

Minor Edits Addressed in Draft Zoning Code dated March 6, 2019

Article	Section	Comment	Type of Edit	Status
2	2.1	Create two categories of definitions: uses and all others	Formatting	Completed
2	2.1	Remove headings and alphabetize all definitions.	Formatting	Completed
2	2.1	DEFINITION OF USES TERMS	Formatting	Completed
2	2.3	Remove heading 155-2.3 DEFINITION OF SIGNS	Formatting	Completed
2	2.3	Vehicular Sign - Strike this term. It is not used in the Zoning Code.	Minor Edit	Completed
3	3.1	Rename "TERMS" "APPLICABILITY"	Minor Edit	Completed
5	5.3	Strike this section. Criteria is provided in Article 11.	Minor Edit	Completed
1	1.1.1.a	The Lower Merion Township Zoning Code is Chapter 155 in the Code of the Township of Lower Merion . Township_____Codes-	Typo	Completed
1	1.1.1.b	The Zoning Code integrates the Township's general goals to retain its small town suburban and historically rural character, and preserve the unique beauty of its natural and built environment, while allowing the continuing evolution of its valued institutions, and commercial centers and corridors.	Typo	Completed
1	1.1.1.b.i	Preserve and enhance the Township's unique character and high quality of life for all residents.	Typo	Completed
1	1.1.1.b.ii	Guide future land development to ensure compatibility in mass, scale, intensity and use, with appropriate transitions between difference different uses .	Typo	Completed
1	1.1.1.b.ix	Preserve and enhance critical environmental areas.	Typo	Completed
1	1.1.1.b.v	Continue to provide a safe, convenient and efficient multi-modal transportation system.	Typo	Completed
1	1.1.2.a	Revise the second sentence as follows: No property, building, or structure or part thereof shall be developed except in conformance with the district in which it is located...	Typo	Completed
1	1.1.3	The Zoning Code is organized in a series of Articles that are interrelated and apply to different aspects of development. It also adopts the official Zoning Atlas that designates zoning Districts for all land within the Township. (Strike this sentence. A reference to the Zoning Map is already provided in 1.1.6)	Typo	Completed
1	1.1.3.b.ii	Formatting - Add parentheses and use bold black text for " Article 2. Definitions. "	Typo	Completed
1	1.1.3.b.iv	"Article 4: District Specific Standards" Contains the information specific to each zoning district according to A applicability, L ots and B uilding P lacement, B uilding C onfiguration, U se and D ensity, Access and Parking, Architecture Standards, Landscape Standards, and Ambience Standards.	Typo	Completed
1	1.1.3.b.ix	...Sets forth the regulations that apply to signs, related to specific districts and uses.	Typo	Completed
1	1.1.3.b.vi	...City Avenue Districts (CAD) which includes: Regional Center Area (RCA) , Bala Cynwyd Retail District (BCR), and Bala Village (BV).	Consistency	Completed
1	1.1.3.b.x	...Aggregates the additional regulations that apply to certain uses such as continuing care facilities, medical marijuana processing, mandated emergency service and alternative housing for the elderly.	Typo	Completed
1	1.1.3.b.xi	...Sets out the rules for applying the code, including processes for approvals, and addresses potential changes to the regulations for development projects. This includes reference to nonconforming uses, structures, and lots; review boards, amendments, violations, penalties,	Typo	Completed
1	1.1.4.a	For the purposes of this chapter, the Township is hereby divided into 19 20 districts, designated as follows:	Typo	Completed
1	1.1.4.a.v	Regional Center districts: RC [RESERVED] RESERVED.	Typo	Completed

Article	Section	Comment	Type of Edit	Status
1	1.1.5.b.i	MDR1: Medium Density Residential: MDR1 is a medium intensity residential district including detached, single-family residential homes , twins , duplexes and quads.	Consistency	Completed
1	1.1.5.b.ii	MDR2: Medium Density Residential: MDR2 is a medium intensity residential district including detached, single-family residential homes , twins , duplexes , quads , small multi-family buildings and rowhouses.	Consistency	Completed
1	1.1.5.b.iii	MDR3: Medium Density Residential: MDR3 is a medium to high intensity residential district including detached, single-family residential homes , twins , duplexes , quads , small multi-family buildings , rowhouses and multi-family buildings.	Consistency	Completed
1	1.1.5.e.	Regional Center: RC [RESERVED] is a high intensity, walkable area along City Avenue, that serves the region intended to establish a mixed-use corridor. The zone is characterized by mid-rise commercial buildings, mixed-use buildings, hotels, and multi-family buildings.	Typo	Completed
1	1.1.5.f	...LI is a light industrial area, principally located along the river, that contains light industrial uses, as well as limited commercial uses and multi-family buildings.	Typo	Completed
1	1.1.5.g.iv	IH: Health Institutional Housing :	Typo	Completed
1	1.1.5.h	Special Districts are intended to accommodate development with unique requirements related to specific uses or goals of those districts that have been deemed in the interest of the public health, safety and welfare of the Township's the residents. There are five special districts , categories that correspond to the variety of activities and range of impacts that might be expected of each.	Typo	Completed
1	1.1.5.h.i	SD1 - MC:	Typo	Completed
1	1.1.5.h.ii	SD2 - BMMD:	Typo	Completed
1	1.1.5.h.iii	SD3 - RHR:	Typo	Completed
1	1.1.5.h.iv	SD4 - BMV:	Typo	Completed
1	1.1.5.h.v	SD5 - CAD:	Typo	Completed
1	1.1.6.b.i	Visiting [insert link to map] the Township's website (www.lowermerion.org) .	Typo	Completed
1	1.1.6.b.ii	Visiting the Building and Planning Department or the Township Secretary at the TAB Township Administration Building , 75 E. Lancaster Avenue, Ardmore.	Typo	Completed
2	2.1.1	Revise definition as follows: Alternative Housing for the Elderly: A residence for a maximum...	Typo	Completed
2	2.1.1	Group Home: A resident care facility for a maximum six elderly or handicapped individuals, that includes household services and assistance with daily activities; with shared kitchen and dining; may	Consistency	Completed
2	2.1.1	Revise the definition for Community Residential Facility/Program as follows: "...that provides a home for not more than eight handicapped or elderly individuals."	Consistency	Completed
2	2.1.1	Remove Residential heading and alphabetize the definitions.	Formatting	Completed
2	2.1.2	Remove Lodging heading and alphabetize the definitions. Keep "Lodging" as a defined term.	Formatting	Completed
2	2.1.3	Remove Commercial heading and alphabetize the definitions.	Formatting	Completed
2	2.1.3	Retail - Start the 3rd sentence Examples of general retail services include, but are not limited to	Minor Edit	Completed
2	2.1.4	Revise the definition for Hospital as follows: An institution A facility providing...	Typo	Completed
2	2.1.4	Remove Institutions heading and alphabetize the definitions.	Formatting	Completed
2	2.1.4	Revise the last sentence of the definition as follows: The definition of "municipal use service " expressly excludes any use conducted by a school district	Typo	Completed
2	2.1.5	Remove Civil Support heading and alphabetize the definitions.	Formatting	Completed

Article	Section	Comment	Type of Edit	Status
2	2.1.5	Remove Power & Water - This term is not used in the Zoning Code.	Minor Edit	Completed
2	2.1.6	Remove Industrial heading and alphabetize the definitions.	Formatting	Completed
2	2.1.7	Remove Agriculture heading and alphabetize the definitions.	Formatting	Completed
2	2.1.7	Tiling of Soil_ should read Tilling of Soil	Minor Edit	Completed
2	2.1.7	Remove second sentence of General Agriculture as follows: The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry.	Minor Edit	Completed
2	2.2 (p.21)	Delete terms Animal Clinic and Animal Kennel . These terms are not used in the new Code.	Minor Edit	Completed
2	2.2 (p.21)	Remove heading 155-2.2 DEFINITION OF TERMS	Formatting	Completed
2	2.2 (p.25)	Comprehensive Plan: The plan, consisting of maps, charts and textual matter, indicating the including recommendations of the Lower Merion Planning Commission for the continuing development... - This definition shouldn't reference the PC's recommendations. Once it is adopted by the BOC, there should be no need to reference the PC	Minor Edit	Completed
2	2.2 (p.27)	Earthmoving - Delete bed from bedrock . It could be any type of rock to qualify as earthmoving.	Minor Edit	Completed
2	2.2 (p.28)	Engineer - add and /or land surveying	Minor Edit	Completed
2	2.2 (p.35)	Strike definition for Municipal Use . The term Municipal Service is used throughout the code.	Minor Edit	Completed
2	2.2 (p.40)	Edit Single and Separate Ownership... last sentence, strike " of this chapter " replace with " <u>of an ordinance rendering one or more of such lots non-conforming...</u> "	Minor Edit	Completed
2	2.2 (p.42)	Streetscreen (p.42): A freestanding wall <u>visual barrier</u> built along the Frontage line or in line with the Façade, often for the purpose of masking a parking lot from the Street.	Minor Edit	Completed
2	2.2 (p.44)	Strike Undercroft . The term is no longer used in the draft Zoning Code	Minor Edit	Completed
2	2.2 (p.46)	Strike Wooded Lot . The term is no longer used in the new Zoning Code.	Minor Edit	Completed
3	3.1.1.a	Add the following sentence - The provisions of this Article generally apply to all districts. Renummer the following sections.	Minor Edit	Completed
3	3.1.1.d.iv	"A reference to any reconstruction... interior's Standards for Rehabilitation." This sentence doesn't seem to make sense and could be better constructed and clarified	Minor Edit	Completed
3	3.10.1	Replace ... " an apartment house... " with " <u>a multi-family building...</u> "	Minor Edit	Completed
3	3.11.2	p.75 The 2nd word of the paragraph "buffers" is missing	Minor Edit	Completed
3	3.11.3	Landscaped buffers shall in the opinion of the Township arborist, provide a sustainable visual screen, that is on which after three years should block 90% of through views up to a height of six feet.	Typo	Completed
3	3.11.3	Typo: Landscaped	Typo	Completed
3	3.12.3	Last sentence to read- Outdoor lighting shall be designed, installed, and operated to prevent glare and excessive brightness from view of <u>on</u> abutting and nearby properties.	Typo	Completed
3	3.12.5	Replace Surrounding with Adjacent	Typo	Completed

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3	3.12.5	Lighting sources for parking garage roof tops shall be shielded by parapet walls and shall not be visible from surrounding streets and properties. Interior lighting source of garages shall not be visible from surrounding streets and properties.	Minor Edit	Completed
3	3.12.6	Remove section completely	Minor Edit	Completed
3	3.12.7	Delete this section. It is too difficult to regulate the impact of shadows on an adjacent property's solar panels.	Minor Edit	Completed
3	3.12.7	Remove section completely	Minor Edit	Completed
3	3.13.2.a	Existing (ADD grass) playing fields	Minor Edit	Completed
3	3.14.1.c	Seems like "averaging" is the wrong word here, since the relief could be on minimum lot size.	Minor Edit	Completed
3	3.14.1.d	Remove section completely	Minor Edit	Completed
3	3.14.2.a.(iii)	Third reference to NARROW LOT (remove LINE) replace with LOT.	Minor Edit	Completed
3	3.14.3.b	Total Impervious Area shall not exceed that shown in their- underlying districts,	Typo	Completed
3	3.14.3.d.(iii)	Replace " diameter at breast height " with (dbh). Two times used.	Typo	Completed
3	3.14.3.f	EDIT- The impervious surface on any lot within the Historic Resource (REMOVE Protection) Overlay District may exceed the maximum permitted, subject to the restrictions in sections 155-7.1.6 and 155-4.4 Institutional Districts.	Minor Edit	Completed
3	3.14.3.i	Remove section completely	Minor Edit	Completed
3	3.15.1 a (NEW)	Transformers shall comply with these requirements unless regulated by the Public Utility Commission (PUC) and required by the authority having jurisdiction under the PUC to be located closer to the street than the front faced of the building. If a transformer is located closer to the street as described above, the transformer shall be screened from view from the street with plantings and/or structural elements approved by the Township. and The design shall be incorporated into the required landscaping plan approved by the Township.	Minor Edit	Completed
3	3.2.1.b.iv	Add "I" before Institution	Typo	Completed
3	3.2.1.b.ix	Spell out Avenue in City Avenue District	Minor Edit	Completed
3	3.2.1.c.	Reference to " Table 3.5.1 Frontage Yard Types " should be replaced with " Table 8.1 Minimum Parking Requirements ".	Minor Edit	Completed
3	3.2.2	Replace the current language with the following: In addition one or more of these districts may be subject to additional regulations of an overlay district as provided in "Article 7: Conservation & Preservation Overlays".	Minor Edit	Completed
3	3.2.2.a & b	Flip the order of a. and b.	Minor Edit	Completed
3	3.2.2.a-d	Replace draft language with the following: a. HROD Historic Resources Overlay District b. OSOD Open Space Overlay District c. Floodplain Overlay District d. Steep Slopes Overlay District	Minor Edit	Completed
3	3.2.4	There is an extra space between "proof and"	Typo	Completed

Article	Section	Comment	Type of Edit	Status
3	3.4.10	NEW SECTION - Neighborhood Conservation Districts may modify lot occupation based on the Design Guidelines in Appendix X. (Need to provide the correct reference to the design guidelines)	Minor Edit	Completed
3	3.4.2	Replace (their) with its (first sentence). Replace (for) with to (last sentence). Shall apply to lots	Minor Edit	Completed
3	3.4.3	One or more buildings may be built on each lot, subject to the compliance with the lot occupation requirements of their underlying-district standards of the district in which they are located.	Minor Edit	Completed
3	3.4.6.a	Edit Impervious surface (remove Limitation) replace with (Standards)	Minor Edit	Completed
3	3.4.6.d	Add (to) after similar. "designed to be similar to and compatible..."	Minor Edit	Completed
3	3.4.6.e	No more than two (Strike one) accessory buildings shall be permitted on a residential lot.	Minor Edit	Completed
3	3.4.6.e	No more than two (Strike one) accessory buildings shall be permitted on a lot.	Minor Edit	Completed
3	3.4.7	Add " non-residential " - Multiple non-residential buildings on a lot. Otherwise this section conflicts with 3.8	Minor Edit	Completed
3	3.4.8.a	On any corner lot, no wall, fence or other structure shall be erected or altered and no hedge, tree, shrub or other growth shall be maintained and no vehicles shall be parked or other obstacle be placed so as to cause danger to traffic on a street by obscuring the view of oncoming traffic. <i>Strike the language in red. Parked vehicles causing an obstruction should not be a zoning code restriction.</i>	Minor Edit	Completed
3	3.5.1.A_B - TABLE	WALKWAYS: Minimum one per frontage connecting to a required sidewalk, remove (where possible)	Minor Edit	Completed
3	3.5.1.A. - TABLE	SURFACE: Change reference to Chapter XX to Chapter 128	Minor Edit	Completed
3	3.5.1.A. - TABLE	WALKWAYS: Start the sentence with a " Minimum one per frontage..."	Minor Edit	Completed
3	3.5.1.B. - TABLE	SURFACE: Add the following language to the first sentence - "A minimum of one tree is required in addition to the Shade Tree Requirements in Chapter 128. "	Minor Edit	Completed
3	3.5.1.B. - TABLE	WALKWAYS: Start the sentence with a " Minimum one per frontage..."	Minor Edit	Completed
3	3.5.1.G. - TABLE	SURFACE: Driveway shall be paved and shall be a sidewalk grade. Pervious paving is (remove) recommended replace (permitted)	Minor Edit	Completed
3	3.5.2.A - TABLE	Third bullet - Replace "frontage setback" with "front setback".	Minor Edit	Completed
3	3.5.2.B - TABLE	Third bullet - Replace "frontage setback" with "front setback".	Minor Edit	Completed
3	3.5.2.C - TABLE	Second bullet - Replace "frontage setback" with "front setback".	Minor Edit	Completed
3	3.5.5.b-c	Strike 3.5.5.b-c. Planting requirements are already provided in other chapters of the Township Code.	Minor Edit	Completed
3	3.5.6.b.iv	Remove the and ADD a vii. Electrical transformers	Minor Edit	Completed
3	3.5.8.c.	Typo - Remove "Tabl" from text	Minor Edit	Completed
3	3.5.8.d	Add "Design of" building entries	Minor Edit	Completed
3	3.5.9.a.i	Add the following text: "Dwellings with a porch or stoop shall be required to conform to the porch applicable façade type requirements..."	Minor Edit	Completed

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3	3.6.1	Replace "right-of-ways" with "rights-of-way"	Minor Edit	Completed
3	3.6.1 - 3.6.6	Typo - The number "3.6.1" is provided twice. Renumber section accordingly.	Minor Edit	Completed
3	3.6.2	Strike this section. It is covered with more specific provisions in 7.1.6.a	Minor Edit	Completed
3	3.6.3.a.iii	Strike this section. It may create a conflict in MDR and commercial districts by allowing steps to extend into the ROW.	Minor Edit	Completed
3	3.6.3.a.iv	Typo - "extended" should be "extend"	Minor Edit	Completed
3	3.6.3.a.viii.	Replace the current language with the following: In no case may the porch be located within five feet of any right-of-way.	Minor Edit	Completed
3	3.7.1.a	At the end of the sentence add the following clause: "as illustrated in Table 3.7.3 Fencing Terminology."	Minor Edit	Completed
3	3.7.2 - TABLE	Table p71 (and for each table) - We should have a code that defines the term (in this case "P")	Minor Edit	Completed
3	3.9.3.d.i	Second Sentence... When used, sloped roofs shall consist of (REMOVE-Include). Slate, clay tile, concrete tile, shingle (wood, fiberglass, or asphalt composition) OR (REMOVE and) metal	Minor Edit	Completed
4	4.1.6.a	Remove (a) entirely. REMOVE and the following: End sentence at Standards.	Minor Edit	Completed
4	4.1.9 (also 4.2.9, et al)	The reference to conversion of buildings can't be right.. (Double Check Reference) 155.3.10 Conversion of Building	Minor Edit	Completed
4	4.2 - TABLE	See attached PDF. Please make the following changes to all Form Tables: - Bold and increase the font of the footnotes - The references in-line with the text are too hard to read. Please revise the font - Move the "Building Height" section below "Setbacks" to make the charts easier to use. - Note 3: Attic - Note 4: Maximum size of an Accessory Building	Minor Edit	Completed
4	4.2.2.A - TABLE - Page	Under Lot Width - Change TH to RH. Add a requirement for SMF.	Minor Edit	Completed
4	4.2.7.b.ii	Remove "and lighting."	Minor Edit	Completed
4	4.3.8	p.103 (and elsewhere) 30 percent is written out when % is used later in the section.	Minor Edit	Completed
4	4.4.11 e	p.117 "may be provided in accordance with _____ shall". Two words are missing - a section somewhere and "and" (Staff comment- Delete may be provided in accordance with)	Minor Edit	Completed
4	4.4.11.e.vii.(2)	...provide the Director of Building and Planning for approval an updated...	Minor Edit	Completed
4	4.4.2.e	p.111 I don't think "Order" should be capitalized	Minor Edit	Completed
4	4.4.3.f	p.112 "and shall be _____ according to section....". A word is missing - governed?	Minor Edit	Completed
4	4.4.7.c	Missing s before "hall" should read Parking Structures Shall have	Minor Edit	Completed
4	4.5- TABLE (BT)	P 126 and 127- Table should read 4.6 Residential Building Types- Both references on pages are incorrect. (4.5 and 4.1)	Minor Edit	Completed
4	4.5- TABLE (BT)	If no columns are filled with any permitted building type-remove the column from the chart. Cross reference with Art. 5 use charts to make sure both Tables are permitting same building types.	Minor Edit	Completed
4	4.5.1.a.i.	Remove the additional "a" from the second sentence.	Minor Edit	Completed

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4	4.5.2.e	This section should be 4.5.3. Renumber the subsequent sections as needed. The commercial standards should not be nested in with the residential standards.	Minor Edit	Completed
4	4.5.2.e.	Change to 4.5.3. - This section should not be listed under 4.5.2 - Single-family, attached, and multi-family buildings.	Minor Edit	Completed
4	4.5.2.k	Delete this section. These standards are covered in 4.5.3	Minor Edit	Completed
4	4.5.2.k.i	Delete this section. Conditional Use approval of different architectural concepts is provided in 3.9.7	Minor Edit	Completed
4	4.5.3.e.	Exterior wall materials may include stucco, wood, wood clapboard, native stone, architectural concrete, block or polished block, or brick of a shape, color and texture as residential buildings in the vicinity.	Minor Edit	Completed
4	4.5.3.e.	Strike "as residential buildings in the vicinity"	Minor Edit	Completed
4	4.5.3.f	Specifically prohibited, unless authorized by the Board of Commissioners <u>by Conditional Use:</u>	Minor Edit	Completed
5	5.1.2	Uses permitted in a building or a lot are limited by zoning district <u>as shown on Tables 5.1.1 and 5.1.2</u> , and shall be in compliance with Uses.	Minor Edit	Completed
5	5.1.4.b.	A restricted use shall be certified administratively by the <u>issuance of a Use Permit by the Zoning Officer.</u> Building and Planning Department.	Minor Edit	Completed
5	5.1.5	A use identified by the letter "S" means the use may be authorized by Special Exception., subject to compliance with section "155-5.2-Criteria for Special exception approval". Strike 5.1.5.a-d.	Minor Edit	Completed
5	5.10.2.a.	Renumber ii,iii, and iv as b, c, d. Add f. Any restricted use listed on Table 5.2.	Minor Edit	Completed
5	5.2 - TABLE	Pages 140-157 - Repeat the title of the table at the top of each page	Minor Edit	Completed
5	5.4.1	In LDR and MDR districts, only one principal use shall be permitted by on a lot, unless authorized by Conditional Use.	Minor Edit	Completed
5	5.4.2	Any use of the same general character as any of the uses specifically permitted in the zoning district shall be permitted, subject to the following compliance with Section 11.2.7. <u>Strike sections a-b.</u>	Minor Edit	Completed
5	5.4.3	Any use permitted by special exception or conditional use in an LDR or LDR zoning district can only be expanded in a like manner.	Minor Edit	Completed
5	5.4.4	Any use permitted by special exception or conditional use shall be subject to the dimension requirements of the zoning district in which they are <u>it is</u> located, unless specified otherwise.	Minor Edit	Completed
5	5.4.5.b	Strike section b.	Minor Edit	Completed
5	5.4.5.b	Delete a since it is in the section above.	Minor Edit	Completed
5	5.4.6.a	The Accessory Use is on the same lot <u>with a primary use.</u>	Minor Edit	Completed
5	5.4.6.b	The Accessory Use is the same as a Permitted Use on the lot, but is secondary in scale and intensity to the principal use.	Minor Edit	Completed
5	5.4.6.d	The floor area of the Accessory Use shall not exceed 50% percent of the total <u>floor area square footage</u> of the building in which it is located <u>where co-located with area occupied by</u> a primary use.	Minor Edit	Completed

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5	5.4.7	Delete this section. It may have been used once.	Minor Edit	Completed
5	5.4.8	Separation requirements. Certain uses in some zoning districts , while compatible with other lawful uses, can be detrimental to the quiet use and enjoyment by others of their property if concentrated in the same neighborhood.	Minor Edit	Completed
5	5.4.8	Strike the last sentence. Thus the essential nature of the various districts can be maintained while providing a broad level of inclusion for the variety of uses that enrich our community.	Minor Edit	Completed
5	5.6.2.a	Move this section to 5.10.3 - Use Permits - A use permit expires if a certificate of occupancy is not issued within 90 days. Upon application, the Zoning Officer may grant extensions. Strike section a.	Minor Edit	Completed
5	5.8.1	Delete first sentence. Only permanent structures shall be allowed. Add reference to Township Code, Chapter 62 and revise font to black font at the end of the second sentence	Minor Edit	Completed
6	6.1 - TABLE	Revise Notes 1 See Section 4-1-3-a6.1.3 2 The total building area shall include covered area utilized for parking. See Section 4-1-3-a6.1.3	Minor Edit	Completed
6	6.1.3.a	Impervious surface, <u>floor area ratio (FAR)</u> , building area and open space...	Minor Edit	Completed
6	6.1.5.c	Special conditions. In addition to the general requirements for conditional use approval contained in §155-141.2 (Gen Regs. Conditional Use Application Procedure) <u>§155-11.1.6 Conditional uses</u> an application for conditional use authorizing emergency and/or employee access as set forth in Subsection B above shall demonstrate compliance with the following criteria:	Minor Edit	Completed
6	6.1.7.a	Revise the third sentence: "The requirements and standards for screening buffers (except the minimal width) shall be the same as for those set forth in §155-167.1A(8) (reference doesn't exist) hereof and shall likewise conform to the requirements of Chapter 101..."	Minor Edit	Completed
6	6.7.2.e	Municipal use- <u>service.</u>	Minor Edit	Completed
6	6.8.2.a.xv	Municipal use- <u>service.</u>	Minor Edit	Completed
7	7.1.1 Table	Add to Repair Services (Not including Automobile, Motorcycle, or Lawnmower repair. To the chart. (Under Specialized Retail).	Minor Edit	Completed
7	7.1.1 Table	Replace Accessory Unit with Accessory Dwelling Unit.	Minor Edit	Completed
7	7.1.2.a	Add Article "7". remove "approved". Designated by the Board of Commissioners and identified..	Minor Edit	Completed
7	7.1.2.e	Edit A use may only other than that permitted by the underlying district may only be permitted, provided the following conditions are met	Minor Edit	Completed
7	7.1.2.e.i	Add after (HARB) "if the property is in an historic district" Remove OR Add if not, then upon recommendation by the Historic Commission	Minor Edit	Completed
7	7.1.3.b	Change include to including: (last word)	Minor Edit	Completed
7	7.1.3.b.i	Bed and Breakfast if located in a LDR or MDR zoning district , the following conditions apply	Minor Edit	Completed
7	7.1.3.b.i(3)	The use of amenities, such as swimming pools or tennis courts, is restricted to guests <u>and owners</u> staying at the establishment.	Minor Edit	Completed

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7	7.1.3.b.iv	Multi-family building if it is a conversion of a nonconforming -building where the principal use is-being <u>had been</u> lawfully used for a religious, club or lodge use. If a non-historic accessory building also exists on the lot, the non-historic building may <u>also</u> be converted.	Minor Edit	Completed
7	7.1.3.b.iv(2)	The use-building on the lot shall comply with the building form standards...	Minor Edit	Completed
7	7.1.3.b.iv(4)	The <u>addition of a</u> detached private garage or parking structure. s Subject to compliance with the following conditions.	Minor Edit	Completed
7	7.1.3.b.iv(5)	Strike this entire section and renumber following sections as needed.	Minor Edit	Completed
7	7.1.3.b.v	Remove this section completely. Requirement for submission not standard.	Minor Edit	Completed
7	7.1.3.c	Where property access is obtained from a primary, secondary, and/or tertiary street and <u>where such property which</u> is not located...	Minor Edit	Completed
7	7.1.3.d	Remove Other permitted uses include:	Minor Edit	Completed
7	7.1.3.d.i	Reorder and remove D, add under section C as (i), ii,iii,iv	Minor Edit	Completed
7	7.1.3.d.i	Remove section (2) completely. Edit (3)-Limited to one-two employees per 500 square feet of gross habitable floor area. Renumber	Minor Edit	Completed
7	7.1.3.d.ii	Remove (1) edit (2) Limited to one two employees per 500 square feet of gross habitable floor area. Renumber	Minor Edit	Completed
7	7.1.3.d.v.	Place of Assembly- Community Center only. Remove (1).	Minor Edit	Completed
7	7.1.4.c.i.	Replace Accessory Unit with Accessory Dwelling Unit.	Minor Edit	Completed
7	7.1.4.c.iii	Remove If located in a LDR or MDR zoning district.	Minor Edit	Completed
7	7.1.4.c.iii(1)	Typo: Suite should be plural.	Minor Edit	Completed
7	7.1.5	Should a new section a vi be added to reference compliance with the parking required in TABLE 8.1?	Minor Edit	Completed
7	7.1.5.a.vi	Add Section for reference to the parking requirements. Parking in accordance with Article 8, Table 8.1.	Minor Edit	Completed
7	7.1.6.a.i	Add in (HARB), as applicable	Minor Edit	Completed
7	7.2.1.d	Replace the last word in the sentence " resources " with " <u>context</u> "	Minor Edit	Completed
7	7.2.3	Revise the sentence as follows: The following residential uses are permitted in <u>the OSOD district lots</u> .	Minor Edit	Completed
7	7.2.3.a	Delete the last two words in the sentence. " is-allowed "	Minor Edit	Completed
7	7.2.3.b.iv (ADD)	<u>Conditional Uses. Age-targeted development, on parcels 25-acres or larger and including the preservation or conversion of a resource listed on the Historic Resource Inventory. (Moved from 7.2.3.g.)</u>	Minor Edit	Completed
7	7.2.3.c.ii	Revise the sentence as follows: Park, p Pedestrian or equestrian trails.	Minor Edit	Completed
7	7.2.3.c.iii	Revise the sentence as follows: Pasture land, open field, or lawn <u>meadow</u> .	Minor Edit	Completed
7	7.2.3.c.iv	Strike this entire section and renumber following sections as needed. The most that should be allowed is a walking trail.	Minor Edit	Completed
7	7.2.3.c.v	Revise the second sentence as follows: "The area occupying <u>occupied by</u> these resources may count towards..."	Minor Edit	Completed

Article	Section	Comment	Type of Edit	Status
7	7.2.3.e	Revise as follows: "Sewage disposal systems, stormwater management systems and associated easements may occupy up to 20 10 percent of the minimum required Preservation Area, <u>provided the systems do not require the removal of trees.</u> "	Minor Edit	Completed
7	7.2.3.g.	Strike this section (It is moved up to 7.2.3.b.iv)	Minor Edit	Completed
7	7.2.4.a	Revise the second sentence as follows: "In determining the maximum number of lots on the yield plan, the Township reserves the right to require that the applicant demonstrate full compliance with the Zoning standards applicable to the underlying zoning district, <u>permitted by right as opposed to Conditional Use or Special</u>	Minor Edit	Completed
7	7.2.4.b	Density Bonus. Age-targeted development, permitted by Conditional Use, on parcels 25-acres or larger and including the conversion of a resource listed on the Historic Resource Inventory may receive...	Minor Edit	Completed
7	7.2.4.d	No more than 50% of the perservation area shall be comprised of designated flood <u>plain</u> hazard districts, wetlands or slopes in excess of 25%.	Minor Edit	Completed
7	7.2.5.c	Where lots are <u>development is</u> clustered, the minimum lot areas, setbacks...	Minor Edit	Completed
7	7.2.7.b.iii	New Subsection: <u>That the proposed development is consistent with the Official Map.</u>	Minor Edit	Completed
7	7.2.9.c	...grant of conditional use set forth in <u>subsection XX</u> , Access to Preservation Areas."	Minor Edit	Completed
7	7.5.2.b.	The requirements of this section <u>applies</u> to any parcel containing one or more than viable tree having a caliper of six inches or greater.	Minor Edit	Completed
8	8.1- TABLE	Add a note at the end of table reference that ADU means "Accessory Dwelling Unit".	Minor Edit	Completed
8	8.1.2	Remove section completely	Minor Edit	Completed
8	8.1.5	Remove section completely	Minor Edit	Completed
8	8.2.2	Remove section completely	Minor Edit	Completed
8	8.5.1.b	Tandem parking (tandem space outside the right of way a length of least 38 feet.	Minor Edit	Completed
8	8.5.3	Surface parking lots should be configured to "allow" for shared access and circulation... REMOVE [require shared access agreement]	Minor Edit	Completed
8	8.5.4.d	Remove "evergreen" replace with "Composite". Should read shall be mansory, metal, composite, or a combination thereof...	Minor Edit	Completed
8	8.5.5	Remove section completely	Minor Edit	Completed
8	8.6.2	<u>Each required</u> loading area shall be a minimum 300 square feet, exclusive of access and maneuvering space.	Minor Edit	Completed
8	8.6.5	Edit numbering to remove duplicate 8.6.1 and replace with 8.6.5	Minor Edit	Completed
8	8.6.5	Loading and queuing shall not block on or off-site through traffic, <u>required parking, or pedestrian circulation.</u>	Minor Edit	Completed
8	8.7.1 TABLE	Add in Floor Area in () COMMERCIAL (Floor Area).	Minor Edit	Completed

Article	Section	Comment	Type of Edit	Status
8	8.7.2.b	remove" bus stop markers" -replace with "Street signs"	Minor Edit	Completed
8	8.7.4	Long term bicycle parking shall be enclosed REMOVE and lockable.	Minor Edit	Completed
8	8.7.5	Remove section completely	Minor Edit	Completed