

Additional Edits to Zoning Code Draft 4.0

The following list of edits includes a handful of edits tied to the “mixed-use” edits presented to the B&P on December 4th that were inadvertently omitted from the list of edits approved by the B&P. The “Completion Schedule Notes” column identifies the source of the suggested edit. If these edits are approved by the Board on December 18th, they will be incorporated into the draft Zoning Code and Zoning Map for adoption. Edits are listed by page and Section number in the order they appear in the Zoning Code.

Page	Section	Change Description	Change Type	Completion Schedule Notes
ALL	---	Global Edit: Update/Correct all Cross References.	Clarification	Staff Edit
72	3.13.2.g.	The following shall not be considered as impervious surface, <u>except in the IC3 and IE3 Districts:</u>	Institution Impervious	Included with Options 1 or 2
101	4.4.4.a.ii.	The following shall be exempt from the Total Impervious Surface Calculations up to the maximum cap as listed in “Table 4.4 Institutional Form Standards”: 4.4.4.a.ii.(1). — Hard surface areas not used for vehicular parking, driveways, or vehicular circulation, that employ a porous paving or are designed to be pervious with a runoff co-efficient less than or equal to grass and maintained to continue this runoff coefficient as approved by the Township Engineer, provided these surfaces occupy no more than five percent (5%) of the lot area. Examples of surfaces that may be constructed to meet these criteria include, but are not limited to, walkways, building entrance areas, gathering areas, sports courts, and running tracks. 4.4.4.a.ii.(2). — Sidewalks and pedestrian pathways under six feet in width, if available to and dedicated for use by the public and are reasonably accessible to the public. Renumber subsequent sections.	Institution Impervious	Included with Options 1 or 2
101	4.4.4.a.iii.	The following shall be exempt from the Total Impervious Surface Calculations beyond the maximum cap as listed in “Table 4.4 Institutional Form Standards”:	Institution Impervious	Included with Options 1 or 2
101	<u>4.4.4.a.iii.(2).</u>	<u>Sidewalks and pedestrian pathways under six feet in width, if available to and dedicated for use by the public and are reasonably accessible to the public.</u>	Institution Impervious	Included with Options 2
106	TABLE 4.4.3.A	INSTITUTION EDUCATION (IE) – IE1 DIMENSIONAL STANDARDS Notes 3 Maximum five stories, <u>up to 65 ft.</u> where setbacks are increased by an additional 50 ft. for each <u>10 ft. story</u> above <u>the</u> three story stories <u>or 45 ft. height limit</u> . Buildings may be five stories or 65 ft. in height without an increased setback along the Primary Road.	Clarification	Staff Edit

107	TABLE 4.4.3.B	INSTITUTION EDUCATION (IE) – IE2 DIMENSIONAL STANDARDS Notes 3 Maximum five stories, <u>up to 65 ft.</u> where setbacks are increased by an additional 50 ft. for each <u>10 ft. story</u> above <u>the</u> three <u>story stories or 45 ft. height limit</u> . Buildings may be five stories or 65 ft. in height without an increased setback along the Primary Road.	Clarification	Staff Edit
107	TABLE 4.4.3.C	INSTITUTION EDUCATION (IE) – IE3 DIMENSIONAL STANDARDS Notes 3 Maximum five stories, <u>up to 65 ft.</u> where setbacks are increased by an additional 50 ft. for each <u>10 ft. story</u> above <u>the</u> three <u>story stories or 45 ft. height limit</u> . Buildings may be five stories or 65 ft. in height without an increased setback along the Primary Road.	Clarification	Staff Edit
108	TABLE 4.4.4.A	INSTITUTION EDUCATION (IH) – IH1 DIMENSIONAL STANDARDS Notes 4 Maximum five stories, <u>up to 65 ft.</u> where setbacks are increased by an additional 50 ft. for each <u>10 ft. story</u> above <u>the</u> three <u>story stories or 45 ft. height limit</u> . Buildings may be five stories or 65 ft. in height without an increased setback along the Primary Road.	Clarification	Staff Edit
108	TABLE 4.4.4.B	INSTITUTION EDUCATION (IH) – IH2 DIMENSIONAL STANDARDS Notes 4 Maximum five stories, <u>up to 65 ft.</u> where setbacks are increased by an additional 50 ft. for each <u>10 ft. story</u> above <u>the</u> three <u>story stories or 45 ft. height limit</u> . Buildings may be five stories or 65 ft. in height without an increased setback along the Primary Road.	Clarification	Staff Edit
108	TABLE 4.4.4.C	INSTITUTION EDUCATION (IH) – IH3 DIMENSIONAL STANDARDS Notes 4 Maximum five stories, <u>up to 65 ft.</u> where setbacks are increased by an additional 50 ft. for each <u>10 ft. story</u> above <u>the</u> three <u>story stories or 45 ft. height limit</u> . Buildings may be five stories or 65 ft. in height without an increased setback along the Primary Road.	Clarification	Staff Edit
121	TABLE 5.1	USES: CIVIL SUPPORT Municipal Service - In LDR, MDR, VC, TC, and BMV Districts Change to “P/C”	Clarification	Staff Edit
Mixed-Use Edits				
133	TABLE 5.3	USE REGULATIONS (CONTINUED): RESIDENTIAL (LI) Multi-family (large) Multi-family (large) shall be permitted subject to the following regulations: <ul style="list-style-type: none"> • <u>Active G</u> ground floor commercial use is required. <u>The floor area devoted to the ground floor commercial use shall be a minimum depth of 40 feet.</u> • No single-use residential building shall be permitted. • 80% of t The ground floor of the primary front facade shall be devoted to <u>comply with “Section 155-3.9.4 S storefronts”.</u> 	Clarification	MCPC Edit A4 (Identical to 12/04/19 Edits for VC/TC)

133	TABLE 5.3	<p>USE REGULATIONS (CONTINUED): COMMERCIAL (LI)</p> <p>Add “Mixed-Use” as a Regulated “R” Use in LI</p> <p>Mixed-Use shall be permitted subject to the following regulations:</p> <ul style="list-style-type: none"> • Active ground floor commercial use is required. The depth of the space devoted to the ground floor commercial use shall be a minimum depth of 40 feet. • No single-use residential building shall be permitted. • The ground floor of the primary front facade shall comply with “Section 155-3.9.4 Storefronts”. 	Clarification	Staff Edit (Identical to 12/04/19 Edits for VC/TC)
135	TABLE 5.3	<p>USE REGULATIONS (CONTINUED): RESIDENTIAL (RHR) Multi-family (small)</p> <p>Multi-family (small) shall be permitted subject to the following regulations:</p> <ul style="list-style-type: none"> • No single-use residential building shall be permitted. • Active G ground floor commercial use is required. The floor area devoted to the ground floor commercial use shall be a minimum depth of 40 feet. • The ground floor of the primary front facade shall comply with “Section 155-3.9.4 Storefronts”. 	Clarification	Staff Edit (Identical to 12/04/19 Edits for VC/TC)
135	TABLE 5.3	<p>USE REGULATIONS (CONTINUED): RESIDENTIAL (RHR) Multi-family (large)</p> <p>Multi-family (large) shall be permitted subject to the following regulations:</p> <ul style="list-style-type: none"> • No single-use residential building shall be permitted. • Active G ground floor commercial use is required. The floor area devoted to the ground floor commercial use shall be a minimum depth of 40 feet. • The ground floor of the primary front facade shall comply with “Section 155-3.9.4 Storefronts”. 	Clarification	Staff Edit (Identical to 12/04/19 Edits for VC/TC)
135	TABLE 5.3	<p>USE REGULATIONS (CONTINUED): COMMERCIAL (RHR)</p> <p>Add “Mixed-Use” as a Regulated “R” Use in RHR</p> <p>Mixed-Use shall be permitted subject to the following regulations:</p> <ul style="list-style-type: none"> • Active ground floor commercial use is required. The depth of the space devoted to the ground floor commercial use shall be a minimum depth of 40 feet. • No single-use residential building shall be permitted. • The ground floor of the primary front facade shall comply with “Section 155-3.9.4 Storefronts”. 	Clarification	Staff Edit (Identical to 12/04/19 Edits for VC/TC)
136	TABLE 5.3	<p>USE REGULATIONS (CONTINUED): (BMV1, BMV3, BMV4)</p> <p>RESIDENTIAL: Single-Family Housing (detached), Duplex/Twin, Rowhouse, Multi-Family (small), Multi-Family (Large), Live-Work, Long-Term Care Facility</p> <ul style="list-style-type: none"> • Not permitted at grade on buildings fronting Lancaster Avenue and Bryn Mawr Avenue. • Active ground floor commercial use is required. The floor area devoted to the ground floor commercial use shall be a minimum depth of 40 feet. 	Clarification	Staff Edit

138	TABLE 5.3	<p>USE REGULATIONS (CONTINUED): COMMERCIAL (BMV1, BMV3, BMV4)</p> <p>Add “Mixed-Use” as a Regulated “R” Use</p> <p>Mixed-Use shall be permitted subject to the following regulations:</p> <ul style="list-style-type: none"> • Active ground floor commercial use is required. The depth of the space devoted to the ground floor commercial use shall be a minimum depth of 40 feet. • No single-use residential building shall be permitted. 	Clarification	Staff Edit (Identical to 12/04/19 Edits for VC/TC)
140	TABLE 5.3	<p>USE REGULATIONS (CONTINUED): RESIDENTIAL (CAD-RCA)</p> <p>Merge Rowhouse, Multi-Family (small) and Multi-Family (large) rows</p> <ul style="list-style-type: none"> • Residential uses are not permitted on the ground floor of buildings facing City Avenue. • Active ground floor commercial use is required. The floor area devoted to the ground floor commercial use shall be a minimum depth of 40 feet. <p>Delete the standards from Multi-Family (small) and Multi-Family (large) when the cells are merged. All three uses are subject to the same set of standards.</p>	Clarification	Staff Edit
140	TABLE 5.3	<p>USE REGULATIONS (CONTINUED): RESIDENTIAL (CAD-BV)</p> <p>Rowhouse, Multi-Family (small) and Multi-Family (large)</p> <ul style="list-style-type: none"> • Residential uses are not permitted on the ground floor of buildings facing City Avenue, Bala Avenue, or Cynwyd Road. • Active ground floor commercial use is required. The floor area devoted to the ground floor commercial use shall be a minimum depth of 40 feet. 	Clarification	Staff Edit
191	6.7.6.a.	<p>Mixed-use building.</p> <p>6.7.6.a.i. Uses permitted on the ground floor in a mixed-use building shall be limited to those Commercial and Lodging Uses listed in “ArticleTable 5.1: Uses”, except as authorized below:</p>	Clarification	Staff Edit
191	6.7.6.b.iv.	<p>6.7.6.a.i. Uses permitted on the ground floor in a mixed-use building shall be limited to those Commercial and Lodging Uses listed in “ArticleTable 5.1: Uses”, except as authorized below:</p>	Clarification	Staff Edit