

**TOWNSHIP OF LOWER MERION**

**BUILDING AND PLANNING  
COMMITTEE**

**Wednesday, October 30, 2019  
6:00 PM (Approximately)**

Chairperson: Joshua L. Grimes, Elizabeth Rogan  
Vice Chairperson: George T. Manos, Todd M. Sinai

AGENDA

1. **ZONING CODE UPDATE - REVIEW OF ADDITIONAL REVISIONS TO DRAFT  
ZONING CODE VERSION 3.1**



## **AGENDA ITEM INFORMATION**

ITEM: ZONING CODE UPDATE - REVIEW OF ADDITIONAL REVISIONS TO DRAFT ZONING CODE VERSION 3.1

Staff will review additional revisions to the draft Zoning Code Version 3.1.

## **PUBLIC COMMENT**

### **ATTACHMENTS:**

| Description                                      | Type            |
|--|-----------------|
| ☐ Issue Briefing - Revisions to Zoning Code V3.1 | Issue Briefing  |
| ☐ Summary of Revisions to Zoning Code V3.1       | Backup Material |

**TOWNSHIP OF LOWER MERION**

*Building & Planning Department*

**Memorandum**

**Topic:** Zoning Code Workshop – Draft 3.1

**Prepared by:** Christopher Leswing, Director, Building & Planning Department

**Date:** October 18, 2019

**Background**

This memo summarizes issues and presents recommendations to address issues many of which were raised during the 45-day review period prior to and at the September 18<sup>th</sup> Public Hearing on the Zoning Ordinance. Public comment since the Draft was first released in November of 2018 has resulted in hundreds of edits to the draft code, many of them substantive.

Issues in this memo can be broadly categorized as relating to Institutional use and density, application of Historic Incentives to larger properties, and clarifications of proposed standards. Specific Issues are detailed below. Staff has prepared an accompanying chart identifying specific sections of the Code where revisions are necessary to address each issue. In addition to the identified major issues the chart also includes additional language to address comments raised by the Township Solicitor, the Montgomery County Planning Commission (MCPC) and the Environmental Advisory Council (EAC).

Additionally, a number of minor edits have been identified since the September 18, 2019 public hearing and they are proposed to be addressed with the next edition of the draft Zoning Code. While this memo highlights the large policy issues, a comprehensive list of edits is included as a supplement to this memo.

This memo also includes information on testing the Code and a proposed timeline for future public meetings.

At the October 30, 2019 Building & Planning Committee meeting the Board will consider the proposed revisions and provide direction to staff regarding which revisions to make prior to the adoption of the Zoning Code.

**1. Institutional Zoning: Appropriate Zoning Designations, Permitted Uses and Impervious Surface**

The draft Zoning Code establishes an Institutional District comprised of four sub-districts: Institutional Nature Preserve (IN), Institutional Civic (IC), Institutional Education (IE) and Institutional Housing (IH). Several issues were raised during the earlier 45-day review period

concerning the future use and density of several large institutional properties in the Institutional District. Considering comments raised at the September 18<sup>th</sup> Public Hearing staff reevaluated the designation of some institutional properties with multiple uses to better address their future evolution and drafted language to refine the density provisions consistent with the Comprehensive Plan.

Staff is recommending:

- a) **Zoning Map Changes:** Saint Charles Borromeo Seminary, the Jesuit Community at Saint Josephs University (SJU) and the Society of the Holy Child Jesus Convent be reclassified to the Institutional Housing District to reflect their primarily residential religious use. Saint Charles Borromeo Seminary, and the Jesuit Community at SJU is currently designated as Institutional Education and the Society of the Holy Child Jesus Convent is currently designated as Institutional Civic. View the table below.

| INSTITUTIONAL HOUSING (IH) ZONING DISTRICT                  |                         |                         |                                    |                                |     |
|---|-------------------------|-------------------------|------------------------------------|--------------------------------|-----|
| Properties in the IH Zoning District                        |                         |                         |                                    |                                |     |
| Name  | Address                 | Existing Impervious (%) | Most Restrictive Abutting District | Proposed Impervious. Permitted | HRI |
| Waverly Heights   | 1400 Waverly Rd.        | 26.0%                   | LDR1                               | 20%                            | 2   |
| Beaumont at Bryn Mawr                                       | 601 N Ithan Ave.        | 23.0%                   | LDR1                               | 20%                            | 1   |
| Saunders House  | 100 Lancaster Ave.      | 33.0%                   | MDR3                               | 50%                            | NA  |
| Mary J. Drexel Home/<br>The Hearth at Drexel                | 238 Belmont Ave.        | 26.0%                   | LDR3                               | 28%                            | 2   |
| Sunrise Assisted Living Center                              | Montgomery Ave.         | 53.9%                   | LDR3                               | 28%                            | NA  |
| Symphony House  | 35 Old Lancaster Rd.    | 38.8%                   | LDR4                               | 45%                            | NA  |
| Golden Living   | 35 Rosemont Ave.        | -                       | LDR3                               | 28%                            | NA  |
| Properties Proposed to be Moved into the IH Zoning District |                         |                         |                                    |                                |     |
| St. Charles Borromeo Seminary                               | 100 E. Wynnewood Rd.    | 20.95%                  | LDR3                               | 28%                            | 1   |
| Society of the Holy Child Jesus                             | 1341 W. Montgomery Ave. | 18.8%                   | LDR2                               | 21%                            | NA  |
| Jesuit Community at SJU                                     | 261 City Ave.           | 28%                     | MDR1                               | 50%                            | 2   |

- b) **Residential Religious Uses and Standards:** Residential Religious uses are currently allowed in the Institutional Nature Preserve (IN), and the Institutional Civic (IC) districts. The term “Residential Religious” is defined as follows: *A structure containing a living*

*arrangement occupied by a religious institution and operated as an integral part of that religious institution for the use of its members.*

- 1) Broaden the definition for Institutional Housing to include Residential Religious uses and revise the use tables in Article 5 accordingly. This revision allows the IE and IC properties with a significant residential religious use and similar characteristics to be included in the IH District.
  - 2) Add density provisions for Residential Religious uses. Staff recommends that if a Residential Religious use has frontage and access on a Primary, Secondary or Tertiary road, that a minimum lot area of 1 unit per 30,000 square feet apply. Where a Residential Religious use does not have access to a Primary, Secondary or Tertiary Road the minimum lot area matches that of the most restrictive abutting residential district.
- c) **Institutional Housing (IH) Impervious Surface:** Limit the impervious surface standard in the IH District to match that of the most restrictive abutting district and remove the 5% impervious surface increase for the IH District. This revision will result in the application of the same impervious surface for lots in the IH District and the surrounding residential neighborhood.
- 1) Continuing Care Facilities are only permitted in the IH District. Permit existing Continuing Care Facilities that would become nonconforming or would be within 5% of the maximum proposed impervious surface limit for the IH District to increase their impervious surface by 5%.
- d) **Skilled Nursing Facilities:** In the Institutional District Skilled Nursing Facility is permitted in the IH and the IC Districts. This use is only allowed in existing buildings.
- 1) Staff recommends limiting the Skilled Nursing Facility use to lots with frontage and access onto Primary, Secondary and Tertiary roads. This addresses the concern that a Skilled Nursing Facility could be located on a minor road in a residential neighborhood.
  - 2) Edit the standards for Skilled Nursing Facilities to include a cap of 200 beds. While Skilled Nursing is a relatively compact land use, the cap still allows Skilled Nursing Facilities to grow, while addressing neighbors' concerns regarding density and traffic. The recently approved land development application at 211 Belmont Avenue has the largest number of Skilled Nursing Facility beds in the Township at 96 beds.
  - 3) Limit the ability to expand existing buildings by reducing the permitted expansion from 50% to 25%.
- e) **Institutional Nature Preserve (IN) Impervious Surface:** Concern was also expressed regarding the ability for Institutional Nature Preserve properties to develop significantly larger buildings under the draft impervious surface standards. Staff recommends limiting the impervious surface standard to match that of the most restrictive abutting district and removing the automatic 5% impervious surface increase for the IN District.

## **2. Institutional Zoning: Impervious Surface Cap**

Concerns were raised over how the 47% impervious surface cap will be applied in the Institutional Districts. The cap applies to all bonuses, except for the Historic Resource Overlay District bulk incentive. An institution with a historic resource may exceed the 47% cap, subject to obtaining conditional use approval from the Board of Commissioners. The attached chart includes draft text to clarify how the impervious surface cap is applied.

## **3. Historic Resource Overlay District: Calibrate Multifamily & Office Conversion Incentives**

The 45-day review period identified potential ambiguities pertaining to multifamily or commercial historic conversions and accessory uses on institutional properties. Historic conversion provisions were originally crafted to discourage teardown of neighborhood churches and clubs. Current concerns are focused on potential density issues with applying conversions to much larger properties.

Staff is recommending:

- a) Limiting the use of historic conversion incentives to one use incentive per lot. This follows current practice. It allows the applicant to take advantage of just one use incentive and eliminates the concern that a developer could convert a single property into multiple higher intensity or non-residential uses.
- b) Clarifying the minimum Lot Area standards in the Institutional District. The form tables in Article 4 will be revised to state that the Lot Area is established by the most restrictive abutting district. It is currently not stated as such.
- c) Removing the ability for a developer to convert a non-historic accessory building into a multifamily building. This revision addresses the concern that someone could purchase a property with a historic resource and build a large accessory structure with the intention of applying for a conversion.
- d) Limiting the converted office use to 100,000 square feet of the existing gross habitable floor area.

## **4. Open Space Overlay District: Clarify Applicability**

The Comprehensive Plan recommended expanding the application of the Open Space Preservation District to institutional properties over five acres that are developed residentially.

Staff recommends that the Board expand the applicability of the Open Space Overlay District to include properties in the Institutional District that are over five acres in size and are developed for residential or religious residential purposes.

## **5. Institutional Zoning: Clarify “Abutting” or “Adjacency” Provisions**

During the adoption process, various institutions questioned how the form standards based on the abutting district standards would apply to extremely large lots that abut commercial areas/multifamily properties on one side and low density, single-family properties on the other side. Another question raised was how these standards would apply to a lot completely surrounded by other institutionally zoned lots.

Revised language is provided in the attached chart to clarify that the standard is based on the most restrictive abutting zoning district. The revised text also clarifies how the standard is applied in the situations noted above.

The terms “Abutting” and “Adjacent” have been used interchangeably throughout the adoption process. However, the term “Abutting” is defined and the term “Adjacent” is not. A new definition for the term “Adjacent” and a revised definition for the term “Abutting” is provided in the attached chart.

**6. Institutional Zoning: Campus Plan**

The Campus Plan provisions to incentivize modest growth of institutional campuses with enhanced form regulations will be placed in reserve. Future amendments will be introduced at a later date.

**7. Institutional Zoning: Lot Width**

The form tables in the Draft Zoning Code state that a minimum lot width is not required. Lot Width in Institutional Districts will be modified to match the lot width of the most restrictive abutting zoning district.

**8. Minor Zoning Map Revisions**

Depending on the outcome of a pending Lot Line Change at 321 Caversham Road, the property which is currently designated as IE may be changed to LDR3, which is consistent with other residential properties on the same street. The property is owned by Bryn Mawr College.

| Name               | Current Zoning District | Draft Zoning District | Requested Zoning District | Reason for Rezoning   |
|--------------------|-------------------------|-----------------------|---------------------------|---|
| 321 Caversham Road |                         | IE                    | LDR3                      | This is a placeholder in the event that Bryn Mawr College proceeds with subdivision approval of the property in November. If the subdivision is withdrawn the item will be deleted. |

**9. Auto Related Services: Gas Stations**

Concern has been expressed that Auto Related Services, which are allowed as a regulated use in the VC, TC1, TC2, and the Rock Hill Road Districts include gas station uses. An Auto Related Service is defined as “*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 and car wash.*” The primary concern is that the auto-dependent nature of a gas station is inconsistent with maintaining a functional pedestrian environment.

Form Based Codes are appropriate tools to address the pedestrian environment and staff has been testing how the minimum building provisions, curb cut limitations and Frontage Yard could be applied. Staff recommends that the Frontage Yard Prohibitions contained within Section 3.5.6.a be modified to also prohibit Vehicular Fueling Areas (for gas or electric vehicles) in front yards. This would direct these uses to the rear or side of buildings and promote active pedestrian environments.

#### **10. Introduce Electric Vehicle Standards into Commercial & Multifamily Districts (EAC Comment)**

The EAC proposed amendments to the Zoning Code to introduce electric vehicle standards in commercial and multifamily districts. The EAC plans on refining standards through the Sustainability Plan next year. In the meantime, the Parking Standards have been revised to reserve a section for Electric Vehicle standards to be added at a later date.

#### **11. Predominant/Prevailing Setbacks (MCPC Comment)**

The MCPC letter recommended adding Predominant/Prevailing Setback requirements in more walkable districts to ensure that infill development is consistent with the established pattern – as was recommended in the Comprehensive Plan. Staff agrees with this comment and is working with the MCPC to craft standards to be presented on or before the 10/30 B&P Meeting.

#### **12. Residential Impervious Surface: Modifications to LDR3**

Staff is recommending that the maximum impervious surface level of the LDR3 District be reduced from 30% to 28% to better reflect existing conditions.

#### **13. Residential Lot Width: Modifications to MDR1**

Staff is recommending that the minimum lot width for Single Family Dwellings and Duplexes in the MDR1 District be increased from 50 feet to 60 feet and the minimum lot width for Twins in the MDR1 District be increased from 30 feet to 35 feet to discourage inappropriate subdivisions.

#### **14. Testing the Draft Zoning Code**

Staff has engaged the MCPC to test the Draft Zoning Code. Because of their familiarity with the Township's Comprehensive Plan and Draft Zoning Code the County is best equipped to test how the code works with Institutional, Commercial and Residential examples that would require land development. Staff has also reached out to local professionals familiar with smaller residential expansions not requiring land development to further test the Code. Staff will continue to analyze the Code utilizing GIS to ensure that the proposed zoning is properly calibrated with what is on the ground. Results of the testing will be presented at the December 4<sup>th</sup> B&P Meeting.

#### **Proposed Schedule**

- **October 30<sup>th</sup>: B&P Meeting** to review staff recommendations to address issues raised at the September 18<sup>th</sup> Public Meeting.
- **Tentative: November 6<sup>th</sup> B&P Meeting** (Continue discussions from 10/30, if needed)
- **December 4<sup>th</sup>: B&P Meeting** to review MCPC Testing Results/Findings and any resulting Code amendments.
- **December 18<sup>th</sup>: Board of Commissioners Meeting**

### 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<br>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<br>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<br>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 <u>or for residential religious uses.</u> | 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 <u>or for residential religious uses.</u>                      | Residential Religious | See NOTE 1 above.  |
| 39   | 2.1         | Residential Religious: A building or site containing living arrangements <del>owned or leased</del> <u>occupied</u> 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 <u>or for residential religious uses.</u>     | 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 <del>in IC District shall be limited to shall be located in</del> a building existing as of <del>July 31, 2019</del> <u>“the effective date of this Code” and</u> <del>the</del> building may be expanded by up to <del>25%</del> <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)<br>Note 2: The impervious surface standard will match that of the most restrictive abutting zoning district, <del>plus 5%.</del> <del>Should an institution submit a campus plan, they may achieve an additional 5% impervious surface.</del><br><br>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.<br><br>The Campus Plan incentive is removed and will be revisited in the future.<br><br>Text is added to clarify the maximum impervious cap. |
| 106 | TABLE 4.4.2 | INSTITUTION CIVIC (IC)<br>Note 2: The impervious surface standard will match that of the most restrictive abutting zoning district, plus 5%. <del>Should an institution submit a campus plan, they may achieve an additional 5% impervious surface.</del> 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.<br><br>Text is added to clarify the maximum impervious cap.   |

|     |               |   |                        |  |
|-----|---------------|---|------------------------|--|
| 107 | TABLE 4.4.3   | <p>INSTITUTION EDUCATION (IE)<br/> Note 2: The impervious surface standard will match that of the most restrictive abutting zoning district, plus 5%.</p> <p><del>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).</del></p> <p>In no case shall the impervious surface exceed <a href="#">the maximum cap of 47%</a>.</p>                    | Impervious Surface Cap | <p>The Campus Plan incentive is removed and will be revisited in the future.</p> <p>Text is added to clarify the maximum impervious cap.</p>   |
| 107 | TABLE 4.4.3.A | <p>INSTITUTION EDUCATION (IE) – PUBLIC SCHOOLS<br/> Note 2: The impervious surface standard will match that of the most restrictive abutting zoning district, plus 10%.</p> <p><del>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).</del></p> <p>In no case shall the impervious surface exceed <a href="#">the maximum cap of 47%</a>.</p> | Impervious Surface Cap | <p>The Campus Plan incentive is removed and will be revisited in the future.</p> <p>Text is added to clarify the maximum impervious cap.</p>   |
| 108 | TABLE 4.4.4   | <p>INSTITUTIONAL HOUSING (IH)<br/> Note 3: The impervious surface standard will match that of the most restrictive abutting zoning district, <del>plus 5%.</del><br/> <del>Should an institution submit a campus plan, they may achieve an additional 5% impervious surface.</del></p> <p>In no case shall the impervious surface exceed <a href="#">the maximum cap of 47%</a>.</p>  | Institution Impervious | <p>Amends the base impervious surface to match that of the abutting district.</p> <p>The Campus Plan incentive is removed and will be revisited in the future.</p> <p>Text is added to clarify the maximum impervious cap.</p> |
| 122 | TABLE 5.2     | <p>ADD Residential Religious as a regulated use in IH.<br/> CHANGE Residential Religious use to a regulated use in IC.</p>  | Institution: Use       | <p>The properties added to IH contain a residential religious component, which is addressed with this amendment.</p>   |
| 122 | TABLE 5.2     | <p>CHANGE Skilled Nursing to R (Regulated) in IH.</p>   | 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 <del>T total</del> <del>+</del> impervious <del>S</del> surface <del>C</del> calculations <del>up to</del> <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<br>RESIDENTIAL USE REGULATION<br>Multi-Family (small)<br><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<br>RESIDENTIAL USE REGULATION<br>Multi-Family (large)<br><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)<br>Note 1: Minimum 30,000 sq. ft. abutting LDR1-LDR3.<br>Minimum 5,000 sq.ft. abutting <del>LDR4, MDR, VC, and TC</del> <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)<br>Note 1: Minimum 30,000 sq. ft. abutting LDR1-LDR3.<br>Minimum 5,000 sq.ft. abutting <del>LDR4, MDR, VC, and TC</del> <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)<br>Note 1: Minimum 30,000 sq. ft. abutting LDR1-LDR3.<br>Minimum 5,000 sq.ft. abutting <del>LDR4, MDR, VC, and TC</del> <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<br>Note 1: Minimum 30,000 sq. ft. abutting LDR1-LDR3.<br>Minimum 5,000 sq.ft. abutting <del>LDR4, MDR, VC, and TC</del> <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)<br>Note 2: Minimum 30,000 sq. ft. abutting LDR1-LDR3.<br>Minimum 5,000 sq.ft. abutting <del>LDR4, MDR, VC, and TC</del> <u>all other districts. Where a property abuts multiple districts, the most restrictive district shall apply.</u><br><br><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<br>Non-Residential to Multi-Family Conversion: USE REGULATION<br><ul style="list-style-type: none"> <li><del>Where a non-historic accessory building also exists on the lot, the non-historic building may also be converted.</del></li> </ul>  | HROD: Uses | This standard is deleted to limit future conversions of new accessory buildings to multifamily uses. |

| 215  | TABLE 7.1.2 | <p>HISTORIC RESOURCE USE REGULATIONS<br/>Office: USE REGULATION<br/>Shall only be authorized as a conditional use subject to the following regulations:</p> <ul style="list-style-type: none"> <li>• The property shall be accessed from a primary, secondary and/or tertiary street and not located in a local historic district.</li> <li>• Limited to one employee per 500 square feet of gross habitable floor area <a href="#">dedicated to the office use.</a></li> <li>• <a href="#">The office use shall be limited to 100,000 square feet of the existing gross habitable floor area.</a></li> </ul> | HROD: Uses         |                           |
|--|-------------|---|--------------------|---------------------------|
| <b>ISSUE #4: OPEN SPACE OVERLAY DISTRICT: EXPAND APPLICABILITY</b>                 |             |   |                    |                           |
| Page   | Section     | Change Description  | Change Type        | Completion Schedule Notes |
| 216  | 7.2.2.a.    | <p>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 <a href="#">and upon all parcels five acres or larger within any zoning district developed for a religious residential or a residential use.</a></p>   | OSOD Applicability |                           |
| <b>ISSUE #5: INSITUTIONAL ZONING: CLARIFY “ABUTTING” OR “ADJACENCY” PROVISIONS</b> |             |   |                    |                           |
| Page   | Section     | Change Description  | Change Type        | Completion Schedule Notes |
| 14   | 2.1         | <p>Abutting: To be <del>adjacent to or</del> joined at a border, <a href="#">property line</a>, or <a href="#">zoning district</a> boundary. Abutting properties include properties across a street or alley, or a railroad right of way.</p>   | Clarification      |                           |
| ADDITION   | 2.1         | <p><a href="#">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.</a></p>   | Clarification      |                           |
| 100  | NEW 4.4.3.d | <p>INSTITUTIONAL DISTRICTS<br/>Applicability<br/><a href="#">Where abutting zoning district standards are applied to a Lot, the following standards shall apply:</a></p> <ol style="list-style-type: none"> <li><a href="#">A Lot in the Institutional District shall be subject to the standards of the most restrictive abutting zoning district based on</a></li> </ol>  | Clarification      |                           |

|                                  |  |   |  |  |
|----------------------------------|--|---|--|--|
|                                  |  | <p>ii. <a href="#">the configuration of the Lots as of the effective date of this Code.</a><br/> <a href="#">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.</a></p> |  |  |
| Renumber all Subsequent Sections |  |   |  |  |

**ISSUE #6: INSTITUTIONAL ZONING: CAMPUS PLAN**

| Page | Section  | Change Description  | Change Type | Completion Schedule Notes                    |
|------|----------|---|-------------|--|
| 100  | 4.4.3.d. | <p><del>RESERVED. Under the following circumstances a Campus Plan in accordance with Chapter 135 shall be required:</del></p> <p><del>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.</del></p> <p><del>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.</del></p> | Campus Plan | Temporary removal of Campus Plan provisions. |
| 100  | 4.4.3.f. | <p>Changes to the Institutional Primary Use of a property located within an existing Institutional District shall conform to the requirements of this Article <del>and shall require a Campus Plan in accordance with Chapter 135.</del> <del>This only applies to a public school use when a public school is changed to another permitted use.</del></p>  | Campus Plan | Temporary removal of Campus Plan provisions. |

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| 101     | 4.4.4.a.i.  | <del>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.</del>  | Campus Plan | Temporary removal of Campus Plan provisions. |
| 102     | 4.4.6.b.i.  | <del>Institutional Primary Use and Accessory Use functions shall be listed and described with limits in the Campus Plan where required.</del>  | Campus Plan | Temporary removal of Campus Plan provisions. |
| 102     | 4.4.6.b.ii. | <del>Adjustments to the Use requirements of the approved Campus Plan require a revised Campus Plan approval from the Board of Commissioners.</del>   | Campus Plan | Temporary removal of Campus Plan provisions. |
| 103     | 4.4.7.a.    | Access and Parking shall be according to “Article 8: Parking Standards” <del>and, where applicable, to the Campus Plan.</del>  | Campus Plan | Temporary removal of Campus Plan provisions. |
| 106-108 | TABLE 4.4   | INSTITUTION FORM STANDARDS<br>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)<br>Environmental<br>Environmental (Nature Preserve) or Estate Preservation<br>Lots are permitted subject to the following:<br>*****<br><del>• Absent an approved Campus Plan that complies with section “155-5.1 Permitted Uses” and “Table 5.2 Uses for Institution”, p</del> Permitted uses are further regulated as follows: | Campus Plan | Temporary removal of Campus Plan provisions. |
| 128     | TABLE 5.3   | USE REGULATIONS (IC)<br>Environmental<br>Environmental (Nature Preserve) or Estate Preservation<br>Lots are permitted subject to the following:<br>*****<br><del>• Absent an approved Campus Plan that complies with section “155-5.1 Permitted Uses” and “Table 5.2 Uses for Institution”, p</del> Permitted uses are further regulated as follows: | Campus Plan | Temporary removal of Campus Plan provisions. |

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| 131 | TABLE 5.3 | USE REGULATIONS (IE)<br>Environmental<br>Environmental (Nature Preserve) or Estate Preservation<br>Lots are permitted subject to the following:<br>*****<br>• <del>Absent an approved Campus Plan that complies with section “155-5.1 Permitted Uses” and “Table 5.2 Uses for Institution”,</del> p Permitted uses are further regulated as follows: | Campus Plan | Temporary removal of Campus Plan provisions. |
| 132 | TABLE 5.3 | USE REGULATIONS (IH)<br>Environmental<br>Environmental (Nature Preserve) or Estate Preservation<br>Lots are permitted subject to the following:<br>*****<br>• <del>Absent an approved Campus Plan that complies with section “155-5.1 Permitted Uses” and “Table 5.2 Uses for Institution”,</del> p 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)<br>A Lot Width <del>none</del> <a href="#">per abutting district</a>            | Institutional<br>Lot Width |                           |
| 106  | TABLE 4.4.2   | INSTITUTION CIVIC (IC)<br>A Lot Width <del>none</del> <a href="#">per abutting district</a>                      | Institutional<br>Lot Width |                           |
| 107  | TABLE 4.4.3   | INSTITUTION EDUCATION (IE)<br>A Lot Width <del>none</del> <a href="#">per abutting district</a>                  | Institutional<br>Lot Width |                           |
| 107  | TABLE 4.4.3.A | INSTITUTION EDUCATION (IE) – PUBLIC SCHOOLS<br>A Lot Width <del>none</del> <a href="#">per abutting district</a> | Institutional<br>Lot Width |                           |
| 108  | TABLE 4.4.3.A | INSTITUTIONAL HOUSING (IH)<br>A Lot Width <del>none</del> <a href="#">per abutting district</a>                  | Institutional<br>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<br>Requires revisions to the Zoning Map and Legal Description<br>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<br><a href="#">3.5.6.a.viii.</a> | 3.5.6.a. The following structures and equipment are prohibited in frontage yards:<br><a href="#">3.5.6.a.viii. Vehicular fueling device (gas pump, Electric Vehicle Charging Station)</a>  | Content                    |                           |
| ISSUE #10: INTRODUCE ELECTRIC VEHICLE STANDARDS INTO COMMERCIAL & MULTIFAMILY DISTRICTS |                                      |  |                            |                           |
| Page  | Section                              | Change Description   | Change Type                | Completion Schedule Notes |
| Additions   | 2.1                                  | <p><a href="#">Electric vehicle (EV)</a>—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).</p> <p><a href="#">Battery Electric Vehicle (BEV)</a>—An electric vehicle that is powered solely by rechargeable electric battery, without any internal combustion engine.</p> <p><a href="#">Plug-In Hybrid Electric Vehicle (PHEV)</a>—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.</p> <p><a href="#">Electric Vehicle Charging Station (EVCS)</a>—A public or private parking space that is served by and accessible to EV battery charging equipment which is supported by appropriate EVCS infrastructure.</p> <p><a href="#">Level 1 EVCS</a>—An EVCS utilizing an electric voltage up to 120 volts;</p> <p><a href="#">Level 2 EVCS</a>—An EVCS utilizing an electric voltage of up to 240 volts</p> | Content/<br>Sustainability |                           |

|                                       |                              |   |                            |   |
|---------------------------------------|------------------------------|---|----------------------------|---|
|                                       |                              | <p><a href="#">Level 3 EVCS—An EVCS utilizing electric voltage of 480-600 volts.</a></p> <p><a href="#">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.</a></p> <p><a href="#">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.</a></p> |                            |   |
| 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, <a href="#">electric vehicle charging station</a> and car wash.  |                            | Permitted use in VC, TC and RHR Districts.  |
| 243                                   | NEW <a href="#">8.6.1.d.</a> | 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:<br>****<br><a href="#">8.6.1.d. Electric Vehicle Parking Spaces (RESERVED)</a>   | Content/<br>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.   |
| <b>ISSUE #11: PREDOMINANT SETBACK</b> |                              |   |                            |   |
| <b>Page</b>                           | <b>Section</b>               | <b>Change Description</b>   | <b>Change Type</b>         | <b>Completion Schedule Notes</b>  |
| 52                                    | 3.4.9                        | Predominant Setback: MCPC to provide language.  |                            | MCPC to provide suggested language.   |
| 94                                    | TABLE 4.3.1                  | VC DIMENSIONAL STANDARDS<br>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<br>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.   |
| <b>ISSUE #12: RESIDENTIAL IMPERVIOUS SURFACE: MODIFICATIONS TO LDR3</b> |             |  |             |  |
| Page  | Section     | Change Description   | Change Type | Completion Schedule Notes  |
| 80  | TABLE 4.1.3 | LDR3 DIMENSIONAL STANDARDS<br>Lot Occupation (see section “155-3.4 Lot Occupation”)<br>Impervious Surface <del>30%</del> <u>28%</u> max.   | Content     |  |
| <b>ISSUE #13: RESIDENTIAL LOT WIDTH: MODIFICATIONS TO MDR1</b>          |             |  |             |  |
| Page  | Section     | Change Description   | Change Type | Completion Schedule Notes  |
| 86  | TABLE 4.2.1 | MDR1 DIMENSIONAL STANDARDS<br>Lot Occupation (see section “155-3.4 Lot Occupation”)<br>A Lot Width <del>50</del> <u>60</u> ft. min. (SF, DU)<br><del>30</del> <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     | <p><u>Cornice: The molded and projecting horizontal member that crowns an architectural composition (Source: Webster Merriam Dictionary)</u></p> <p><u>Frieze: a sculptured or richly ornamented band (as on a building) (Source: Webster Merriam Dictionary)</u></p> <p><b>Native Plant</b></p> <p><u>Parapet: a low wall or railing to protect the edge of a platform, roof, or bridge</u><br/>— called also parapet wall (Source: Webster Merriam Dictionary)</p> <p><b>Primary Frontage</b></p> <p><u>Vestibule: a passage, hall, or room between the outer door and the interior of a building : lobby (Source: Webster Merriam Dictionary)</u></p> <p><b>Wooded Lot: Any parcel containing one or more viable tree having a DBH of six inches or greater.</b></p> | 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     | <b>Perimeter Setback</b>  | Clarification |  |
| Addition                        | 2.1     | <b>Temporary Use</b>  | Clarification | Covered under Zoning Permits in Article 11                 |
| 16                              | 2.1     | <del>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.</del>   | Clarification | Deletion: Unused term                                      |
| 20                              | 2.1     | <del>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</del>  | Clarification | Deletion: Unused term                                      |

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|    |     | <del>and affairs of the property on behalf of the unit owners and in compliance with this chapter and the Unit Property Act.</del>  |               |   |
| 21 | 2.1 | <del>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.</del>   | Clarification | Deletion: Unused term   |
| 37 | 2.1 | <del>Portico: A Porch or walkway with a roof supported by columns, leading to the entrance of a Building.</del>   | 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 <del>street line</del> <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.<br>MCPC suggested measuring from the curblines for a more uniform building setback. |
| 42 | 2.1 | <del>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.</del> | Clarification | Deletion: Unused term   |
| 43 | 2.1 | <del>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.</del>   | Clarification | Deletion: Unused term   |
| 45 | 2.1 | <del>Terminated Vista: A location at the axial conclusion of a Street or other public space.</del>  | Clarification | Deletion: Unused term   |
| 46 | 2.1 | <del>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.</del>  | Clarification | Deletion: Unused term   |
| 46 | 2.1 | <del>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.</del>  | Clarification | Deletion: Unused term   |
| 47 | 2.1 | <del>Walking Radius: The distance a person is willing to walk, from a given point. This distance varies depending on</del>  | Clarification | Deletion: Unused term   |

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|    |                             | <del>existing barriers, the walking environment and the availability of destinations.</del>   |               |   |
| 48 | 2.1                         | <del>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.</del>  | Clarification | Deletion: Unused term   |
| 48 | 2.1                         | <del>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.</del>  | Clarification | Deletion: Unused term   |
| 48 | 2.1                         | <del>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.</del>   | Clarification | Deletion: Unused term   |
| 48 | 2.1                         | <del>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.</del>  | Clarification | Deletion: Unused term   |
| 52 | NEW <a href="#">3.4.1.a</a> | <a href="#">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.</a> | 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 <a href="#">primary</a> frontage <a href="#">lot</a> 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 <del>and shall not count towards maximum impervious surface.</del>  | 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,   |

|    |                             |   |               |  |
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|    |                             | Pervious paving is recommended <del>and shall not count towards maximum impervious surface.</del>   |               | which is an exemption that is provided for in §3.13.2.g.ii.  |
| 57 | TABLE 3.5.1                 | FRONTAGE YARD TYPES<br>G. FRONTAGE YARD TYPE SUMMARY<br>COMMON YARD - Add a Superscript note (1) to “P” for MDR<br>FENCED YARD – Add a Superscript note (1) to “P” for MDR<br>URBAN YARD – Change Superscript note (1) to (2) to “P” for MDR<br>PEDESTRIAN FORECOURT – Change Superscript not (1) to (2) to “P” MDR<br>ADD Note (1) <a href="#">MDR1 and MDR2 Only</a><br>Rename Note (1) to Note (2) MDR3 Only | Clarification |  |
| 57 | 3.5.7                       | Any portion of a <a href="#">primary</a> 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 <del>front</del> 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 <a href="#">sight site</a> 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 <del>be</del> 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 <a href="#">or the length of the rowhouse building shall not exceed 160 feet</a> 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 <a href="#">3.8.2.c</a> | <a href="#">Storage Garages on a multi-family lot may be authorized as a Special Exception, subject to the following regulations:</a>   | Clarification | This standard was moved from 5.2.6.e. This is the more appropriate location.   |

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|    |              | <a href="#">3.8.2.c.i. The garages shall not be visible from any street frontages.</a>  |               |   |
| 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 <a href="#">at least</a> 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 <a href="#">be</a> 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 <del>between greater than</del> six inches <del>and 15 inches</del> dbh that is removed shall be replaced on the lot <a href="#">in accordance with "Table 7.5.1 Tree Replacement" and the replacement trees shall be</a> <del>with one three-inch-</del> <del>minimum-caliper tree</del> 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, <del>the</del> The setback shall be measured from the edge of public right-of-way....   | Clarification |                 |
| 76 | TABLE 4.1.1 | LDR1 DIMENSIONAL STANDARDS<br>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<br>Façade Types (see section "155-3.5 Frontages")<br><del>Porch</del> — Permitted<br><del>Stoop</del> — Permitted<br><del>Common Entry</del> Not Permitted<br><del>Arcade / Colonnade</del> Not Permitted<br><del>Gallery</del> — Not Permitted<br><del>Storefront</del> — Not Permitted | Clarification |                 |
| 80 | TABLE 4.1.3 | LDR3 DIMENSIONAL STANDARDS<br>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<br>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, <del>the</del> 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<br>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> <del>to</del> four stories provided the development complies with either 4.3.3.d.i. or 4.3.3.d.ii.  | Clarification |                 |

|    |             |   |               |   |
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| 93 | 4.3.3.e     | The height of a non-residential building in TC1 may be increased <u>to a maximum of up to</u> 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 <del>as a temporary use</del> 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 <b>Outdoor accessory temporary uses.</b> |
| 93 | 4.3.7.b     | Parking Structures <del>shall demonstrate compliance with the architectural standards in section "155-3.9 Architecture Standards" and the following:</del>  | Clarification |   |
| 94 | TABLE 4.3.1 | VC DIMENSIONAL STANDARDS<br>Note 1: Where a Lot Abuts a property in an LDR, MDR1, 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><br><br>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.<br><br>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 3.4.9-10. Zero-foot 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 3.4.9-10. Zero-foot side yard setback only applies where there is a shared party wall.  | Clarification |   |
| 98 | TABLE 4.3.3 | TC2 DIMENSIONAL STANDARDS   | Clarification |   |

|     |                 |  |               |  |
|-----|-----------------|--|---------------|--|
|     |                 | <p>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. <a href="#">The setback shall be adjusted to provide a 20 feet wide buffer, where required.</a></p> <p>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.</p> <p>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.</p> |               |  |
| 98  | TABLE 4.3.3     | Note 3: Or equal to the abutting zone, whichever is greater per 3.4.9 <del>10</del> .  | 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. <a href="#">See Table 5.2 "Uses for Institutions" for specific uses permitted in each district.</a>  | 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 <a href="#">conditions</a> 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. <del>Where a property abuts multiple districts, the most restrictive district shall apply.</del>   | 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. <del>Where a property abuts multiple districts, the most restrictive district shall apply.</del>   | 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. |

|     |                 |   |               |                 |
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| 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 <del>perimeter setback requirement in Section 4.4.6.c.v above</del> , 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 <del>shall demonstrate compliance with the architectural standards in section "155-3.9 Architecture Standards" and the following:</del>  | Clarification |                 |
| 104 | 4.4.11.a.       | Noise and lighting regulations shall be according to section "155-3.12 <del>11</del> Ambience Standards".   | Clarification | Cross reference |
| 109 | 4.5.3.e.        | Impervious Surface. <del>4.5.3.e.i.</del> 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:<br>4.5.3.e.ii. The multipurpose trail constructed within the river easement area and the public trail parking.<br>4.5.3.e.iii. 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 <u>wide</u> landscape buffer when abutting any non-industrial use adjacent to or within LI, according to Section...   | Clarification |                 |
| 110 | 4.5.8.b         | Parking Structures <del>shall demonstrate compliance with the architectural standards in section "155-3.9 Architecture Standards" and the following:</del>  | Clarification |                 |
| 111 | TABLE 4.5.1     | LI DIMENSIONAL STANDARDS<br>Lot Occupation (see section "155-3.4 Lot Occupation")<br>Lot Area 2,000 sq. ft. per unit <u>or non-residential Lot</u>  | Clarification |                 |

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| 111 | TABLE 4.5.1 | LI DIMENSIONAL STANDARDS<br>Note 4: All <del>buildings with more than 2-stories above 2</del> 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, <del>according to the Table 4.1-4.6</del> 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.<br><del>5.2.6.e. Accessory Structures are permitted as follows:<br/>5.2.6.e.i. Storage Garages on a multi family lot may be authorized as a Special Exception, subject to the following regulations:<br/>5.2.6.e.i.(1). The garages shall not be visible from any street frontages.</del> | 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, <del>mobile homes</del> , 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<br>RESIDENTIAL USE REGULATION<br>Single-Family Housing (detached)<br>Change "R" to "P"<br><del>Max. 2 Dwelling Units</del> <u>Shall be located</u> in an existing residential structure only.   | Clarification |  |
| 122 | TABLE 5.2   | USES FOR INSTITUTIONS<br>RESIDENTIAL USE REGULATION<br>Alternative Housing for the Elderly<br>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<br>VC & TC<br>Auto Related Services<br>Auto-Repair Services are subject to the following regulations:   | Clarification |  |

|     |                              |  |               |   |
|-----|------------------------------|--|---------------|---|
|     |                              | <ul style="list-style-type: none"> <li>Repairs shall be conducted wholly within the building <del>at the rear of the building or</del></li> <li>Where repairs occur in an accessory building, the building shall be located at least <del>not more than</del> 40 feet from the rear <u>and side property line.</u></li> </ul>  |               |   |
| 126 | TABLE 5.3: Food and Beverage | Food and <del>service</del> <u>beverage</u> uses shall be permitted subject to the following provisions:   | Clarification |   |
| 129 | TABLE 5.3                    | <p>INSERT:<br/>IC PERMITTED USES TABLE<br/><u>Recreational Establishments as "R"</u> with the following regulations:<br/><u>Club or Lodge   Community Center / Senior Center   Museum or Community Art Center</u></p> <ul style="list-style-type: none"> <li><u>Shall be in compliance with section "155-4.4 Institutional Districts".</u></li> <li><u>Expansions of permitted uses may be authorized, subject to the following regulations:</u></li> <li><u>Additions are not permitted to exceed 50% of the total existing building area.</u></li> <li><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></li> </ul> <p><u>Cultural &amp; Recreational Institutional Accessory Use as "R"</u> with the following regulations:<br/><u>Permitted subject to the following regulations:</u></p> <ul style="list-style-type: none"> <li><u>Secondary and subordinate to the primary use.</u></li> <li><u>Does not alter the character of the property as established by the primary use.</u></li> <li><u>If a site contains on-site parking facilities, parking and vehicle loading shall be provided on-site</u></li> <li><u>Outdoor recreational hours are limited to between 8:00 a.m. and 8:00 p.m.</u></li> </ul> | 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. |

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|-----|------------------------------|---|---------------|--|
|     |                              | <ul style="list-style-type: none"> <li><a href="#">Institutions shall designate a staff member responsible for oversight of cultural and recreational institutional accessory uses.</a></li> </ul>  |               |  |
| 133 | TABLE 5.3: Food and Beverage | Food and <del>service</del> <a href="#">beverage</a> uses shall be permitted subject to the following provisions:   | Clarification |  |
| 135 | TABLE 5.3                    | <p>USE REGULATIONS<br/>RHR<br/>Auto Related Services<br/>Auto-Repair Services are subject to the following regulations:</p> <ul style="list-style-type: none"> <li>Repairs shall be conducted wholly within the building <del>at the rear of the building or</del></li> <li><a href="#">Where repairs occur</a> in an accessory building, <a href="#">the building shall be located at least not more than</a> 40 feet from the rear <a href="#">and side property line</a>.</li> </ul>   | Clarification |  |
| 160 | 6.3.7.a.ii.                  | <p><del>Shall be designed with ramping between level parking decks to allow for potential adaptive re-use.</del> <a href="#">The visual impact of sloping floors from any public accessway shall be minimized through design treatment of the parking structure's facade.</a></p>   | Clarification |  |
| 162 | TABLE 6.3                    | <p>RHR ROCK HILL ROAD DISTRICT<br/>Lot Occupation (see section "155-<del>34</del> <a href="#">3.4</a> Lot Occupation")<br/><a href="#">Lot Area</a> <u>none</u></p> <p>Building Height <del>(stories)</del> <a href="#">(max.)</a> See section "<a href="#">155-3.3 Building Height</a>"<br/>Principal <a href="#">Building</a> <sup>(3)</sup></p> <p><del>Façade Type</del> <a href="#">Frontage Yard Type</a> (see section "<a href="#">155-3.5 Frontages</a>")</p> <p>Parking (see "Article 8: Parking Standards" <a href="#">and Section 6.3.6</a>)</p> | Clarification |  |

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

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| 210 | 7.1.10.b.i. (3)           | Statement of the significance of each Class I or Class II, <del>both relative to</del> <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:<br>(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.<br>(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.<br>(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<br>Bed and Breakfast parking calculation 1/ <del>room</del> <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<br>Residential Religious 1/ <del>room</del> <u>unit</u>  | Clarification |  |
| 236 | TABLE 8.1.1               | MINIMUM PARKING REQUIREMENTS – SPECIAL DISTRICTS<br>LODGING<br><del>Inn</del>   | 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, <del>and</del> 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  |

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|     |               | <a href="#">institutional building</a> 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 <del>an nonprofit</del> 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, <del>and</del> MDR, <a href="#">IC</a> , <a href="#">and IH</a> zoning districts, a single-family dwelling <a href="#">or an existing institutional building</a> 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, <a href="#">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</a>  | Clarification | Clarification how the distance is measured. The language used is from the existing code. |
| 276 | 10.3.1        | In LDR, <del>or</del> MDR, <a href="#">IC</a> , <a href="#">and IH</a> 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.     | <del>Rowhouses and multifamily buildings are permitted subject to compliance with the following:<br/>10.6.1.o.i. Form standards for MDR-3.<br/>10.6.1.o.ii. Provisions of "155-10.1 Supplemental Use Regulations":</del>   | Clarification | Removal of section, does not apply to 10.6.  |