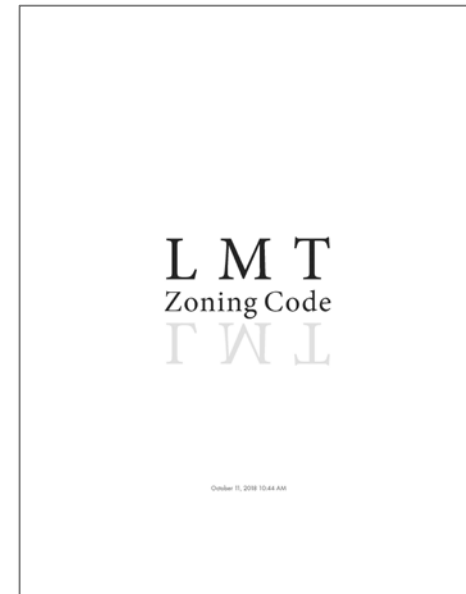
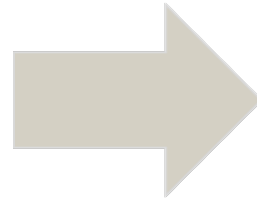
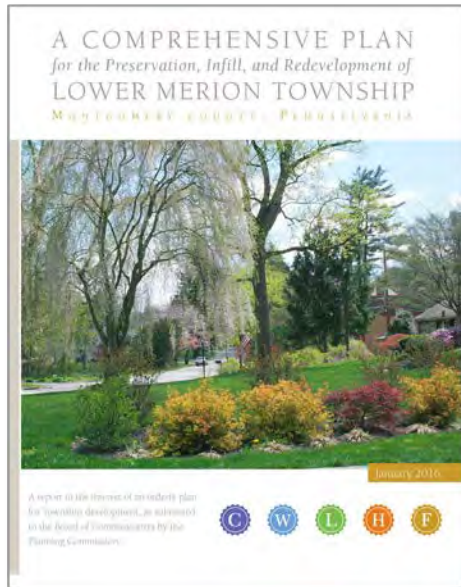


# Civic Engagement Committee Meeting

January 10, 2019



[ D R A F T Z O N I N G C O D E R E V I E W ]

Translating the 2016 Comprehensive Plan into the Draft Zoning Code

Low Density Residential Zoning

- 1. Introductions**
- 2. Staff Presentation**
- 3. Committee Discussion**
- 4. Public Comment**
- 5. Recommendations & Comments**
- 6. Closing remarks & Next Steps**

- 1. Implement goals and recommendations of the Comprehensive Plan.**
- 2. Address modernization challenges.**
- 3. Achieve a smaller ultimate population than under existing zoning.**
- 4. Promote desired pattern and form.**



# [Draft Zoning Map-Low Density Residential 1]



LDR1 AREA  
3.59 Sq. miles  
15% of the  
Total Township  
Land Area

Zoning  
LDR1 - Low Density Residential 1

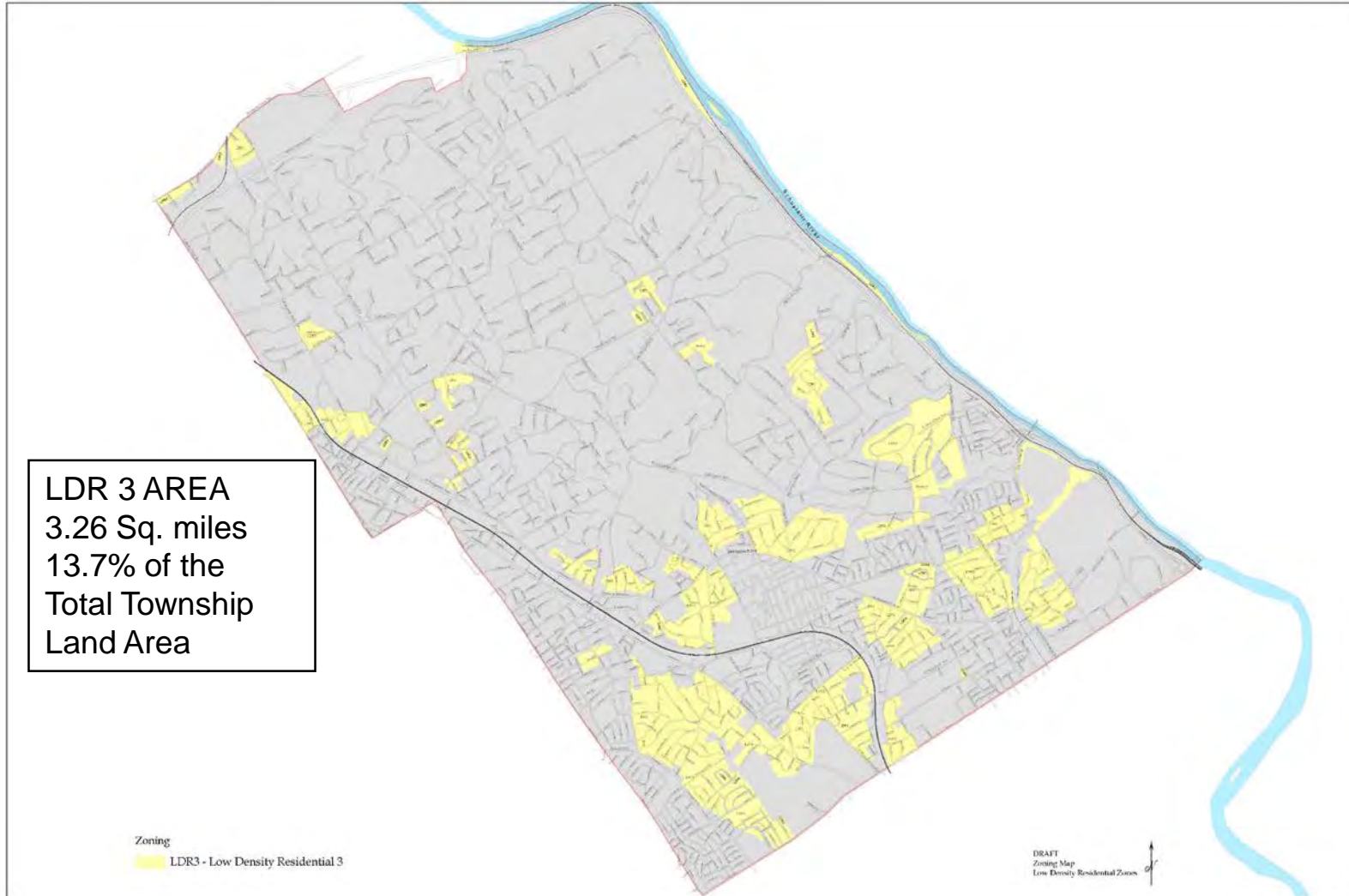
DRAFT  
Zoning Map  
Low Density Residential Zones



[Draft Zoning Map-Low Density Residential 2]



[Draft Zoning Map-Low Density Residential 3]



LDR 3 AREA  
3.26 Sq. miles  
13.7% of the  
Total Township  
Land Area



# [Draft Zoning Map-Low Density Residential 4]



[Draft Zoning Map-Medium Density Residential 1]



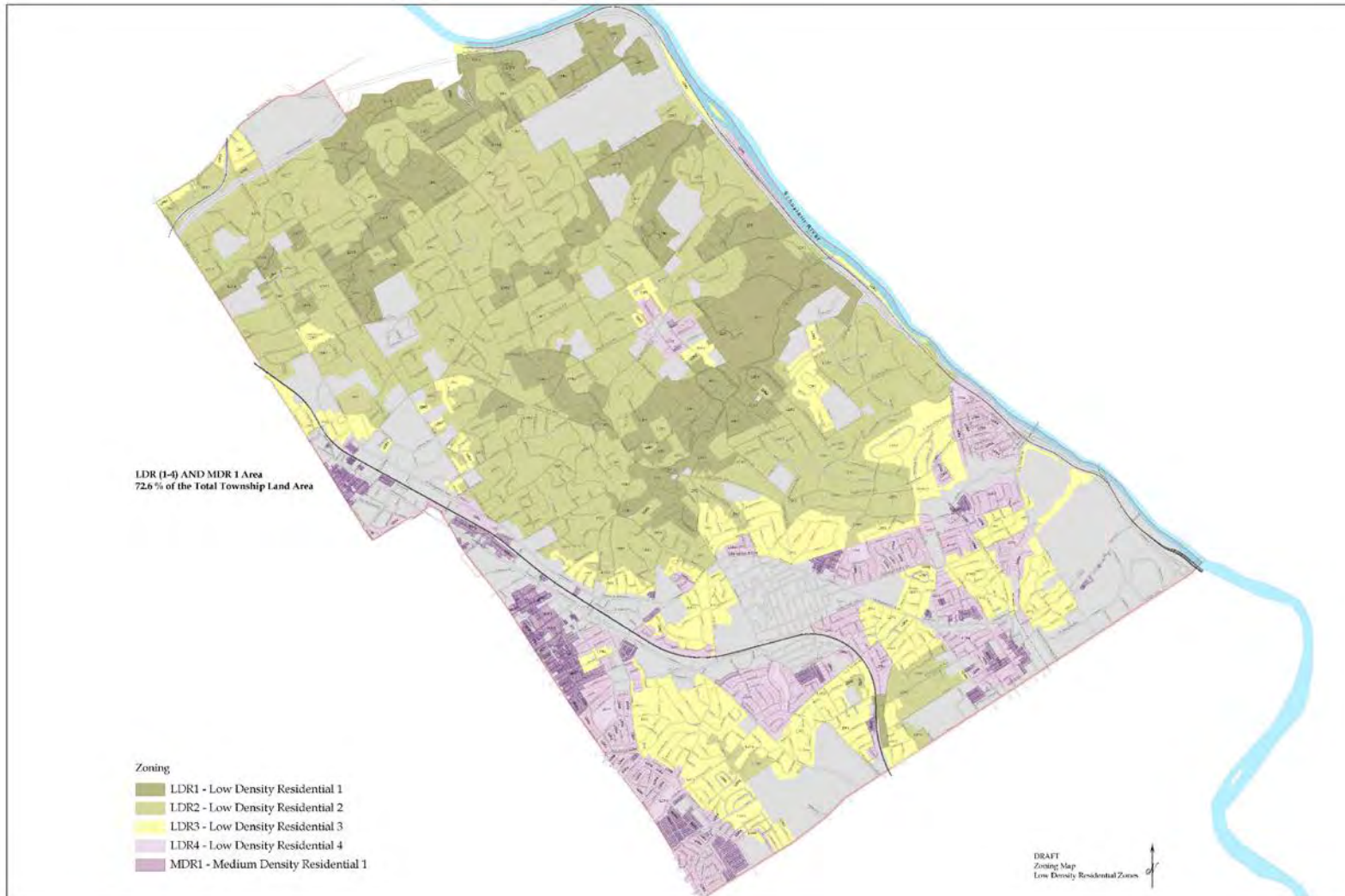
MDR1 AREA  
0.54 Sq. miles  
2.3% of the  
Total Township  
Land Area

Zoning  
MDR1 - Medium Density Residential 1

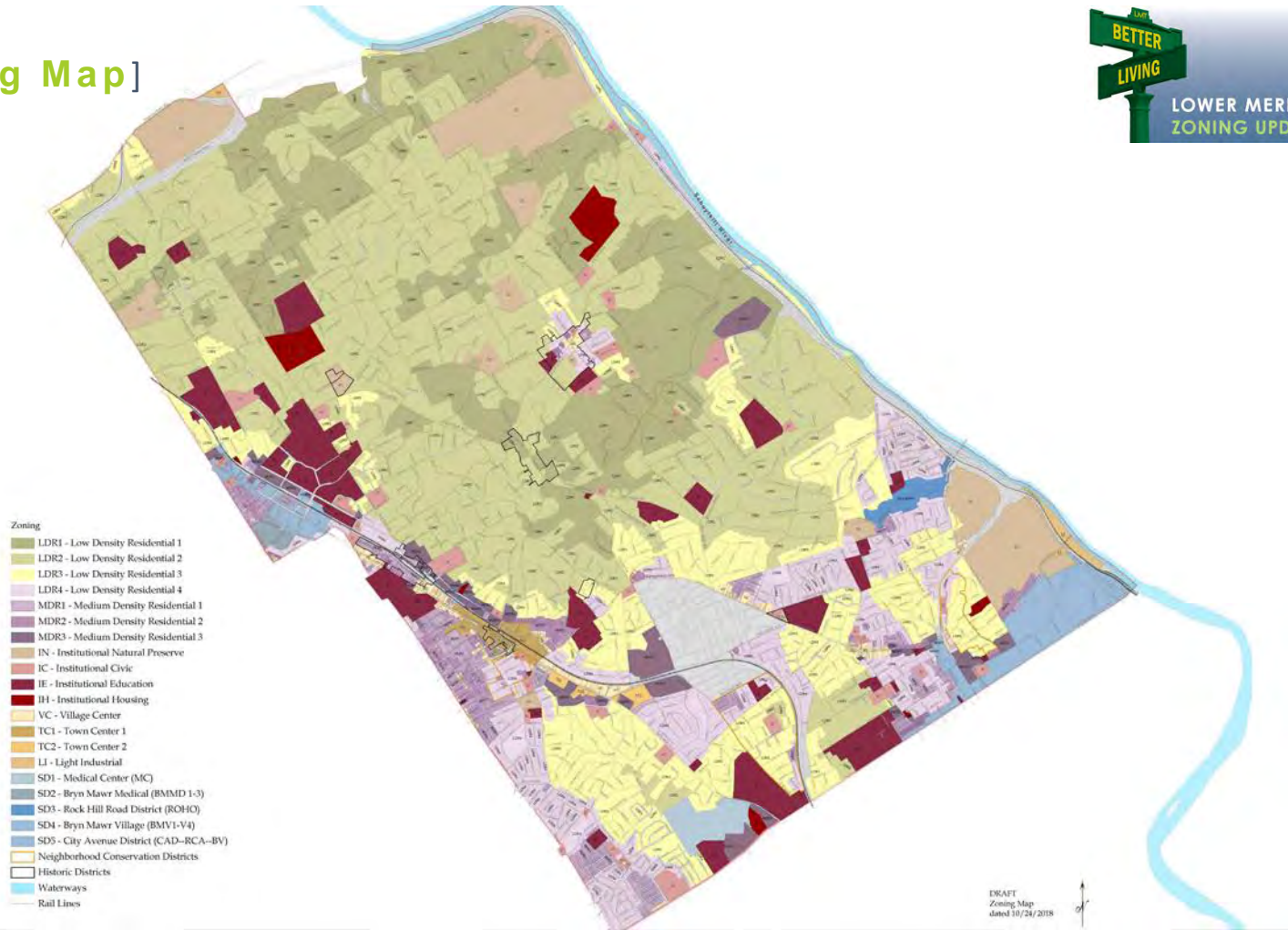
DRAFT  
Zoning Map  
Low Density Residential Zones



# [Draft Zoning Map-LDR1-LDR2-LDR3-LDR4- MDR1]



[Draft Zoning Map]





Maintain the character of established residential neighborhoods



## Land Use Recommendations [ Residential ]

### [ Zoning to Match Land Use Pattern ]

A Synoptic Survey was performed to identify land use patterns and calibrate the proposed zoning to the existing standards.

### [ Architectural Standards ]

Architectural standards are proposed to ensure building design and materials are compatible with the existing built environment.

### [ Neighborhood Conservation Districts ]

Newly established Neighborhood Conservation Districts provide a new level of protection to neighborhoods previously developed with a unified style and architecture

Zoning Code

Guide future land development to ensure that new development is compatible with the mass, scale, intensity and use of existing villages and neighborhoods



# Low/Medium Density Residential Zoning

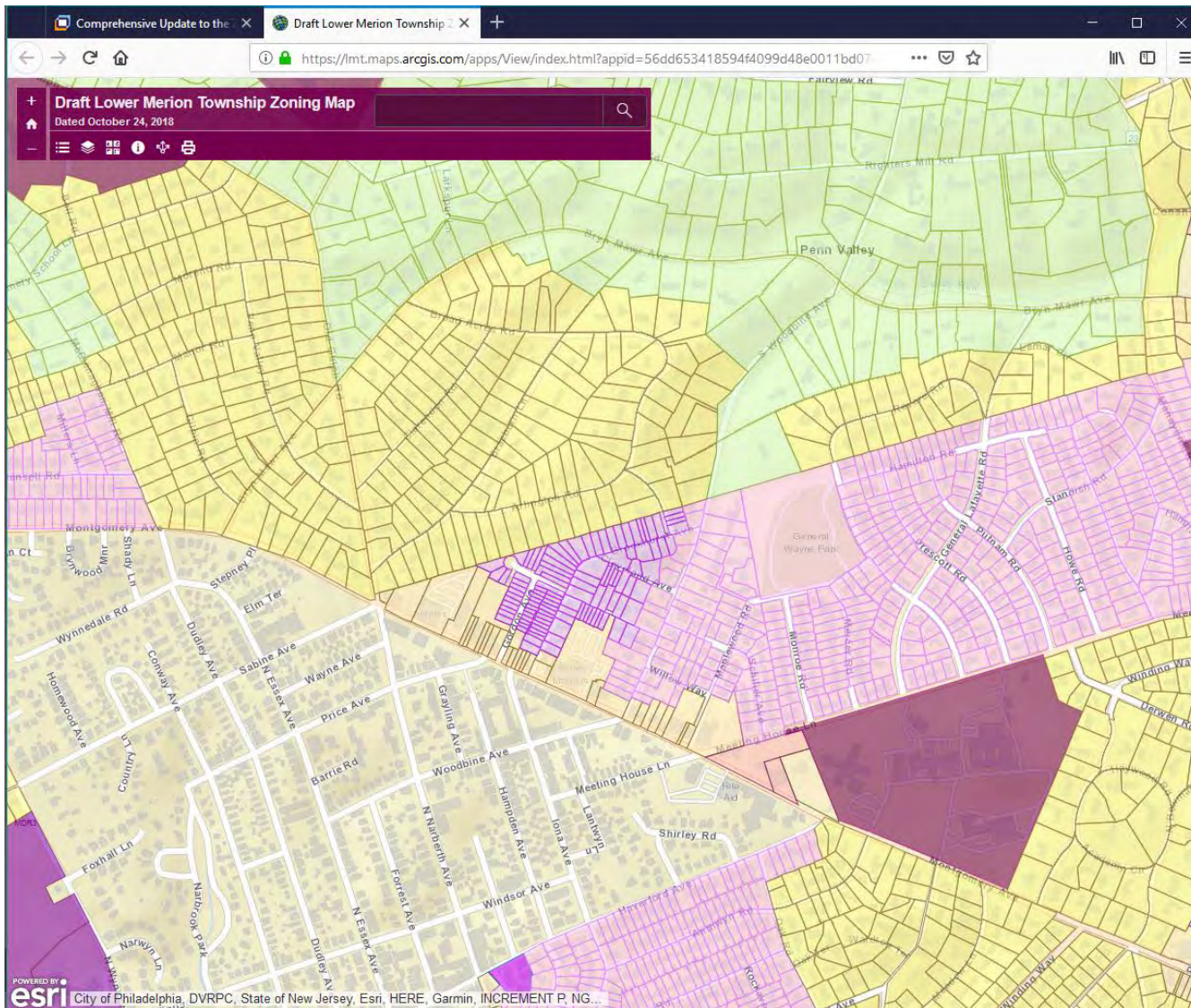
- **Article 3 – General to Districts**
- **Article 4 – District Specific Standards**
- **Article 5 - Uses**
- **Article 7 – Conservation and Preservation Overlays**
- **Article 8 – Parking Standards**

Low Density Residential Zoning Requirements

		Existing Zoning			Proposed Zoning		Existing Zoning				Proposed Zoning		Existing Zoning	Proposed Zoning
	Zoning	RAA	RA	R1	LDR1	LDR2	R2	R3	R4	R5	LDR3	LDR4	R6	MDR1
Lot Dimension	Min. Lot Area (sq. ft. )	90,000	45,000	30,000	90,000	45,000	18,000	10,000	6,000	5,000	15,000	7,500	5,000	4,000
	Units/ Acre	.48	.97	1.45	.48	.97	2.42	4.36	7.26	8.71	2.90	5.81	8.71	10.89
	Min. Lot Width (ft.)	200	150	125	200	150	95	75	65	55	100	60	50	40
Bulk/Coverage	Max. Lot Coverage (%)	15%	15%	15%	—	—	18%	20%	30%	35%	—	—	40%	
	Max. Impervious (%)	20%	20%	21%	20%	20%	24%	28%	39%	45%	25%	45%	50%	50%
	Max. Height (ft.)	35 ft/ 3 stories	35 ft/ 3 stories	35 ft/ 3 stories	35 ft/ 2 stories	35 ft/ 2 stories	35 ft/ 3 stories	35 ft/ 3 stories	35 ft/ 3 stories	35 ft/ 3 stories	35 ft/ 2 stories	35 ft/ 2 stories	35 ft/ 3 stories	35 ft/ 2 stories
Setback	Min. Front Setback (ft.)	50	50	50	100	50	40	40	30	25	40	25	20	10 min./ 20 max.
	Min. Side Setback (ft.)	15/ 40 Agg.	15/ 40 Agg.	15/ 40 Agg.	20	20	12/ 35 Agg.	10/ 30 Agg.	8/ 20 Agg.	8/ 20 Agg.	15	10	8/ 20 Agg.	0 or 5 ft min.
	Min. Rear Setback (ft.)	25	25	25	25	25	25	25	25	25	25	25	25	25

# Low/Medium Density Residential Zoning





View an interactive version of the proposed zoning map

[www.lowermerion.org/rezoning](http://www.lowermerion.org/rezoning)



# 26 MEETINGS

\* = Open house preceding meeting from 6-7pm

<b>NOVEMBER 2018</b>	11/7 <b>B&amp;P</b>	11/28 <b>B&amp;P</b>			
<b>JANUARY 2019</b>	1/7 6-7pm <b>PC</b>	1/10 7-9pm* <b>CEC</b>	1/23 <b>B&amp;P</b>	1/31 7-9pm <b>REGIONAL CIVIC</b>	
<b>FEBRUARY 2019</b>	2/4 6-7pm <b>PC</b>	2/7 7-9pm* <b>CEC</b>	2/25 7-9pm <b>REGIONAL CIVIC</b>	2/27 <b>B&amp;P</b>	
<b>MARCH 2019</b>	3/4 6-7pm <b>PC</b>	3/7 7-9pm* <b>CEC</b>	3/25 7-9pm <b>REGIONAL CIVIC</b>	3/27 <b>B&amp;P</b>	<b>TBD NEIGHBORING COMMUNITIES COMMISSIONS &amp; DIRECTORS</b>
<b>APRIL 2019</b>	4/1 6-7pm <b>PC</b>	4/4 7-9pm* <b>CEC</b>	4/24 <b>B&amp;P</b>		
<b>MAY 2019</b>	5/2 7-9pm* <b>CEC</b>	5/6 6-7pm <b>PC</b>	5/22 <b>B&amp;P</b>		
<b>JUNE 2019</b>	6/3 <b>PC</b>	6/5 <b>B&amp;P</b>	6/10 <b>PC: SPECIAL MEETING</b>	6/12 <b>B&amp;P: ADVERTISE ORDINANCE</b>	
<b>JULY 2019</b>	7/31 <b>BOC: PUBLIC HEARING TO ADOPT</b>				

