

TOWNSHIP OF LOWER MERION
Department of Building & Planning

MEMORANDUM

TO: Building & Planning Committee

FROM: Christopher Leswing, Director, Building & Planning Department

SUBJECT: 10 Important Things to Know about the New Zoning Code

DATE: October 24, 2018

In 2017, Lower Merion Township retained DPZ to comprehensively update the Zoning Code. DPZ is a national leader in planning, urban design and architecture.

10 Important Things to know about the new Zoning Code:

1. The new Zoning Code is **consistent with the 2016 Comprehensive Plan for the Preservation, Infill and Redevelopment of Lower Merion Township**.
2. The **user-friendly** document includes graphics and charts to explain the regulations.
3. A **focus on form** ensures that new development will be similar in scale with surrounding homes and businesses.
4. **Heightened architectural standards** are applied broadly across the Township.
5. An **Institutional Zoning District** is established delineating the location of institutions and providing standards specific to institutional uses.
6. The **Mixed-Use Special Transportation (MUST) Overlay District is eliminated** and will be replaced with Town Center zoning, which will be applied in various commercial areas along Lancaster Avenue.
7. **Split zoning has been significantly reduced** giving a new level of predictability to property owners.
8. Enhanced historic preservation standards include the establishment of **Neighborhood Conservation Districts**, which provides a new level of protection to neighborhoods previously developed with a unified style and architecture.
9. **Streamlined, more efficient land development review processes** are established resulting in fewer Special Exceptions.
10. **There will be several opportunities for public involvement during the adoption process**. The full schedule is provided on the following page.

The draft Zoning Code is available electronically on the Township's website (www.lowermerion.org/rezoning). Hard copies are available for review at the Township Secretary's Office, the Building & Planning Department, and each of the Lower Merion Library System branches.

Zoning Update Public Participation and Adoption Timeline*

2018

November 7

- **B&P Meeting 1** DPZ presentation of Code to B&P (structure of code substance of code)

November 28

- **B&P Meeting 2** Staff presentation of Code/Map to B&P Initial feedback (consistency with Comprehensive Plan)

2019

January

- **January 7 - Monthly Planning Commission Zoning Update Discussion 6 pm – 7 pm**
- **January 10 Civic Engagement Committee Meeting**
- **Date TBD Regional Civic Association Meeting 1**
- **Date TBD Regional Civic Association Meeting 2**
- **January 23 – B&P Meeting 3** Low/medium density single-family residential

February

- **February 4 - Monthly Planning Commission Zoning Update Discussion 6 pm – 7 pm**
- **February 7 Civic Engagement Committee Meeting**
- **Date TBD Regional Civic Association Meeting 3**
- **February 27 – B&P Meeting 4** High density residential/commercial

March

- **March 4 - Monthly Planning Commission Zoning Update Discussion 6 pm – 7 pm**
- **March 7 Civic Engagement Committee Meeting**
- **Neighboring Communities Planning Commissions and Planning Directors**
- **March 27 - B&P Meeting 5** Commercial/ Historic Preservation

April

- **April 1 - Monthly Planning Commission Zoning Update Discussion 6 pm – 7 pm**
- **April 4 Civic Engagement Committee Meeting**
- **April 24 - B&P Meeting 6** Institutional

May

- **May 6 - Monthly Planning Commission Zoning Update Discussion 6 pm – 7 pm**
- **May 2 Civic Engagement Committee Meeting**
- **May 22 - B&P Meeting 7** Institutional/Edits

June

- **Monthly Planning Commission Zoning Update Discussion 6 pm – 7 pm**
- **June 5 - B&P Meeting 8** Edits
- **June 10 – Special Planning Commission Meeting**
- **June 12 Meeting 9 BOC meeting** - Authorization to Advertise and send to County (45 days)

July

- **July 31 Meeting 10 BOC Meeting** - Public Hearing intent to adopt

*Notes: B&P = Building & Planning Committee BOC = Board of Commissioners

All meetings will be held in the 2nd Floor Board Room, Township Administration Building, 75 E Lancaster Ave, Ardmore, PA. Anyone requiring special accommodations to participate in these meetings should contact this office at least three days prior at (610)-645-6145.