

AN ORDINANCE

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

**AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 155, Entitled Zoning, To Amend Article IV, RAA Residence District, To Clarify The Regulations Regarding Spacing And Density Between Uses Permitted By Special Exception Or Conditional Use.**

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

**Section 1.** The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article IV, RAA Residence Districts, §155-11, Use Regulations, Subsection (Y)(3), Spacing and density regulations, shall be amended to provide as follow:

Article IV. RAA Residence Districts

§ 155-11. Use regulations.

A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

\* \* \* \* \*

- Y. Except for those uses permitted by §§ 155-11S(7), 155-128, 155-144 and 155-141.4, and except for those uses involving fewer than seven residents/participants per day, the special exception or conditional use permitting the initial use ~~or the expansion thereof~~ shall only be granted if the applicant's evidence establishes compliance with the following conditions:

\* \* \* \* \*

- (3) Spacing and density regulations. The proposed use is not within 500 feet of another use regulated by this subsection or a nonconforming use, measured by the shortest distance between the lot on which the proposed use will be located and the lot or lots which contain the other use.

~~following space and density regulations shall apply only to the initial use of a property and is not applicable to an expansion of an existing use regulated by this section.~~

~~(a) — No more than one property whose use is regulated by this subsection shall be permitted within the same block, defined as both sides of an uninterrupted road segment between two intersections; and~~

