note (1) to (2) to “P” for MDR PEDESTRIAN FORECOURT – Change Superscript not (1) to (2) to “P” MDR ADD Note (1) MDR1 and MDR2 Only Renumber Note (1) to Note (2) MDR3 Only	Clarification	
57	3.5.7	Any portion of a primary frontage in MDR3, VC, and TC not occupied by buildings, driveways, forecourts or walkways shall be lined with a streetscreen as follows:	Clarification	
60	3.6.3.a.	On dwellings and multi-family buildings, an open, roofed porch may project into the required front setback, according to “Table 3.5.2 Facade Types” and the following requirements:	Clarification	
63	3.7.1.a.iii.	At corner lots, fences shall follow the sight site distance requirements.		
64	3.7.6	Should a sequence of retaining walls be required, they shall be spaced at minimum intervals as specified in their underlying districts. Retaining walls be shall be spaced at minimum intervals of 10 feet, except in LDR districts.		
67	3.8.1.a	A maximum of eight individual rowhouses can be attached or the length of the rowhouse building shall not exceed 160 feet before a minimum 10-foot separation is provided.	Content	MCPC recommends limiting building rows to no more than 6 units. LMT staff felt that adding the maximum dimension accomplishes the same result.
67	3.8.2.a	If detached garages are built, each garage shall be entirely separated from the principal building and shall be located according to “155-8.34 Parking Location”.	Clarification	Cross reference
67	NEW 3.8.2.c	Storage Garages on a multi-family lot may be authorized as a Special Exception, subject to the following regulations:	Clarification	This standard was moved from 5.2.6.e. This is the more appropriate location.

		3.8.2.c.i. The garages shall not be visible from any street frontages.		
69	3.10.3	Landscape buffers shall in the opinion of the Director of Building & Planning, provide a sustainable filtered visual screen that will mature up to a height of at least six feet. Pedestrian access through buffer shall not be limited. Buffers shall be as established in the Township Code, Chapter 101.		
70	3.12.2.a.	They shall not be constructed in any required setbacks except an artificial turf field may be permitted in a front setback of a primary road.		
71	3.13.2.c.iii	The design and location of the recharge system shall be approved by the Township Engineer. The Township Engineer may require that a percolation test be submitted with the permit application showing rates sufficient to empty the system within 24 hours. Construction may not disturb steep slopes, woodlands or any area within the dripline of trees greater than 15 inches dbh. Disturbance of trees between six inches and 15 inches dbh is prohibited if an alternative location for the recharge system is feasible. Every tree between greater than six inches and 15 inches dbh that is removed shall be replaced on the lot in accordance with "Table 7.5.1 Tree Replacement" and the replacement trees shall be with one three-inch minimum-caliper tree selected from the list of recommended trees set forth in section A177-1, or comparable tree approved by the Township Arborist. If the lot cannot accommodate all of the additional trees, the excess trees shall be planted on publicly owned land after receiving approval from the public entity having ownership.	Clarification	CONSISTENCY: Section 3.13.2.c.iii. appeared to be inconsistent with the requirement in §7.5.3 that replacement trees be at least 2-2.5 inches in caliper.
72	3.13.2.d.	The impervious surface on any lot within the Historic Resource Overlay District may exceed the maximum permitted, subject to the regulations in section 7.1. 98 and "155-4.4 Institutional Districts".	Clarification	Cross reference

72	3.14	SERVICES AND TRASH AREA STANDARDS		
75	4.1.2.b	A Building shall be located in relation to the property line except when abutting a street, the The setback shall be measured from the edge of public right-of-way....	Clarification	
76	TABLE 4.1.1	LDR1 DIMENSIONAL STANDARDS Note 1: Garage location shall be according to section "155-8.34 Parking Location"	Clarification	Cross reference
80	TABLE 4.1.3	LDR3 DIMENSIONAL STANDARDS Façade Types (see section "155-3.5 Frontages") Porch — Permitted Stoop — Permitted Common Entry Not Permitted Arcade / Colonnade Not Permitted Gallery — Not Permitted Storefront — Not Permitted	Clarification	
80	TABLE 4.1.3	LDR3 DIMENSIONAL STANDARDS Note 1: Garage location shall be according to section "155-8.34 Parking Location"	Clarification	Cross reference
82	TABLE 4.1.4	LDR4 DIMENSIONAL STANDARDS Note 1: Garage location shall be according to section "155-8.34 Parking Location"	Clarification	Cross reference
84	4.2.2.b	A Building shall be located in relation to the property line except when abutting a street, the The setback shall be measured from the edge of public right-of-way....	Clarification	
86	TABLE 4.2.1	Note 3: Zero-foot side setback only applies <u>where there is a shared party wall.</u>	Clarification	
88	TABLE 4.2.2	MDR2 DIMENSIONAL STANDARDS Note 2: Garage location shall be according to section "155-8.34 Parking Location"	Clarification	Cross reference
93	4.3.3.d	The height of a mixed-use building with a residential component in TC1 may be increased <u>to a maximum of up</u> to four stories provided the development complies with either 4.3.3.d.i. or 4.3.3.d.ii.	Clarification	

93	4.3.3.e	The height of a non-residential building in TC1 may be increased to a maximum of up to four stories provided the development complies with 4.3.3.e.1.	Clarification	
93	4.3.5.a	Outdoor accessory <u>temporary</u> uses such as seating for food and drink, sales displays for small scale retail such as flower shops, antiques, hardware, may be allowed as a temporary use provided a sidewalk pedestrian passage of six feet is unobstructed.	Clarification	Make same edit two more times in Article 6- (6.3.5.a and 6.6.7.c). ADD definition for Temporary Use (that are covered under Zoning Permits in Article 11). ADD definition of Outdoor accessory temporary uses .
93	4.3.7.b	Parking Structures shall demonstrate compliance with the architectural standards in section "155-3.9 Architecture Standards" and the following:	Clarification	
94	TABLE 4.3.1	VC DIMENSIONAL STANDARDS Note 1: Where a Lot Abuts a property in an LDR, M <u>D</u> R1, or MDR2 district, the side and rear setback for the lot shall be that required of the abutting lot's district. <u>The setback shall be adjusted to provide a 20 feet wide buffer, where required.</u> Where a Lot Abuts a property zoned LDR, MDR1, or MDR2, there shall be a Buffer of 20 feet in width along the rear property line and side property line extending to the front yard setback. Where a Lot Abuts a railroad right-of-way at the side or rear with a LDR district on the opposite side of the railroad, the portion of the VC or TC Lot abutting the railroad shall include a Buffer of 15 feet in width.	Clarification	
94	TABLE 4.3.1	Note 4: Or equal to the abutting zone, whichever is greater per 3.4. 910 . Zero-feet side yard setback only applies where there is a shared party wall.	Clarification	
96	TABLE 4.3.2	Note 4: Or equal to the abutting zone, whichever is greater per 3.4. 910 . Zero-feet side yard setback only applies where there is a shared party wall.	Clarification	
98	TABLE 4.3.3	TC2 DIMENSIONAL STANDARDS	Clarification	

		Note 1: Where a Lot Abuts a property zoned LDR, MDR1 or MDR2, the side and rear setback for the lot shall be that required of the abutting lot's district. The setback shall be adjusted to provide a 20 feet wide buffer, where required. Where a Lot Abuts a property zoned LDR, MDR1, or MDR2, there shall be a Buffer of 20 feet in width along the rear property line and side property line extending to the front yard setback. Where a Lot Abuts a railroad right-of-way at the side or rear with a LDR district on the opposite side of the railroad, the VC or TC Lot abutting the railroad shall include a Buffer of 15 feet in width.		
98	TABLE 4.3.3	Note 3: Or equal to the abutting zone, whichever is greater per 3.4.9-10.	Clarification	
100	4.4.2	There are four Institutional Districts: Institutional Nature Preserve (IN), Institutional Civic (IC), Institutional Education (IE), and Institutional Housing (IH). These categories correspond to the variety of activities and range of impacts that might be expected of each. See Table 5.2 "Uses for Institutions" for specific uses permitted in each district.	Clarification	
101	4.4.3.g	All previous conditions imposed by the Zoning Hearing Board on the approval of Institutional uses by special exception and all imposed conditions by the Board of Commissioners by Conditional Use shall remain in force but may be modified by Conditional Use.	Clarification	
102	4.4.6.c.iii.(1)	Four dwellings/acre abutting LDR1, LDR2 and LDR3. Where a property abuts multiple districts, the most restrictive district shall apply.	Clarification	This is still in the text, it was stated twice. Once in main heading for maximum gross density, so it is still same regulations for CCF.
102	4.4.6.c.iii.(3)	Eight dwellings/acre abutting MDR, VC, TC and Special Districts Regulated by Article 6. Where a property abuts multiple districts, the most restrictive district shall apply.	Clarification	This is still in the text, it was stated twice. Once in main heading for maximum gross density, so it is still same regulations for CCF.

102	4.4.6.c.iii.(4)	Assisted-living units and memory care/nursing units are permitted in addition to the maximum gross density for dwelling units as provided in 4.4.6.7.c.i-iii above. Assisted living, and/ or memory care/nursing units shall not comprise more than 45% and not less than 25% of the number of residential living units in a Continuing Care Facility.	Clarification	Cross reference
102	4.4.6.c.vi	The perimeter setback requirement in Section 4.4.6.c.v above , may be reduced to 50 feet when the lot abuts a parcel developed under the provisions of the Open Space Overlay District provided the following conditions are met:	Clarification	
104	4.4.8.c	Parking Structures shall demonstrate compliance with the architectural standards in section “155-3.9 Architecture Standards” and the following:	Clarification	
104	4.4.11.a.	Noise and lighting regulations shall be according to section “155-3.12 11 Ambience Standards”.	Clarification	Cross reference
109	4.5.3.e.	Impervious Surface. 4.5.3.e.i. When a public access along the Schuylkill River is provided as a dedicated easement or public space in accordance with 4.5.8, the following improvements shall not be counted against the maximum impervious surface limits: 4.5.3.e.i. The multipurpose trail constructed within the river easement area and the public trail parking. 4.5.3.e.ii. Paved emergency access roads/driveways required by Lower Merion Township.	Clarification	
109	4.5.4.a.i.	Industrial uses shall be screened with a 20’ foot wide landscape buffer when abutting any non-industrial use adjacent to or within LI, according to Section...	Clarification	
110	4.5.8.b	Parking Structures shall demonstrate compliance with the architectural standards in section “155-3.9 Architecture Standards” and the following:	Clarification	
111	TABLE 4.5.1	LI DIMENSIONAL STANDARDS Lot Occupation (see section “155-3.4 Lot Occupation”) Lot Area 2,000 sq. ft. per unit or non-residential Lot	Clarification	

111	TABLE 4.5.1	LI DIMENSIONAL STANDARDS Note 4: All buildings with more than 2- stories above 2 require compliance with 4.5.12.a. For buildings 5-stories and above, a maximum of two stories may be devoted to residential uses.	Clarification	
116	5.1.2	Uses permitted in a building or <u>on</u> a lot are limited by the zoning district, according to the Table 4.1-4.6 and shall be in compliance with Tables 5.1 uses.	Clarification	
117	5.2.6.e	REMOVE this section: 5.2.6.e. MOVE: 5.2.6.e.i to 3.8.2.c. 5.2.6.e. Accessory Structures are permitted as follows: 5.2.6.e.i. Storage Garages on a multi-family lot may be authorized as a Special Exception, subject to the following regulations: 5.2.6.e.i.(1). The garages shall not be visible from any street frontages.	Clarification	The subheading is Accessory Use- This is a garage regulation, which is covered in Article 3: Regulations for Specific Buildings. The definition of Storage Garage is from the existing ZC.
118	5.5.1	Temporary Structures such as tents, mobile homes , construction trailers, travel trailers, recreational vehicles, and other temporary structures shall only be allowed as per Township Code, Chapter 62 <u>and/or Chapter 92.</u>	Clarification	Based on definition of mobile homes as single family dwelling, they should not be included in the Temporary Structure section.
122	TABLE 5.2	USES FOR INSTITUTIONS RESIDENTIAL USE REGULATION Single-Family Housing (detached) Change "R" to "P" Max. 2 Dwelling Units <u>Shall be located</u> in an existing residential structure only.	Clarification	
122	TABLE 5.2	USES FOR INSTITUTIONS RESIDENTIAL USE REGULATION Alternative Housing for the Elderly Shall be in compliance with section 155-10.2 Alternative Housing Options for the Elderly <u>or section 155-10.3 Shared Residences for the Elderly or the Disabled</u>	Clarification	View related amendments in 10.2 and 10.3
125	TABLE 5.3	USE REGULATIONS VC & TC Auto Related Services Auto-Repair Services are subject to the following regulations:	Clarification	

		- Repairs shall be conducted wholly within the building, at the rear of the building or <u>Where repairs occur in an accessory building, the building shall be located at least not more than 40 feet from the rear and side property line.</u>		
126	TABLE 5.3: Food and Beverage	Food and service <u>beverage</u> uses shall be permitted subject to the following provisions:	Clarification	
129	TABLE 5.3	INSERT: IC PERMITTED USES TABLE <u>Recreational Establishments as “R”</u> with the following regulations: <u>Club or Lodge Community Center / Senior Center Museum or Community Art Center</u> <u>Shall be in compliance with section “155-4.4 Institutional Districts”.</u> <u>Expansions of permitted uses may be authorized, subject to the following regulations:</u> <u>Additions are not permitted to exceed 50% of the total existing building area.</u> <u>Shall have direct access onto a primary, secondary or tertiary street. This requirement shall not apply to properties with a minimum of 10 acres.</u> <u>Cultural & Recreational Institutional Accessory Use as “R”</u> with the following regulations: <u>Permitted subject to the following regulations:</u> <u>Secondary and subordinate to the primary use.</u> <u>Does not alter the character of the property as established by the primary use.</u> <u>If a site contains on-site parking facilities, parking and vehicle loading shall be provided on-site</u> <u>Outdoor recreational hours are limited to between 8:00 a.m. and 8:00 p.m.</u>	Clarification	Insert the Table for IC Uses on page 130 of the Draft dated 7/19/19. It was inadvertently left out of revised drafts 3.0 and 3.1. The Table includes the uses “Recreational Establishments” and “Cultural & Recreational Institutional Accessory Use” and the associated regulations.

		<u>Institutions shall designate a staff member responsible for oversight of cultural and recreational institutional accessory uses.</u>		
133	TABLE 5.3: Food and Beverage	Food and service <u>beverage</u> uses shall be permitted subject to the following provisions:	Clarification	
135	TABLE 5.3	USE REGULATIONS RHR Auto Related Services Auto-Repair Services are subject to the following regulations: - Repairs shall be conducted wholly within the building at the rear of the building or <u>Where repairs occur</u> in an accessory building, <u>the building shall be located at least</u> not more than 40 feet from the rear <u>and side property line.</u>	Clarification	
160	6.3.7.a.ii.	Shall be designed with ramping between level parking decks to allow for potential adaptive re-use. <u>The visual impact of sloping floors from any public accessway shall be minimized through design treatment of the parking structure's facade.</u>	Clarification	
162	TABLE 6.3	RHR ROCK HILL ROAD DISTRICT Lot Occupation (see section "155-3.4 <u>3.4</u> Lot Occupation") <u>Lot Area</u> none Building Height (stories) <u>(max.)</u> See section "<u>155-3.3 Building Height</u>" Principal <u>Building</u> ⁽³⁾ Façade Type <u>Frontage Yard Type</u> (see section "<u>155-3.5 Frontages</u>") Parking (see "Article 8: Parking Standards" <u>and Section 6.3.6</u>)	Clarification	

184	6.6.9.e.i.(3)[a]	The permitted frontage yard types from “Table 3.5.1 Frontage Yard Types” include D. Urban Yard, E. Pedestrian Forecourt, and F. Vehicular Forecourt.	Clarification	
184	6.6.9.e.i.(3)[b]	The permitted façade types from “Table 3.5.2 Façade Types” include B, Stoop (Rowhouse Only), D. Arcade & Colonnade, E. Gallery, F. Storefront.	Clarification	
184	6.6.9.e.i.(4).	Parking structures, not wrapped at all levels with active uses. [a]. Pedestrian-oriented active uses, such as retail or commercial, shall occupy 80% of the ground floor <u>of the Primary Front Façade</u>, as shown on Figure 8.5.2 Ground Floor Liner. [e]. Shall be designed with ramping between level parking decks to allow for potential adaptive re-use. The visual impact of sloping floors from any public accessway shall be minimized through design treatment of the parking structure’s facade. [h]. A ten-foot minimum landscaped buffer consistent with Article 3.10 shall be installed where the parking structure is visible from the visible to public <u>wayview</u>.	Clarification	
199	6.8.9.f.ii.	Shall be designed with ramping between level parking decks to allow for potential adaptive re-use. The visual impact of sloping floors from any public accessway shall be minimized through design treatment of the parking structure’s facade.	Clarification	
208	7.1.1.b.	The provisions of this Chapter <u>Section</u> are intended to:	Clarification	
208	7.1.1.b.viii.	For conversions, retains ing the visual character of the building and the grounds surrounding it as they were designed and/or as they have traditionally been maintained.	Typo	
209	7.1.7.a.	For all uses permitted in “Table 7.1.1 Historic Resource Uses” above , located in LDR and MDR districts, the following regulations shall apply:	Typo	

210	7.1.10.b.i. (3)	Statement of the significance of each Class I or Class II, both relative to <u>relative to both</u> Township and region in general.	Clarification	
211	TABLE 7.1.1 & TABLE 7.1.2	Add HISTORIC Home Occupation.	Clarification	To follow the definition with calls out the three types of HO.
217	7.2.3.d	The Preservation Area shall be free of structures of any kind, including, but not limited to: (1) playhouses, tree houses, netting, sheds or similar appurtenances, with the exception of historic buildings and their associated paved areas not used for vehicular purposes. (2) The Preservation Area shall be permanently restricted for the common enjoyment and passive recreational use by residents in the development or by the general public. (3) Fences, regardless of their purpose, size, age, type or design, shall not be permitted to intrude into or cut across/through the Preservation Area.	Clarification	
234	TABLE 8.1	MINIMUM PARKING REQUIREMENTS- VC/TC RHR/ BMU: LODGING Bed and Breakfast parking calculation 1/ room <u>unit</u>	Clarification	Edit calculation to follow the unit in the definition and to be consistent. 1 per Unit
235	TABLE 8.1	MINIMUM PARKING REQUIREMENTS Residential Religious 1/ room <u>unit</u>	Clarification	
236	TABLE 8.1.1	MINIMUM PARKING REQUIREMENTS – SPECIAL DISTRICTS LODGING INN	Clarification	Delete “Inn” from the Parking Table. The term is not used in the Zoning Code and is not listed as a permitted use.
241	8.4.1.d.iii(2)	NEW: <u>Garage entrances shall be located on the side or rear of the building.</u>	Content	MCPC recommends incorporating
243	8.6.1.b	Clarification with Definition of Tandem Parking	Clarification	
243	TABLE 8.5.1	Clarification with Definition of Parallel Parking	Clarification	
245	8.7.3.b	<u>Shall</u> not <u>be</u> visible from primary frontage.	Clarification	
245	8.7.3.c	<u>Shall be</u> separated from any other drive-through by a minimum 1,000 feet.	Clarification	
275	10.2.2	Specialized Conversions. In LDR, and MDR, <u>IC, and IH</u> zoning districts, a single-family dwelling <u>or an existing</u>	Clarification	View related amendments in Table 5.2 and 10.3

		institutional building may be converted into no more than three apartments for the elderly, provided that the following criteria are met:		
275	10.2.2.h	If the facility is not owner occupied, its use shall be sponsored by an nonprofit -organization, a purpose of which is to provide housing for the elderly and to assume responsibility for overseeing the care and welfare of the residents. Such organization shall have a designated agent resident or offices in Pennsylvania.	Clarification	View related amendments in Table 5.2 and 10.3
275	10.2.3	Restricted Accessory Apartments. In LDR, and MDR, IC , and IH zoning districts, a single-family dwelling or an existing institutional building may be converted into two dwelling units, each with its own cooking facilities, provided that the following criteria are met:	Clarification	View related amendments in Table 5.2 and 10.3
275	10.1.2.a.vii.	Minimum distance requirement shall be 500 feet from another such facility, measured by the shortest distance between the lot on which the proposed use will be located and the lot or lots which contain the existing use	Clarification	Clarification how the distance is measured. The language used is from the existing code.
276	10.3.1	In LDR, or MDR, IC , and IH zoning districts, the construction, alteration or use of a principal building on a lot for a shared residence for up to six elderly or disabled persons who are capable of self-preservation and desirous of living together as a family unit with up to two caregivers is permitted, provided that the following criteria are met:	Clarification	View related amendments in Table 5.2 and 10.2
279	10.6.1.o.	Rowhouses and multifamily buildings are permitted subject to compliance with the following: 10.6.1.o.i. Form standards for MDR-3. 10.6.1.o.ii. Provisions of "155-10.1 Supplemental Use Regulations":	Clarification	Removal of section, does not apply to 10.6.