

L M T
Zoning Code

Γ W L

ARTICLE 5 DRAFT
MAY 29, 2019

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ARTICLE 5: USES

155-5.1 PERMITTED USES

- 5.1.1 Uses shall be as defined in "155-2.1 Definition of Terms".
- 5.1.2 Uses permitted in a building or a lot are limited by zoning District, according to [Table 4.1 - 4.6](#) and shall be in compliance with "Table 5.1 Uses".
- 5.1.3 A use identified by the letter "P" shall mean the use is permitted by right, with no additional ~~restrictions~~ [regulations](#).
- 5.1.4 A use identified by the letter "R" means the use is permitted subject to additional regulations. It is subject to the following conditions:
- 5.1.4.a. Compliance with the supplemental use regulations in "Table 5.3 Use ~~Restrictions~~ [Regulations](#)".
- 5.1.4.b. A ~~restricted regulated~~ use ~~shall be certified~~ [is subject to](#) ~~administratively approval~~ by the ~~issuance of a use permit by the zoning officer~~.
- 5.1.5 A use identified by the letter "S" means the use ~~may~~ [must](#) be authorized by Special Exception, ~~subject to compliance with section "155-5.2 Criteria for Special exception approval"~~:
- 5.1.5.a. Compliance with supplemental use specific regulations in "Table 5.3 Use ~~Restrictions~~ [Regulations](#)".
- 5.1.5.b. Compliance with the approval criteria requirements of "Article 11: Process & Procedures".
- 5.1.5.c. Compliance with the procedural and submission requirements in "Article 11: Process & Procedures".
- 5.1.5.d. A use permitted by Special Exception requires the approval of the Zoning Hearing Board.
- 5.1.6 A use identified by the letter "C" means the use ~~may~~ [must](#) be authorized by Conditional Use. ~~It is subject to the following conditions:~~
- 5.1.6.a. [Compliance with supplemental use specific regulations in "Table 5.3 Use Restrictions"](#).
- 5.1.6.b. [Compliance with the approval criteria requirements of "Article 11: Process & Procedures"](#).
- 5.1.6.c. [Compliance with the procedural and submission requirements in "Article 11: Process & Procedures"](#).
- 5.1.6.d. [A use permitted by Conditional Use requires the approval of the Board of Commissioners.](#)
- 5.1.7 ~~A use identified by more than one letter and/or approvals means that an aspect or a type of the use is permitted subject to additional regulations. It is subject to the following conditions:~~
- 5.1.7.a. [Compliance with the supplemental use regulations in "Table 5.3 Use ~~Restrictions~~ \[Regulations\]\(#\)"](#).
- 5.1.7.b. A ~~restricted regulated~~ use ~~shall be certified~~ [is subject to](#) ~~administratively approval~~ by the ~~issuance of a use permit by the zoning officer~~.

155-5.2 CRITERIA FOR SPECIAL EXCEPTION APPROVAL

- 5.2.1 A use permitted by special exception requires the approval of the Zoning Hearing Board.
- 5.2.2 Requests for a special exception shall meet the following criteria:
- 5.2.2.a. Compliance with supplemental use specific regulations in "Table 5.3 Use ~~Restrictions~~ [Regulations](#)".
- 5.2.2.b. Compliance with the approval criteria requirements of "Article 11: Process & Procedures".
- 5.2.2.c. Compliance with the procedural and submission requirements in "Article 11: Process & Procedures".

~~155-5.3 CRITERIA FOR CONDITIONAL USE APPROVAL~~

- ~~5.3.1 A use permitted as a conditional use requires the approval of the Board of Commissioners:~~
- ~~5.3.2 Requests for a conditional use shall meet the following criteria:
 - ~~5.3.2.a. Compliance with supplemental use specific regulations in "Table 5.3 Use Restrictions".~~
 - ~~5.3.2.b. Compliance with the approval criteria requirements of "Article 11: Process & Procedures".~~
 - ~~5.3.2.c. Compliance with the procedural and submission requirements in "Article 11: Process & Procedures".~~~~
- ~~5.3.3 A request for a conditional use by an institutional use may be approved by the Board of Commissioners, if the institution achieves the following conditions:
 - ~~5.3.3.a. Provides flexibility to the institution to plan and implement long-range development programs to achieve its mission;~~
 - ~~5.3.3.b. Facilitates the continuation of the institution as a major source of service and/or employment that is well integrated with surrounding neighborhoods and the public transportation system;~~
 - ~~5.3.3.c. Ensures that institutional facilities, especially those that are publicly funded, are well designed and constructed, and are efficient to operate over their life cycles;~~
 - ~~5.3.3.d. Protects and mitigates effects of development on sensitive portions of the natural environment; and~~
 - ~~5.3.3.e. Addresses potential significant adverse impacts of institutional development on adjacent neighborhoods, and the community at large.~~~~
- ~~5.3.4 Campus Plan Conditional Use Standards and Criteria [Nov. 1 Addendum]
 - ~~5.3.4.a. Approval of a Campus Plan is dependent upon an applicant demonstrating to the Board of Commissioner's satisfaction that the proposed plan promotes the goals of the Township's Comprehensive Plan and Official Map (Positive Criteria) and does not have a detrimental impact upon surrounding properties based upon the following criteria (Negative Criteria):~~
 - ~~5.3.4.b. The applicant shall have the burden of proving and submitting evidentiary proof that his application accomplishes the following Positive Criteria:
 - ~~5.3.4.b.i. Promotes community character in accordance with the Vision and Guiding Principles and Community Development Objectives of the Comprehensive Plan.~~
 - ~~5.3.4.b.ii. Promotes historic preservation and will not jeopardize the preservation of the historic resource(s) contained on the property subject to the application. The most current version of the United States Secretary of the Interior's Standards for Rehabilitation, Reconstruction, and Restoration of Historic Structures shall be used as a guideline in carrying out any plans involving the rehabilitation alteration or enlargement of a historic resource(s):~~
 - ~~5.3.4.b.iii. Promotes Open Space Preservation per the Official Map or reasonable variations deemed appropriate by the Board of Commissioners.~~
 - ~~5.3.4.b.iv. Promotes community connectivity or recreation per the Official Map.~~~~
 - ~~5.3.4.c. The applicant shall have the burden of proving and submitting evidentiary proof that his application accomplishes the following Negative Criteria:
 - ~~5.3.4.c.i. The applicant shall establish by credible evidence that the proposal is properly designed with regard to all exterior lighting and that it is in compliance with Chapter 105 of the Township Code.~~
 - ~~5.3.4.c.ii. The applicant shall establish by credible evidence that the proposal is properly designed with regard to noise (from deliveries/loading, refuse and recycling pick up) and that it is in compliance with Chapter 105 of the Township Code.~~
 - ~~5.3.4.c.iii. The applicant shall establish by credible evidence that the proposal is properly designed with regard to landscaping and buffering. The applicant shall demonstrate that proposed landscaping will promote sustainable principles in the Natural Features Conservation Code for the protection of existing features. The applicant shall also demonstrate how the proposed landscaping and buffering~~~~~~

- ~~will mitigate externalities and screen views from adjacent residential properties.~~
- ~~5.3.4.c.iv. The applicant shall establish by credible evidence that the proposal is properly designed with regard to traffic and internal and external vehicular and pedestrian circulation and shall demonstrate that the additional or expanded use will be accommodated. A traffic impact study shall be submitted of which the scope and assumptions shall be determined by the Township Engineer. The traffic generated by the proposed or expanded use, when combined with the current use, shall not result in a level of service lower than C, or, if the level of service is already C or below, shall not alter such level of service for adjacent streets and/or the nearest intersections thereof.~~
- ~~5.3.4.c.v. The applicant shall establish by credible evidence that the proposal is properly designed with regard to parking and shall demonstrate that all parking can be accommodated on-site or on-campus, or that provisions can be made to accommodate additional parking off-site.~~
- ~~5.3.4.c.vi. The applicant shall establish by credible evidence that the proposal is properly designed with regard to customary accessory campus activities including special events and camps and shall establish provisions to internalize externalities and reduce unnecessary impact upon surrounding residential properties to a minimum.~~
- ~~5.3.4.d. An Annual Program Calendar shall accompany a Campus Plan indicating reasonable dates and times of special events customary to educational uses such as graduations and back to school nights. The Annual Program Calendar shall indicate any anticipated deviations from noise or parking requirements and shall include a plan for internalization/minimization of such externalities.~~
- ~~5.3.4.e. On January 1st of every calendar year, institutions with approved Campus Plans shall provide to the Director of Building and Planning an updated Annual Program Calendar indicating any anticipated deviations from noise or parking requirements and a plan for internalization/minimization of such externalities. The Annual Program Calendar shall be subject to the approval of the Director of Building and Planning and shall include the following:~~
- ~~5.3.4.e.i. For events with amplified sound, a plan to internalize off-campus impact shall be submitted.~~
- ~~5.3.4.e.ii. For events which require additional parking, a plan to accommodate the additional parking off-campus with minimal impact upon the surrounding neighborhood shall be submitted.~~

155-5.3 USE RESTRICTIONS REGULATIONS, GENERAL

- 5.3.1 In LDR and MDR districts, only one principal use shall be permitted by on a lot.
- 5.3.2 Any use of the same general character as any of the uses specifically permitted in the zoning district shall be permitted, subject to compliance with Section 11.2.7
- 5.3.2.a. ~~Only when authorized as a special exception.~~
- 5.3.2.b. ~~The use shall be any use permitted only in a less restricted zoning district.~~
- 5.3.3 Any use permitted by special exception or conditional use ~~in an LDR or MDR zoning district~~ can only be expanded in like manner.
- 5.3.4 Any use permitted by special exception or conditional use shall be subject to the dimension requirements of the zoning district in which it is located, unless specified otherwise.
- 5.3.5 Permitted uses within Class I and Class II Historic Resources shall be ~~restricted as follows: in compliance with the Permitted Uses in "Table 7.1.1 Historic Resources", restricted-regulated use requirements in supplemental use regulations in "Table 5.3 Use Restrictions-Regulations", and supplemental regulations in "Article 10: Supplemental Use Regulations".~~

- 5.3.6 An Accessory Use on the same lot shall be permitted, subject to the following conditions:
- 5.3.6.a. The Accessory Use is on the same lot with a primary use.
 - 5.3.6.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.
 - 5.3.6.c. The Accessory Use may be located inside the building occupied by the principal use, or in an accessory structure.
 - 5.3.6.d. The floor area of the Accessory Use shall not exceed 50% percent of the total floor area square footage of the building in which it is located ~~where co-located with~~ area occupied by a primary use.
 - 5.3.6.e. ~~No multi-family building may be built on a property that within the prior 10 years contained a building listed on the Lower Merion Township Historic Inventory or which was within a local and/or national historic district. An existing building thus listed or located may be converted to a multi-family building, provided any new construction and any changes to the exterior of the building that can be seen from a public way shall reflect and be an example of the character of that building, in compliance with Chapter 88 and the Secretary of the Interior Standards for Rehabilitation.~~
- 5.3.7 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. The Board of Commissioners has determined that undue concentration can be avoided by mandating a minimum distance of separation between these uses. ~~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.~~
- 5.3.8 It is the intent of this Article to make reasonable accommodations in the rules, policies and practices within this Township to afford all handicapped persons equal opportunity to use and enjoy a dwelling in satisfaction of the requirements of the Fair Housing Act (42 U.S.C.A. § 3601 et seq.), as amended. No provision of this article shall require that a dwelling be made available to an individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others.

~~155-5.4 ADDITIONAL RESTRICTIONS FOR SPECIAL EXCEPTIONS & CONDITIONAL USES~~

- ~~5.4.1 The special exception or conditional use permitting the initial use or an expansion shall only be granted if the applicant's provides evidence demonstrating compliance with the "5.5.3 Additional Requirements for Special Exceptions and Conditional Uses:".~~
- ~~5.4.2 This section shall not apply to the following uses:~~
 - ~~5.4.2.a. Environmental and Preservation Lots;~~
 - ~~5.4.2.b. Uses zoned institutional that comply with the campus plan requirements in "4.4.12 Campus Plan";~~
 - ~~5.4.2.c. Uses within historic resources; and~~
 - ~~5.4.2.d. Uses involving fewer than a two dozen residents/participants per day.~~
- ~~5.4.3 Additional Requirements for Special Exceptions and Conditional Uses:~~
 - ~~5.4.3.a. Traffic impact study (TIS). The Director of Building and Planning shall require a traffic impact study if needed to assure compliance with this subsection. If required, the Township Engineer shall determine the scope of the study and the assumptions utilized.~~
 - ~~5.4.3.a.i. The traffic generated by the proposed use, when combined with the current use, shall not result in a level of service lower than C, or, if the level of service is already C or below, shall not alter such level of service for adjacent streets and/or the nearest intersections thereof.~~
 - ~~5.4.3.a.ii. The proposed use shall demonstrate that it does not create an unsafe traffic condition due to site obstructions at the points of ingress and egress.~~

- ~~5.4.3.a.iii. The Zoning Hearing Board may impose additional conditions to mitigate the adverse impact of traffic generated by the proposed use, such as requiring staggered starting and ending times, site circulation or enrollment/public access limits.~~
- ~~5.5.3.b. General information. Applicants shall submit with their application for special exception data quantifying the anticipated intensity of the proposed use in terms measuring the amount and frequency of public access. Such data shall include, without limitation, the following:~~
- ~~5.5.3.b.i. Total number of participants, quantified by type (including but not limited to users/members, teachers, staff, volunteers, residents, students) and by their method and time of arrival and departure from the site.~~
- ~~5.5.3.b.ii. Age distribution of participants.~~
- ~~5.5.3.b.iii. Days and hours of operation, including normal periods of concentrated ingress and egress.~~
- ~~5.5.3.b.iv. Description and expected attendance at regularly scheduled events, including third-party and other uses of the property beyond those commonly associated with like uses of similar properties.~~
- ~~5.5.3.c. Spacing requirements. No more than one property whose use is regulated by this subsection shall be permitted:~~
- ~~5.5.3.c.i. Within the same block, defined as both sides of an uninterrupted road segment between two intersections; and~~
- ~~5.5.3.c.ii. Within 500 feet of another use regulated by this subsection and/or a nonconforming use, 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.~~
- ~~5.5.3.d. Loading/queuing requirements. Loading/queuing requirements shall be provided on site in compliance with the following standards:~~
- ~~5.5.3.d.i. One loading/queuing space per 10 participants to be dropped off/picked up by automobile per hour at the maximum anticipated level of such activity.~~
- ~~5.5.3.d.ii. One oversized loading/queuing space per bus loading or discharging at the site at any one time.~~
- ~~5.5.3.d.iii. Only a new use or that portion of the property proposed for an expanded use shall be required to meet these loading/queuing standards.~~
- ~~5.5.3.e. Lighting. Lighting shall be provided in compliance with Chapter 105: Noise and Exterior Lighting and with section "155-3.12 Ambience Standards":~~
- ~~5.5.3.e.i. Lighting shall be provided along all interior walkways and parking areas to be used after dusk.~~
- ~~5.5.3.e.ii. Lighting for interior walkways shall be a maximum of 12 feet above finished grade.~~
- ~~5.5.3.e.iii. Lighting for parking areas shall be a maximum of 12 feet above finished grade unless the applicant can demonstrate that taller lights are necessary for safety purposes.~~
- ~~5.5.3.e.iv. The source of illumination for all light fixtures on the exterior of the building shall be screened from off-site view.~~
- ~~5.5.3.f. Buffering. Landscaped buffer areas (including a wall, fence, suitable planting or combination if approved by the Township), incorporating a variety of deciduous and evergreen trees and shrubs shall be provided along all property lines in compliance with the following:~~
- ~~5.5.3.f.i. Buffer areas are as follows shall be in compliance with section "155-3.11 Landscape Standards":~~
- ~~5.5.3.f.i.(1). A minimum of 20 feet in width along the side or rear property lines, but in no case, shall be less than the required setback.~~
- ~~5.5.3.f.i.(2). Any existing improvements that project into the required buffer area may remain, provided that they were lawful when built.~~
- ~~5.5.3.f.ii. Buffer area plantings shall comply with § 101-9B through F, which may include existing, healthy trees and shrubs.~~
- ~~5.5.3.f.iii. The Zoning Hearing Board may waive the buffer requirements if the adjacent property is a nonresidential use.~~

~~5.5.3.g. Impervious surfaces. A use regulated by this section which utilizes an existing structure and which limits the size of the expansion to no more than 50% of the floor area of the existing structure is restricted as follows:~~

~~5.5.3.g.i. Permitted to exceed the impervious surface provisions by up to 5%.~~

~~5.5.3.g.ii. The additional volume of stormwater runoff generated during a one-hundred-year storm event for this increase shall be fully recharged in a system approved by the Township Engineer.~~

155-5.4 INTERPRETATION OF USES

5.4.1 Interpretation of uses falls under the zoning officer's authority, and is limited to:

5.4.1.a. The functional and locational requirements of the use;

5.4.1.b. Whether the interpretation is consistent with the intent of its zoning District; and

5.4.1.c. Whether the use is compatible with the permitted uses in the zoning District.

~~5.4.2 A use permit expires if a certificate of occupancy is not issued within 90 days. Exceptions include:~~

~~5.4.2.a. Certificates of occupancy that are in progress may be granted extensions, according to the Zoning Officer.~~

155-5.5 NON-CONFORMING USES

5.5.1 All non-conforming uses are regulated by article 11.5. Continuation. ~~The lawful use of a building or land existing on [insert adoption date], or authorized by a building permit issued prior thereto, may be continued even if the use does not conform to the provisions of this Article.~~

~~5.5.2 Extension or expansion. A non-conforming use may be expanded or extended when authorized as a special exception, subject to the following limitations:~~

~~5.5.2.a. Any expansion or extension shall be limited to the lot on which the use is located, as that lot was defined when the use became nonconforming.~~

~~5.5.2.b. The increase in area shall not exceed 25% of the area devoted to the use on [insert adoption date], or on the date the use became nonconforming, whichever is later.~~

~~5.5.2.c. Any extension or expansion shall meet the requirements of "Article 4: District Specific Standards" and Tables 4.1 to 4.4 and Tables 6.1 to 6.5.~~

~~5.5.3 A non-conforming use may only be changed to a use permitted in the zoning district as listed in "Table 5.1 Uses".~~

~~5.5.4 Restoration. A nonconforming building which has been damaged or destroyed by fire or other cause to an extent of not more than 75% of the habitable floor area or a nonconforming building which has been legally condemned may be reconstructed and used for the same nonconforming use, provided that:~~

~~5.5.4.a. The reconstructed building shall not exceed in height, area and volume the building destroyed or condemned.~~

~~5.5.4.b. Plans for building reconstruction shall be submitted for approval within one year from the date the building was destroyed or condemned, unless the Zoning Hearing Board shall authorize as a special exception an extension of this time limit, and shall be carried on without interruption.~~

~~5.5.5 If a non-conforming use is discontinued for a continuous period of six months or more, subsequent use shall be in conformity with the provisions of this article.~~

~~5.5.6 If a lawful non-conforming use ceases and the use is made unlawful under the terms and conditions of this article, the prior non-conforming use may not continue. Any future use shall be comply with "Table 5.1 Uses".~~

155-5.6 TEMPORARY STRUCTURES

- 5.6.1 ~~Only permanent structures shall be allowed.~~ Temporary Structures such as tents, mobile homes, construction trailers, travel trailers, recreational vehicles, and other temporary structures shall only be allowed as per Township Code, Chapter 62.

155-5.7 PROHIBITED USES

- 5.7.1 No building may be erected, altered or used and no lot or premises may be used for any trade, processing or business which is noxious, offensive or a public nuisance by reason of odor, dust, smoke, gas, vibration, illumination, noise or the emission of electronic or magnetic waves, or which constitutes a public hazard, whether by fire, explosion or otherwise.

155-5.8 USE PERMITS

- 5.8.1 No use permit shall be required for municipal or municipal authority offices.
- 5.8.2 Use permits are required for:
- 5.8.2.a. New construction
 - 5.8.2.a.i. Additional floor area resulting in new commercial floor area or a residential unit.
 - 5.8.2.b. Conversion of commercial space.
 - 5.8.2.c. Removal of existing off-street parking.
 - 5.8.2.d. Any new or changed use.
 - 5.8.2.e. ~~Any restricted~~ regulated use listed on Table "Table 5.1 Uses".
- 5.8.3 A use permit expires if construction activity has ceased and a certificate of occupancy is not issued within 90 days. Upon application, the Zoning Officer may grant extensions.

TABLE 5.1 USES

USES	OSP	HR*	LDR	MDR	VC	TC	RC	I	LI	SD1	SD2	SD3	SD4	SD5
RESIDENTIAL														
Single-family Housing (detached)	P	P	P	P				(5)			P ⁽³⁾		P/R	
Duplex / Twin	P	P		P				(5)			P ⁽³⁾		P/R	
Quad	P	€		P _U	P	P		(5)	R			P	P/R	
Rowhouse		P/C		P ⁽¹⁾	P	P		(5)	R		P ⁽³⁾	P	P/R	
Multi-family (small)	P	€		P ⁽¹⁾	P _R	P _R		(5)	PR			P _R	P/R	
Multi-family (large)		€		P ⁽²⁾	P _R	P _R		(5)	P		R ⁽³⁾	P _R	P/R	
Live-Work		€			P	P						P	R _U	
Family Day Care			R	R								P		
Alternative Housing for the Elderly		€	S	S				(5)						
Group Home (Shared Residence for the Elderly & Disabled)			R	R	R	R		(5)	R	R	R	R	R	
Community Residential Facility	P	P	PR	PR	P	P		P	P	P	P	P	P	
Adult Day Care				C ⁽²⁾								P		
Nursing Home Skilled Nursing Facility		€		S _U ⁽²⁾				(5)				P	R	
Trailer Camp & Mobile Homes									P					
HOTEL/LODGING														
Bed & Breakfast		€			P	P						P	P ⁽⁴⁾	
Hotels					P	P			P		R	P	P ⁽⁴⁾	
Inn					P	P			P			P	P ⁽⁴⁾	
Student Housing			S	S _R ⁽²⁾	R	R		(5)	R				P/R	
COMMERCIAL														
Adult Entertainment									P					
Auto Related Services					R	R						R		
Food & Beverage					P/R	P/R			R			P/R	P/R ⁽⁴⁾	
Health and Medical								(5)	P	P/R	R ⁽³⁾	P		
Office		€			R	P _R			P		R ⁽³⁾	P	P/R ⁽⁴⁾	
Open Air Retail					R	R			R				P ⁽⁴⁾	
Place of Assembly		€			P	P			P			P	P ⁽⁴⁾	
Retail		€			P	P			P		P ⁽³⁾	P _R	P ⁽⁴⁾	
Specialized Retail (+ Day Care)				S	P/R	P/R/S				C/R	P/R ⁽³⁾	P/C _R	P/R ⁽⁴⁾	
Tech Research (use that exists)										€			P _R ⁽⁴⁾	

TO BE UPDATED

See following page for notes and abbreviations

USES (CONT'D)	OSP	HR*	LDR	MDR	VC	TC	RC	I	LI	SD1	SD2	SD3	SD4	SD5
INSTITUTIONAL														
Cemetery (nature preserve)		P						(5)						
Environmental (nature preserve)								(5)						
Recreation Establishments		C			PR	PR		(5)				P	P ⁽⁴⁾	P
Religious		C	S	S	PR	PR		(5)					ES	
Residential Religious			S	S				(5)						
College / University								(5)						E
Private Schools								(5)						E
Public Schools		R	R	R	PR	PR		(5)	PR	PR	PR	PR	PR	PR
Continuing Care Facility (CCF)								(5)						
Hospital										P	P			
CIVIL SUPPORT														
Infrastructure (Com.Power.Water)			P	P	P	P			P					
Municipal Service			C	C	P	P			P			P	P	
Public Parking					P	P			P		P	P	P	
Solid Waste (Infrastructure)									P					
Transit (Infrastructure)			P	P	P	P			P				P ⁽⁴⁾	
INDUSTRIAL														
General Industrial									P/R	R/C				
Storage & Distribution									P/R					
AGRICULTURE														
General Agriculture			P						P					
Tilling of Soil	P	P	P	P	P	P		(5)	P	P		P		

TO BE UPDATED

* LDR & MDR
 1. MDR 2 & 3 only
 2. MDR3 only
 3. BMMD 2,3
 4. BMV 1,3,4
 5. See "Table 5.42 Uses for Institutions"

P: Permitted
 R: Regulated
 C: Conditional
 S: Special Exceptions

OSP: Open Space Preservation
 HR: Historic Preservation
 LDR: Low Density Residential
 MDR: Medium Density Residential
 VC: Village Center
 TC: Town Center
 RC: Regional Center [RESERVED]
 I: Institutional
 LI: Light Industrial

SD: Special District
 SD1: MC Medical Center
 SD2: BMMD Bryn Mawr Medical District
 SD3: RHR Rock Hill
 SD4: BMV Bryn Mawr Village
 SD5: CAD City Ave District

TABLE 5.2 USES FOR INSTITUTION

USES	IN	IC	IE	IH	USE RESTRICTION-REGULATION
RESIDENTIAL					
Single-Family Housing (detached)	R	R	R	R	Max. 2 Dwelling Units in an existing residential structure only.
Duplex	R	R	R	R	Max. 2 Dwelling Units in an existing residential structure only.
Single-Family Housing (attached) Twin	R	R	R	R	Max. 2 Dwelling Units in an existing residential structure only.
Multi-Family (small) (Apt. House)	C	C	C	C	Shall be in compliance with section 155-7.1 Historic Resources Overlay District
Multi-Family (large)	C	C	C	C	Shall be in compliance with section 155-7.1 Historic Resources Overlay District
Alternative Housing for the Elderly		P		P	Shall be in compliance with section 155-10.2 Alternative Housing Options for the Elderly
Group Home (Elderly & Disabled)				P	
Nursing Home Skilled Nursing Facility		R		P	See additional use requirements regulations in Section 155-4.4.7.d
Student Housing			C/SR		See Table 5.3 Use Restrictions-Regulations
HOTEL / LODGING					
COMMERCIAL					
Health and Medical				C	
INSTITUTIONAL					
Cemetery (nature preserve)	P/C	P			
Environmental (nature preserve)	R	R	R	R	See Table 5.3 Use Restrictions-Regulations
Golf Club	P				
Rec Establishments		P/R			See Table 5.3 Use Restrictions-Regulations
Religious		P/C			
Residential Religious		P/C			
College / University			EP		See additional use requirements in Section 155.4.4.7.e.
Private Schools			EP		See additional use requirements in Section 155.4.4.7.f.
Public Schools	R	R	EP	R	See Section 155.4.4.4.h, Table 4.4.3.a, and Table 5.3.
Continuing Care Facility (CCF)				EP	See additional use requirements in Section 155.4.4.7.c.
Hospital Institutional Accessory Use	R	R	R		See Table 5.3 Use Restrictions-Regulations
AGRICULTURE					
Tilling of Soil	P				

IN: Institution Nature Preserve

IC: Institution Civic

IE: Institutional Education

IH: Institutional Housing



TABLE 5.3 USE RESTRICTIONS REGULATIONS

	USE PERMITTED	LDR1	LDR2	LDR3	LDR4
RESIDENTIAL					
Family Day Care	R	Family day care, for up to six nonresident children (excluding the caretaker’s children), is permitted as follows: <ul style="list-style-type: none"> In LDR zoning districts, subject to the following restrictions: Shall be located in a single-family, detached dwelling in which the caregiver resides. No person except the resident caregiver and/or an employee required by law, shall work on the premises in connection with the use. Minimum lot area of 10,000 square feet is required. Minimum of 40 square feet of usable floor area per child, inclusive of furnishings and equipment is required. Minimum of 100 square feet of outdoor play area per child, available on the same lot is required. Such play space shall be on the rear half of the lot, enclosed by a fence or wall and a minimum of 30 feet from any adjacent residential building. A driveway is required in order to allow off-street pickup and dropoff of children. Minimum distance requirement shall be 500 feet from another such facility. 			
Alternative Housing for the Elderly	S	Shall only be authorized as a Special Exception subject to the following restrictions regulations: <ul style="list-style-type: none"> Shall be in compliance with supplemental regulations in “155-10.2 Alternative Housing Options For The Elderly” In a Class I Historic Resource, shall only be authorized as a Conditional Use, subject to the requirements of “155-10.2 Alternative Housing Options For The Elderly” 			
Group Home Shared Residence for the Elderly & Disabled	R	Shall be in compliance with “155-10.3 Group Shared Residence for the Elderly or Disabled ”.			
Community Residential Facility	R	No more than one such use shall be permitted: <ul style="list-style-type: none"> <u>Within the same block, defined as both sides of an uninterrupted road segment between two intersections; and</u> <u>Within 500 feet of another use regulated by this subsection and/or a nonconforming use, 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.</u> 			
HOTEL/LODGING					
Student Housing	S	In LDR zoning districts, Student homes shall only be permitted as a Special Exception, subject to the following restrictions regulations: <ul style="list-style-type: none"> A maximum of three students per dwelling is permitted A maximum of one student per bedroom in any dwelling unit. A special exception authorizing a student home shall expire without further action by the Township unless the use is registered in conformity with Chapter 92 of the Lower Merion Code. Minimum distance requirement from another approved student housing shall be 1,000 ft. 			
INSTITUTIONAL					
Religious	S	<u>Shall only be authorized as a special exception per article 11.</u>			
Residential Religious	S	<u>Shall only be authorized as a special exception per article 11.</u>			
Public Schools	R	<u>Public schools shall be developed according to the requirements of the Institutional Educational District, Table 4.4.3.A.</u> Permitted in LDR & MDR zoning districts as a Conditional Use, subject to the following restrictions: <ul style="list-style-type: none"> Shall be in compliance with section “155-4.4 Institutional Districts”. Subject to additional dimensional standards as follows: <ul style="list-style-type: none"> Shall only be permitted on primary, secondary or tertiary streets. 			
CIVIL SUPPORT					
Municipal Service	C	Emergency Facilities (Ambulance Services and Fire Stations) <ul style="list-style-type: none"> In LDR & MDR Zoning Districts may be authorized as a Conditional Use, subject to compliance with the requirements of “155-10.7 Mandated Emergency Service”. 			

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED			MDR1	MDR2	MDR3
	MDR1	MDR2	MDR3			
RESIDENTIAL						
Family Day Care	R	R	R	Family day care, for up to six nonresident children (excluding the caretaker’s children), is permitted as follows: <ul style="list-style-type: none"> • In MDR zoning districts, subject to the following restrictions: • Shall be located in a single-family, detached dwelling in which the caregiver resides. • No person except the resident caregiver and/or an employee required by law, shall work on the premises in connection with the use. • Minimum lot area of 10,000 square feet is required. • Minimum of 40 square feet of usable floor area per child, inclusive of furnishings and equipment is required. • Minimum of 100 square feet of outdoor play area per child, available on the same lot is required. Such play space shall be on the rear half of the lot, enclosed by a fence or wall and a minimum of 30 feet from any adjacent residential building. • A driveway is required in order to allow off-street pickup and dropoff of children. • Minimum distance requirement shall be 500 feet from another such facility. 		
Alternative Housing for the Elderly	S	S	S	Shall only be authorized as a Special Exception subject to the following restrictions regulations: <ul style="list-style-type: none"> • Shall be in compliance with supplemental regulations in “155-10.2 Alternative Housing Options For The Elderly”. • In a Class I Historic Resource, shall only be authorized as a Conditional Use, subject to the requirements of “7.1.3 Permitted Uses for Class I Historic Resources” 		
Group Home Shared Residence for the Elderly & Disabled	R	R	R	Shall be in compliance with “155-10.3 Group Shared Residence for the Elderly or Disabled”.		
Adult Day Care			C	Shall only be authorized as a conditional use subject to compliance with supplemental regulations in “155-10.4 Conversion Of Building To Adult Daycare”.		
Live-Work		R	R	Only permitted when abutting adjacent to a property located in a TC district.		

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED			MDR1	MDR2	MDR3
	MDR1	MDR2	MDR3			
HOTEL/LODGING						
Student Housing	S	S	S	<p>In MDR1 zoning districts, s Student homes shall only be permitted as a Special Exception, subject to the following restrictions regulations:</p> <ul style="list-style-type: none"> • A maximum of three students per dwelling is permitted. • A maximum of one student per bedroom in any dwelling unit. • A special exception authorizing a student home shall expire without further action by the Township unless the use is registered in conformity with Chapter 92 of the Lower Merion Code. • Minimum distance requirement from another approved student housing shall be 1,000 feet. • <u>A maximum of 40% of the dwelling units in a multi-family building may be occupied as student home units, up to a maximum of 20 units.</u> 		
			S	S	<p>In MDR2 zoning districts, student homes shall be permitted subject to the following restrictions:</p> <ul style="list-style-type: none"> • A maximum of three students per dwelling is permitted. • The student home units shall be leased or owned by a college or university that is an accredited educational institution. • The students occupying the student home units shall be fully matriculated students at a college or university located within 700 feet of the property. The property serving as the college or university for purposes of this provision shall be the property on which the principal administration building is located. • Any student home authorized under this section shall be separated from another property occupied as a student home under this section by a minimum of 3,500 feet. • Parking required for student home units shall be as specified in "Table 8.1 Minimum Parking Requirements" 	
COMMERCIAL						
Nursing Home-Skilled Nursing Facility	S	S	S	<p>In MDR zoning districts, shall only be authorized as a Special Exception subject to the following restrictions regulations:</p> <ul style="list-style-type: none"> • A minimum lot area of 1,200 square feet shall be provided for each bed. • In a Class I Historic Resource, shall only be authorized as a Conditional Use, subject to the requirements of "7.1.3 Permitted Uses for Class I Historic Resources" 		
Specialized Retail	S	S	S			
INSTITUTIONAL						
Religious	S	S	S	Shall only be authorized as a special exception per article 11.		
Residential Religious	S	S	S	Shall only be authorized as a special exception per article 11.		
Public Schools	R	R	R	<p>Public schools shall be developed according to the requirements of the Institutional Educational District, Table 4.4.3.A.</p> <p>Permitted in LDR & MDR zoning districts as a Conditional Use, subject to the following restrictions:</p> <ul style="list-style-type: none"> • Shall be in compliance with section "155-4.4 Institutional Districts". • Subject to additional dimensional standards as follows: <ul style="list-style-type: none"> • Shall only be permitted on primary, secondary or tertiary streets. 		
CIVIL SUPPORT						
Municipal Service	C	C	C	<p>Emergency Facilities (Ambulance Services and Fire Stations)</p> <ul style="list-style-type: none"> • In LDR & MDR Zoning Districts m May be authorized as a Conditional Use, subject to compliance with the requirements of "155-10.7 Mandated Emergency Service". 		

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED			VC	TC	RC
	VC	TC	RC			
RESIDENTIAL						
Multi-family (small)	R	R				<p>Multi-family (small) shall be permitted subject to the following restrictions regulations:</p> <ul style="list-style-type: none"> • Ground floor commercial use is required. • No single-use residential building shall be permitted. • 80% of the ground floor street frontage of the primary front facade shall be devoted to storefront.
Multi-family (large)	R	R				<p>Multi-family (large) shall be permitted subject to the following restrictions regulations:</p> <ul style="list-style-type: none"> • Ground floor commercial use is required. • No single-use residential building shall be permitted. • 80% of the ground floor street frontage of the primary front facade shall be devoted to storefront.
Group Home Shared Residence for the Elderly & Disabled	R	R				<p>Shall be in compliance with "155-10.3 Group Shared Residence for the Elderly or Disabled".</p>
HOTEL/LODGING						
Student Housing						<p>Student homes shall only be permitted as a Special Exception, subject to the following restrictions regulations:</p> <ul style="list-style-type: none"> • A maximum of three students per dwelling is permitted. • A maximum of one student per bedroom in any dwelling unit. • A special exception authorizing a student home shall expire without further action by the Township unless the use is registered in conformity with Chapter 92 of the Lower Merion Code. • Minimum distance requirement from another approved student housing shall be 1,000 feet. <p>In VC, TC and RC zoning districts, student homes shall be permitted subject to the following restrictions:</p> <ul style="list-style-type: none"> • A maximum of 40% of the dwelling units in a multi-family building may be occupied as student home units, up to a maximum of 20 units. • A maximum of one student per bedroom in any dwelling unit. • The student home units shall be leased or owned by a college or university that is an accredited educational institution. • The students occupying the student home units shall be fully matriculated students at a college or university located within 700 feet of the property. The property serving as the college or university for purposes of this provision shall be the property on which the principal administration building is located. • Any student home authorized under this section shall be separated from another property occupied as a student home under this section by a minimum of 3,500 feet. • Parking required for student home units shall be as specified in "Article 8: Parking Standards".
COMMERCIAL						
Auto Related Services	R	R				<p>Auto-Repair Services in TC and RC are subject to the following restrictions regulations:</p> <ul style="list-style-type: none"> • Repairs shall be conducted wholly within the building, at the rear of the building or in an accessory building not more than 40 feet from the rear. <p>New and used car lots in TC and RC may be authorized, subject to the following restrictions regulations:</p> <ul style="list-style-type: none"> • The lot shall be an integral part of the lot on which a motor vehicle sales agency building containing a showroom or showrooms is located. • When abutting a LDR or MDR zoning district, a landscape buffer shall be required, as per regulations in "Table 5.3 Use Restrictions" requirements in Table 4.3 Commercial Center Form Standards.

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED			VC	TC	RC
	VC	TC	RC			
COMMERCIAL (CONT'D)						
Food & Beverage	R	R		<p><u>Food and service uses shall be permitted subject to the following provisions:</u></p> <ul style="list-style-type: none"> No single-use take-out restaurant is permitted. No on-street parking shall be utilized counted as required parking for food and service take-out restaurants. 		
Office	C R	P R		<ul style="list-style-type: none"> Shall be subject to Table 3.5.2-F Storefront requirements. Ground floor office is subject to a 100 ft. separation in TC1 and VC. Office only permitted on the upper floors in VC 		
Open Air Retail	R	R		<p>Farmer's Markets in VC, TC and RC are subject to the following restrictions-regulations:</p> <ul style="list-style-type: none"> Operation of the farmers' market shall be limited as follows: <ul style="list-style-type: none"> A maximum of two days per week for six hours each day. Hours of operation are between 10:00 a.m. and 7:00 p.m., including set-up and clean-up. If the lot is used for any other purpose, the farmers' market use may only occur if the applicant can demonstrate that there is sufficient parking for the farmers' market use and any other use that will operate at the same time as the farmers' market. Parking. A minimum of 20 off-street parking spaces for customers shall be available on the lot, in addition to the parking spaces required as per "Article 8: Parking Standards". Off-site parking. If adequate on-site parking is not available, the parking requirements may be met by designating parking spaces in a off-street public parking lot located within 1,000 feet of the proposed market. Loudspeakers, live music and sound enhancement devices are prohibited, unless approved as a Conditional Use. 		
Specialized Retail	R	R		<p>Animal hospital is in TC and RC, subject to the following restrictions-regulations:</p> <ul style="list-style-type: none"> Shall front on a primary arterial. The applicant shall present credible evidence and shall prove to the satisfaction of the Zoning Officer, that the soundproofing of the facility is adequate to prevent disturbance of neighboring properties. 		
		S		<p>Storage-Commercial Garage in TC and RC, as a Special Exception, subject to the following restrictions-regulations:</p> <ul style="list-style-type: none"> Shall front on a primary arterial. 		
	R	R		<p>Medical marijuana dispensary, subject to the regulations of "155-10.5 Medical Marijuana Dispensary".</p>		
INSTITUTIONAL						
Rec Establishments	R	R				
Religious	R	R				
Public Schools	R	R				

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED	IN
RESIDENTIAL		
Single Family Housing (detached)	R	Max. 2 dwelling units in an existing residential structure
Duplex	R	Max. 2 dwelling units in an existing residential structure
INSTITUTIONAL		
Cemetery	P/C	Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following:
Environmental	R	<p><u>Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following:</u></p> <ul style="list-style-type: none"> • Shall be in compliance with section "155-4.4 Institutional Districts". • Large residential properties may be rezoned to Institutional - Nature Preserve (IN) by Conditional Use, subject to the following restrictions: <ul style="list-style-type: none"> • On lots of minimum 25 contiguous acres with frontages on primary, secondary and/or tertiary streets, permitted uses are: <ul style="list-style-type: none"> • Preservation, management and/or enhancement of land areas for outdoor passive recreation and/or scenic enjoyment for the benefit of the general public from dawn to dusk only, provided a conservation easement for the estate preservation lot is approved and recorded by the Township. • The preservation and/or enhancement of a historic structure, including the adaptive reuse of the historic resource and existing associated structures for historical, environmental, horticultural, cultural, arts, genealogical and musical purposes, provided a guarantee for the permanent preservation of the principal historic structure is provided. • Absent an approved Campus Plan that complies with section "155-5.1 Permitted Uses", and "Table 5.2 Uses for Institution" permitted uses are further restricted-regulated <u>regulated</u> as follows: <ul style="list-style-type: none"> • The adaptive reuse of the principal historic structures and accessory structures may include facilities with associated offices, subject to: <ul style="list-style-type: none"> • The number of employees working within the structures is limited to one person per 500 square feet of floor area dedicated to the use, not including the employees employed for the preservation, management and enhancement of the property. • On-site parking shall be provided as specified in "Article 8: Parking Standards". • Educational events for the general public, subject to: <ul style="list-style-type: none"> • A maximum of 125 daily visitors permitted. • On-site parking, including visitor parking shall be provided as specified in "Article 8: Parking Standards". • Outdoor events with outdoor amplified music, such as special exhibits, fairs, galas, retreats and performances, subject to: <ul style="list-style-type: none"> • A maximum of 12 events per year. • The event hours are limited to between 9:00 a.m. and 9:00 p.m., Sunday through Thursday, and 9:00 a.m. and 11:00 p.m., Friday and Saturday. • Any amplified sound source shall be directed away from adjacent residences and comply with the Township Noise Ordinance. • No activity, including temporary parking, associated with such events can take place within 100 feet of property lines. • If an event requires more parking than exists at the site, temporary parking may be permitted on the lawn areas on the lot if located more than 100 feet away from any property line. If temporary parking cannot be accommodated on lawn areas on the lot, an off-site parking location shall be provided along with a shuttle service to and from the event. • A maximum of two apartment dwelling units are permitted in each historic structure existing on the date the property was placed on the Historic Inventory. Use of the apartment dwelling units is limited to employees, caretakers or advisors to the entity(ies) using the property for its permitted purposes.

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED	IN
INSTITUTIONAL		
Environmental	R	<p>The principal historic resource building on a property may be subdivided without meeting the applicable form standards, provided the entire property, pursuant to this section, meets all form standards and are approved by the Solicitor. Environmental and/or Historic Conservation Lands are subject to the following restrictions:</p> <ul style="list-style-type: none"> • Shall be in compliance with section "155-4.4 Institutional Districts". • Residential properties may be rezoned to Institutional Nature Preserve (IN) by Special Exception, subject to compliance with the following purposes: <ul style="list-style-type: none"> • The preservation of land areas for outdoor recreation, education or scenic enjoyment of the general public • The protection of a relatively natural habitat of fish, wildlife or plants or similar ecosystem; • The preservation of open space (including farmland and forest land) where such preservation will yield a significant public benefit, tied to a clearly delineated federal, state or Township conservation policy; • The preservation of an historically important land area or historic structure certified as such by the state or federal government; • The office and/or educational facilities of an environmental and/or historical conservation organization as an accessory use on property held for one or more of those purposes, subject to: <ul style="list-style-type: none"> • The office use shall not exceed 2,000 square feet in floor area. • Parking shall be provided as determined by the Zoning Hearing Board based on the proposed use.
Public Schools	R	Public Schools are subject to subject to a 150' perimeter setback and a 75' ft. landscape buffer.
<u>Institutional Accessory Use</u>	<u>R</u>	<p><u>Permitted subject to the following regulations:</u></p> <ul style="list-style-type: none"> <u>• Secondary and subordinate to the primary use.</u> <u>• Does not alter the character of the property as established by the principal use.</u> <u>• Demonstrates to the satisfaction of the Zoning Officer an inherent public benefit.</u> <u>• Loudspeakers, live music and sound enhancement device are prohibited.</u> <u>• Outside recreational hours are limited between 9:00 a.m. and 8:00 p.m.</u> <u>• If fields use is proposed, the following shall be demonstrated:</u> <ul style="list-style-type: none"> <u>• The use is in accordance with Township of Lower Merion Department of Parks and Recreation Athletic Field Permit Criteria.</u> <u>• Parking and vehicle loading shall be provided off-street.</u>

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED	IC
RESIDENTIAL		
Single-Family Housing (detached)	€	
Duplex	€	
Single-Family Housing (attached)	€	
Multi-Family (small) (Apt. House)	€	
Multi-Family	€	

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED	IC
INSTITUTIONAL		
Environmental	R	<p>Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following:</p> <ul style="list-style-type: none"> • Shall be in compliance with section "155-4.4 Institutional Districts". • Large residential properties may be rezoned to Institutional Nature Preserve (IN) by Conditional Use, subject to the following restrictions: <ul style="list-style-type: none"> • On lots of minimum 25 contiguous acres with frontages on primary, secondary and/or tertiary streets, permitted uses are: <ul style="list-style-type: none"> • Preservation, management and/or enhancement of land areas for outdoor passive recreation and/or scenic enjoyment for the benefit of the general public from dawn to dusk only, provided a conservation easement for the estate preservation lot is approved and recorded by the Township. • The preservation and/or enhancement of a historic structure, including the adaptive reuse of the historic resource and existing associated structures for historical, environmental, horticultural, cultural, arts, genealogical and musical purposes, provided a guarantee for the permanent preservation of the principal historic structure is provided. • Absent an approved Campus Plan that complies with section "155-5.1 Permitted Uses", and "Table 5.2 Uses for Institution" permitted uses are further restricted-regulated as follows: <ul style="list-style-type: none"> • The adaptive reuse of the principal historic structures and accessory structures may include facilities with associated offices, subject to: <ul style="list-style-type: none"> • The number of employees working within the structures is limited to one person per 500 square feet of floor area dedicated to the use, not including the employees employed for the preservation, management and enhancement of the property. • On-site parking shall be provided as specified in "Article 8: Parking Standards". • Educational events for the general public, subject to: <ul style="list-style-type: none"> • A maximum of 125 daily visitors permitted. • On-site parking, including visitor parking shall be provided as specified in "Article 8: Parking Standards". • Outdoor events with outdoor amplified music, such as special exhibits, fairs, galas, retreats and performances, subject to: <ul style="list-style-type: none"> • A maximum of 12 events per year. • The event hours are limited to between 9:00 a.m. and 9:00 p.m., Sunday through Thursday, and 9:00 a.m. and 11:00 p.m., Friday and Saturday. • Any amplified sound source shall be directed away from adjacent residences and comply with the Township Noise Ordinance. • No activity, including temporary parking, associated with such events can take place within 100 feet of property lines. • If an event requires more parking than exists at the site, temporary parking may be permitted on the lawn areas on the lot if located more than 100 feet away from any property line. If temporary parking cannot be accommodated on lawn areas on the lot, an off-site parking location shall be provided along with a shuttle service to and from the event. • A maximum of two apartment dwelling units are permitted in each historic structure existing on the date the property was placed on the Historic Inventory. Use of the apartment dwelling units is limited to employees, caretakers or advisors to the entity(ies) using the property for its permitted purposes. <p>The principal historic resource building on a property may be subdivided without meeting the applicable form standards, provided the entire property, pursuant to this section, meets all form standards and are approved by the Solicitor. Environmental and/or Historic Conservation Lands are subject to the following restrictions:</p> <ul style="list-style-type: none"> • Shall be in compliance with section "155-4.4 Institutional Districts".

TABLE 5.3 USE RESTRICTIONS REGULATIONS

	USE PERMITTED	IC
INSTITUTIONAL		
Environmental	R	<ul style="list-style-type: none"> Residential properties may be rezoned to Institutional - Nature Preserve (IN) by Special Exception, subject to compliance with the following purposes: <ul style="list-style-type: none"> The preservation of land areas for outdoor recreation, education or scenic enjoyment of the general public The protection of a relatively natural habitat of fish, wildlife or plants or similar ecosystem; The preservation of open space (including farmland and forest land) where such preservation will yield a significant public benefit, tied to a clearly delineated federal, state or Township conservation policy; The preservation of an historically important land area or historic structure certified as such by the state or federal government; The office and/or educational facilities of an environmental and/or historical conservation organization as an accessory use on property held for one or more of those purposes, subject to: <ul style="list-style-type: none"> The office use shall not exceed 2,000 square feet in floor area. Parking shall be provided as determined by the Zoning Hearing Board based on the proposed use.
Recreational Establishments	P/CR	<p>Club or Lodge Community Center / Senior Center Residential & Non-Residential Religious Facility Museum or Community Art Center</p> <ul style="list-style-type: none"> Shall be in compliance with section "155-4.4 Institutional Districts". Expansions of permitted uses may be authorized as a Special Exception, subject to the following restrictions regulations: <ul style="list-style-type: none"> Additions are not permitted to exceed 50% of the total existing building area. Shall have direct access onto a primary, secondary or tertiary street. This requirement shall not apply to properties with a minimum of 10 acres. Permitted in a Class I Historic Resource, subject to the requirements of "7.1.3 Permitted Uses for Class I Historic Resources" <p>Museum or Community Art Center</p> <ul style="list-style-type: none"> Shall be in compliance with section "155-4.4 Institutional Districts". On lots 5 acres or less and in the absence of an approved Master Plan, a museum or community art center is further restricted as follows: <ul style="list-style-type: none"> A maximum of 450 daily visitors. Additional numbers of daily visitors may be admitted upon the grant of a special exception by the Zoning Hearing Board. In considering such an application, the Zoning Hearing Board may impose additional conditions as it deems appropriate to assure the adequacy of public accommodation and the preservation of the surrounding neighborhood character. The hours of operation are limited to 9:00 a.m. to 5:00 p.m. daily, and for a maximum of six days per week. Minimum distance requirements from another such facility shall be 2,640 feet (1/2 mile).
Religious	P/C	
Residential Religious	P/C	
Public Schools	R	
Institutional Accessory Use	R	<p>Permitted subject to the following regulations:</p> <ul style="list-style-type: none"> Secondary and subordinate to the primary use. Does not alter the character of the property as established by the principal use. Demonstrates to the satisfaction of the Zoning Officer an inherent public benefit. Loudspeakers, live music and sound enhancement device are prohibited. Outside recreational hours are limited between 9:00 a.m. and 8:00 p.m. If fields use is proposed, the following shall be demonstrated: <ul style="list-style-type: none"> The use is in accordance with Township of Lower Merion Department of Parks and Recreation Athletic Field Permit Criteria. Parking and vehicle loading shall be provided off-street.

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED	IE
HOTEL LODGING RESIDENTIAL		
Student Housing	C/SR	<p>Student homes shall only be permitted as a Special Exception, subject to the following restrictions regulations:</p> <ul style="list-style-type: none"> • A maximum of three students per dwelling is permitted • A maximum of one student per bedroom in any dwelling unit. • A maximum of 40% of the dwelling units in a multi-family building may be occupied as student home units, up to a maximum of 20 units. • The student home units shall be leased or owned by a college or university that is an accredited educational institution. • Parking required for student home units shall be as specified in "Table 8.1 Minimum Parking Requirements". • Any student home authorized under this section shall be separated from another property occupied as a student home under this section by a minimum of 3,500 feet. • A special exception authorizing a student home shall expire without further action by the Township unless the use is registered in conformity with Chapter 92 of the Lower Merion Code. • Minimum distance requirement from another approved student housing shall be 1,000 feet.
INSTITUTIONAL		
Environmental	R	<p><u>Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following:</u></p> <ul style="list-style-type: none"> • Shall be in compliance with section "155-4.4 Institutional Districts". • Large residential properties may be rezoned to Institutional - Nature Preserve (IN) by Conditional Use, subject to the following restrictions: <ul style="list-style-type: none"> • On lots of minimum 25 contiguous acres with frontages on primary, secondary and/or tertiary streets, permitted uses are: <ul style="list-style-type: none"> • Preservation, management and/or enhancement of land areas for outdoor passive recreation and/or scenic enjoyment for the benefit of the general public from dawn to dusk only, provided a conservation easement for the estate preservation lot is approved and recorded by the Township. • The preservation and/or enhancement of a historic structure, including the adaptive reuse of the historic resource and existing associated structures for historical, environmental, horticultural, cultural, arts, genealogical and musical purposes, provided a guarantee for the permanent preservation of the principal historic structure is provided. • Absent an approved Campus Plan that complies with section "155-5.1 Permitted Uses", and "Table 5.2 Uses for Institution" permitted uses are further restricted-regulated as follows: <ul style="list-style-type: none"> • The adaptive reuse of the principal historic structures and accessory structures may include facilities with associated offices, subject to: <ul style="list-style-type: none"> • The number of employees working within the structures is limited to one person per 500 square feet of floor area dedicated to the use, not including the employees employed for the preservation, management and enhancement of the property. • On-site parking shall be provided as specified in "Article 8: Parking Standards". • Educational events for the general public, subject to: <ul style="list-style-type: none"> • A maximum of 125 daily visitors permitted. • On-site parking, including visitor parking shall be provided as specified in "Article 8: Parking Standards". • Outdoor events with outdoor amplified music, such as special exhibits, fairs, galas, retreats and performances, subject to: <ul style="list-style-type: none"> • A maximum of 12 events per year. • The event hours are limited to between 9:00 a.m. and 9:00 p.m., Sunday through Thursday, and 9:00 a.m. and 11:00 p.m., Friday and Saturday. • Any amplified sound source shall be directed away from adjacent residences and comply with the Township Noise Ordinance. • No activity, including temporary parking, associated with such events can take place within 100 feet of property lines.

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED	IE
INSTITUTIONAL		
Environmental (continued)	R	<ul style="list-style-type: none"> If an event requires more parking than exists at the site, temporary parking may be permitted on the lawn areas on the lot if located more than 100 feet away from any property line. If temporary parking cannot be accommodated on lawn areas on the lot, an off-site parking location shall be provided from a nonresidential property along with a shuttle service to shuttle attendees to and from the event. A maximum of two apartment dwelling units are permitted in each historic structure existing on the date the property was placed on the Historic Inventory. Use of the apartment dwelling units is limited to employees, caretakers or advisors to the entity(ies) using the property for its permitted purposes.
Environmental	R	<p>The principal historic resource building on a property may be subdivided without meeting the applicable form standards, provided the entire property, pursuant to this section, meets all form standards and are approved by the Solicitor. Environmental and/or Historic Conservation Lands are subject to the following restrictions:</p> <ul style="list-style-type: none"> Shall be in compliance with section "155-4.4 Institutional Districts". Residential properties may be rezoned to Institutional-Nature Preserve (IN) by Special Exception, subject to compliance with the following purposes: <ul style="list-style-type: none"> The preservation of land areas for outdoor recreation, education or scenic enjoyment of the general public The protection of a relatively natural habitat of fish, wildlife or plants or similar ecosystem; The preservation of open space (including farmland and forest land) where such preservation will yield a significant public benefit, tied to a clearly delineated federal, state or Township conservation policy; The preservation of an historically important land area or historic structure certified as such by the state or federal government; The office and/or educational facilities of an environmental and/or historical conservation organization as an accessory use on property held for one or more of those purposes, subject to: <ul style="list-style-type: none"> The office use shall not exceed 2,000 square feet in floor area. Parking shall be provided as determined by the Zoning Hearing Board based on the proposed use.
College / University	E	
Private Schools	E	<p>Licensed Adult or Child Care Licensed Nursery Certified Educational Institution</p> <ul style="list-style-type: none"> Shall be in compliance with section "155-4.4 Institutional Districts". Expansions of permitted uses may be authorized as a Special Exception, subject to the following restrictions: <ul style="list-style-type: none"> Additions are not permitted to exceed 50% of the total existing building area. Shall have direct access onto a primary, secondary or tertiary street. This requirement shall not apply to properties with a minimum of 10 acres. Permitted in a Class I Historic Resource, subject to the requirements of "7.1.3 Permitted Uses for Class I Historic Resources". Certified Educational Institutions are subject to the following additional restrictions: <ul style="list-style-type: none"> A student residence hall is permitted as an accessory uses if the use is on or contiguous to the lot, if the lot is owned or leased by the certified educational institution and if the use is an integral part of that educational institution: Other permitted accessory uses include: <ul style="list-style-type: none"> Administrative offices; An educational camp; A fraternity or sorority; and A non-licensed nursery school.

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED	IE
Public Schools	C	<p>Permitted in LDR & MDR zoning districts as a Conditional Use, subject to the following restrictions:</p> <ul style="list-style-type: none"> • Shall be in compliance with section "155-4.4 Institutional Districts". • Subject to additional dimensional standards as follows: <ul style="list-style-type: none"> • Shall only be permitted on primary, secondary or tertiary streets.
Institutional Accessory Use	R	<p>Permitted subject to the following regulations:</p> <ul style="list-style-type: none"> • <u>Secondary and subordinate to the primary use.</u> • <u>Does not alter the character of the property as established by the principal use.</u> • <u>Demonstrates to the satisfaction of the Zoning Officer an inherent public benefit.</u> • <u>Loudspeakers, live music and sound enhancement device are prohibited.</u> • <u>Outside recreational hours are limited between 9:00 a.m. and 8:00 p.m.</u> • <u>If fields use is proposed, the following shall be demonstrated:</u> <ul style="list-style-type: none"> • <u>The use is in accordance with Township of Lower Merion Department of Parks and Recreation Athletic Field Permit Criteria.</u> • <u>Parking and vehicle loading shall be provided off-street.</u>

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED	IH
COMMERCIAL		
Health and Medical	E	
INSTITUTIONAL		
Environmental	R	<p>Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following:</p> <ul style="list-style-type: none"> • Shall be in compliance with section "155-4.4 Institutional Districts". • Large residential properties may be rezoned to Institutional - Nature Preserve (IN) by Conditional Use, subject to the following restrictions: <ul style="list-style-type: none"> • On lots of minimum 25 contiguous acres with frontages on primary, secondary and/or tertiary streets, permitted uses are: <ul style="list-style-type: none"> • Preservation, management and/or enhancement of land areas for outdoor passive recreation and/or scenic enjoyment for the benefit of the general public from dawn to dusk only, provided a conservation easement for the estate preservation lot is approved and recorded by the Township. • The preservation and/or enhancement of a historic structure, including the adaptive reuse of the historic resource and existing associated structures for historical, environmental, horticultural, cultural, arts, genealogical and musical purposes, provided a guarantee for the permanent preservation of the principal historic structure is provided. • Absent an approved Campus Plan that complies with section "155-5.1 Permitted Uses", and "Table 5.2 Uses for Institution" permitted uses are further restricted-regulated <u>regulated</u> as follows: <ul style="list-style-type: none"> • The adaptive reuse of the principal historic structures and accessory structures may include facilities with associated offices, subject to: <ul style="list-style-type: none"> • The number of employees working within the structures is limited to one person per 500 square feet of floor area dedicated to the use, not including the employees employed for the preservation, management and enhancement of the property. • On-site parking shall be provided as specified in "Article 8: Parking Standards". • Educational events for the general public, subject to: <ul style="list-style-type: none"> • A maximum of 125 daily visitors permitted. • On-site parking, including visitor parking shall be provided as specified in "Article 8: Parking Standards". • Outdoor events with outdoor amplified music, such as special exhibits, fairs, galas, retreats and performances, subject to: <ul style="list-style-type: none"> • A maximum of 12 events per year. • The event hours are limited to between 9:00 a.m. and 9:00 p.m., Sunday through Thursday, and 9:00 a.m. and 11:00 p.m., Friday and Saturday. • Any amplified sound source shall be directed away from adjacent residences and comply with the Township Noise Ordinance. • No activity, including temporary parking, associated with such events can take place within 100 feet of property lines. • If an event requires more parking than exists at the site, temporary parking may be permitted on the lawn areas on the lot if located more than 100 feet away from any property line. If temporary parking cannot be accommodated on lawn areas on the lot, an off-site parking location shall be provided along with a shuttle service to shuttle attendees to and from the event. • A maximum of two apartment dwelling units are permitted in each historic structure existing on the date the property was placed on the Historic Inventory. Use of the apartment dwelling units is limited to employees, caretakers or advisors to the entity(ies) using the property for its permitted purposes.

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED	IH
RESIDENTIAL		
Environmental	R	<p>The principal historic resource building on a property may be subdivided without meeting the applicable form standards, provided the entire property, pursuant to this section, meets all form standards and are approved by the Solicitor. Environmental and/or Historic Conservation Lands are subject to the following restrictions:</p> <ul style="list-style-type: none"> • Shall be in compliance with section "155-4.4 Institutional Districts". • Residential properties may be rezoned to Institutional - Nature Preserve (IN) by Special Exception, subject to compliance with the following purposes: <ul style="list-style-type: none"> • The preservation of land areas for outdoor recreation, education or scenic enjoyment of the general public • The protection of a relatively natural habitat of fish, wildlife or plants or similar ecosystem, • The preservation of open space (including farmland and forest land) where such preservation will yield a significant public benefit, tied to a clearly delineated federal, state or Township conservation policy; • The preservation of an historically important land area or historic structure certified as such by the state or federal government; • The office and/or educational facilities of an environmental and/or historical conservation organization as an accessory use on property held for one or more of those purposes, subject to: <ul style="list-style-type: none"> • The office use shall not exceed 2,000 square feet in floor area. • Parking shall be provided as determined by the Zoning Hearing Board based on the proposed use.
Public Schools	R	
Continuing Care Facility (CCF)	E	<p>Continuing Care Facility for the Elderly</p> <ul style="list-style-type: none"> • Shall be in compliance with section "155-4.4 Institutional Districts". • Shall be in compliance with supplemental regulations in XX • In a Class I Historic Resource, shall only be authorized as a Conditional Use, subject to the requirements of "Table 5.3 Use Restrictions"

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED	LI
RESIDENTIAL		
Quad	R	
Rowhouse	R	
Multi-Family (small)	R	
Multi-Family (large)	R	Multi-family (large) shall be permitted subject to the following restrictions regulations: <ul style="list-style-type: none"> • <u>Ground floor commercial use is required.</u> • <u>No single-use residential building shall be permitted.</u> • <u>80% of the ground floor street frontage of the front facade shall be devoted to storefront.</u>
Group Home Shared Residence for the Elderly & Disabled	R	Shall be in compliance with supplemental regulations of 155-10.3 Shared Residences for the Elderly or the Disabled.
HOTEL / LODGING		
Student Housing	R	Student homes shall only be permitted as a Special Exception, subject to the following restrictions regulations: <ul style="list-style-type: none"> • A maximum of three students per dwelling is permitted • A maximum of one student per bedroom in any dwelling unit. • A special exception authorizing a student home shall expire without further action by the Township unless the use is registered in conformity with Chapter 92 of the Lower Merion Code. • <u>A maximum of 40% of the dwelling units in a multi-family building may be occupied as student home units, up to a maximum of 20 units.</u> • Minimum distance requirement from another approved student housing shall be 1,000 ft.
INSTITUTIONAL		
Public Schools	R	
COMMERCIAL		
Open Air Retail	R	Farmer's Markets in VC, TC and RC are subject to the following restrictions regulations: <ul style="list-style-type: none"> • Operation of the farmers' market shall be limited as follows: <ul style="list-style-type: none"> • A maximum of two days per week for six hours each day. • Hours of operation are between 10:00 a.m. and 7:00 p.m., including set-up and clean-up. • If the lot is used for any other purpose, the farmers' market use may only occur if the applicant can demonstrate that there is sufficient parking for the farmers' market use and any other use that will operate at the same time as the farmers' market. • Parking. A minimum of 20 off-street parking spaces for customers shall be available on the lot, in addition to the parking spaces required as per "Article 8: Parking Standards". • Off-site parking. If adequate on-site parking is not available, the parking requirements may be met by designating parking spaces in a off-street public parking lot located within 1,000 feet of the proposed market. • Loudspeakers, live music and sound enhancement devices are prohibited, unless approved as a Conditional Use.
Food & Beverage	R	Food and service uses shall be permitted subject to the following provisions: <ul style="list-style-type: none"> • No single-use take-out restaurant is permitted. • <u>No on-street parking shall be utilized for food and service take-out restaurants.</u>
Marijuana Processing Center	C	Shall be in compliance with 155-10.6 Marijuana Processing Center.
General Industrial	PR/C	<ul style="list-style-type: none"> • Medical marijuana grower/processor, shall be permitted by conditional use subject to the regulations of "155-10.6 Medical Marijuana Processing". • <u>All industrial uses shall be screened with a 20' foot landscape buffer when abutting any non-industrial use adjacent to or within LI, according to Section "155-3.10 Landscape Standards".</u>

TABLE 5.3 USE RESTRICTIONS REGULATIONS

	USE PERMITTED	SD1 - MC
INDUSTRIAL		
General Industrial	PR/C	<ul style="list-style-type: none"> Medical marijuana grower/processor, shall be permitted by conditional use subject to the regulations of "155-10.6 Medical Marijuana Processing". All industrial uses shall be screened with a 20' foot landscape buffer when abutting any non-industrial use adjacent to or within LI, according to Section "155-3.11 Landscape Standards".
RESIDENTIAL		
Group Home Shared Residence for the Elderly & Disabled	R	
COMMERCIAL		
Health & Medical	P/R	An academic clinical research center may only grow medical marijuana in an indoor, enclosed, and secure building, which includes electronic locking systems, electronic surveillance and other features required by the Department of Health. The academic clinical research center shall not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle or other motor vehicle. An academic clinical research center shall comply with any other lawful and applicable requirements or restrictions imposed by state and/or local laws or regulations.
Specialized Retail	C	
	R	Medical marijuana dispensary, subject to the regulations of "155-10.5 Medical Marijuana Dispensary".
Tech Research	C	
INSTITUTIONAL		
Public Schools	R	

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED			SD2 - BMMD1	SD2 - BMMD2	SD2 - BMMD3
	BMMD1	BMMD2	BMMD3			
RESIDENTIAL						
Single-Family Housing (Detached)	P	R	R			
Duplex / Twin	P	R	R			
Rowhouse	P	R	R			
Multi-Family (large)		R	R		Upper story use only.	
Group Home Shared Residence for the Elderly & Disabled	R	R	R			
HOTEL / LODGING						
Hotels	R	R	R	The adaptive reuse of an existing building for a hotel, limited to a maximum of 55 guest rooms. The building to be repurposed use must be listed on the National Register of Historic Places or receive a determination of eligibility from the PHMC.		
COMMERCIAL						
Health and Medical		R	R	An academic clinical research center may only grow medical marijuana in an indoor, enclosed, and secure building, which includes electronic locking systems, electronic surveillance and other features required by the Department of Health. The academic clinical research center shall not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle or other motor vehicle. An academic clinical research center shall comply with any other lawful and applicable requirements or restrictions imposed by state and/or local laws or regulations.		
Office		R	R	Not to exceed 20% of the floor area of any building.		
Specialized Retail		R	R	Medical marijuana dispensary, subject to the regulations of "155-10.5 Medical Marijuana Dispensary".		
INSTITUTIONAL						
Public Schools	R	R	R			

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED	SD3 - RHR
COMMERCIAL		
<u>Multi-Family (small)</u>	R	<u>Multi-family (small) shall be permitted subject to the following restrictions:</u> <ul style="list-style-type: none"> <u>No single-use residential building shall be permitted.</u> <u>Ground floor commercial use required.</u>
<u>Multi-Family (large)</u>	R	<u>Multi-family (large) shall be permitted subject to the following restrictions:</u> <ul style="list-style-type: none"> <u>No single-use residential building shall be permitted.</u> <u>Ground floor commercial use required.</u>
Group Home Shared Residence for the Elderly & Disabled	R	Refer to 10.3
COMMERCIAL		
<u>Retail</u>	R	Retail stores are limited to 15,000 square feet on each retail story, excluding drive-through windows. Exceptions include bakery, confectionery or custom shops for the production of articles to be sold at retail on the premises, personal service shops, grocery store, dry-clean or retail laundry shop.
<u>Auto Related Services</u>	R	<u>Auto-Repair Services are subject to the following regulations:</u> <ul style="list-style-type: none"> <u>Repairs shall be conducted wholly within the building, at the rear of the building or in an accessory building not more than 40 feet from the rear.</u> <u>New and used car lots may be authorized, subject to the following regulations:</u> <ul style="list-style-type: none"> <u>The lot shall be an integral part of the lot on which a motor vehicle sales agency building containing a showroom or showrooms is located.</u> A landscape buffer shall be required, as per requirements in Table 4.3 Commercial Center Form Standards.
<u>Specialized Retail</u>	P/C R	<u>Medical marijuana dispensary, subject to the regulations of "155-10.5 Medical Marijuana Dispensary".</u>
INSTITUTIONAL		
<u>Public Schools</u>	R	

TABLE 5.3 USE RESTRICTIONS-REGULATIONS

	USE PERMITTED		SD4- BMV2	SD4 - BMV1, BMV3, BMV4
	BMV2	BMV4 BMV3 BMV1		
RESIDENTIAL				
Single-Family Housing (detached)		P/R		
Duplex / Twin		P/R		
Quad	P	P/R		
Rowhouse	P	P/R		Not permitted at grade on buildings fronting Lancaster Avenue and Bryn Mawr Avenue
Multi-Family (small)	P	P/R		
Multi-Family (large)	P	P/R		
Live-Work	P	P/R		
Group Home-Shared Residence for the Elderly & Disabled	P	P/R		
Nursing Home-Skilled Nursing Facility		R	<p>Shall only be authorized subject to the following restrictions:</p> <ul style="list-style-type: none"> A minimum lot area of 1,200 square feet shall be provided for each bed. In a Class I Historic Resource, shall only be authorized as a Conditional Use, subject to the requirements of "7.1.3 Permitted Uses for Class I Historic Resources" 	<p>Shall only be authorized subject to the following restrictions:</p> <ul style="list-style-type: none"> A minimum lot area of 1,200 square feet shall be provided for each bed. In a Class I Historic Resource, shall only be authorized as a Conditional Use, subject to the requirements of "7.1.3 Permitted Uses for Class I Historic Resources"
HOTEL / LODGING				
Student Housing	R	R	Subject to obtaining a special exception and compliance with the provisions in "Article 10: Supplemental Use Regulations". A student home use in the Bryn Mawr Village District shall also be subject to a separation requirement of 500 feet from another student home use in any zoning district.	Subject to obtaining a special exception and compliance with the provisions in "Article 10: Supplemental Use Regulations".. A student home use in the Bryn Mawr Village District shall also be subject to a separation requirement of 500 feet from another student home use in any zoning district. Additionally, student homes are not permitted at grade on buildings fronting Lancaster Avenue and Bryn Mawr Avenue.
COMMERCIAL				
Food & Beverage		P/R		Excludes a drive-through facility.
Office		P/R	See "Article 10: Supplemental Use Regulations"	Permitted at grade on buildings fronting Lancaster Avenue and Bryn Mawr Avenue if the separation between these uses is at least 300 linear feet, measured from the closest property lines as a pedestrian would walk

TO BE UPDATED

Specialized Retail		R/C	Funeral Homes require conditional use approval.
	BMV2	BMV4 BMV3 BMV1	Permitted at grade on buildings fronting Lancaster Avenue and Bryn Mawr Avenue if the separation between these uses is at least 300 linear feet, measured from the closest property lines as a pedestrian would walk.
		R	Medical marijuana dispensary, subject to the regulations of "155-10.5 Medical Marijuana Dispensary".
Tech Research		P/R	Teaching and research facilities permitted at grade on buildings fronting Lancaster Avenue and Bryn Mawr Avenue if the separation between these uses is at least 300 linear feet, measured from the closest property lines as a pedestrian would walk

TO BE UPDATED

TABLE 5.3 USE RESTRICTIONS

	USE PERMITTED		SD4- BMV2	SD4 - BMV1, BMV3, BMV4
INSTITUTIONAL				
Religious	C	C		
College / University	C	C		
Private Schools	C	C		
Public Schools	R	R		

TABLE 5.4 USE CONSOLIDATION

RESIDENTIAL	
Single-Family Housing Detached	Single Family Detached Dwelling
Duplex / Twin	Single Family Demi-Detached Dwelling
Quad	Two Family Detached Dwelling
Rowhouse	Two Family Semi-Detached Dwelling
Multi-Family (Small)	Townhouse
Multi-Family (Large)	Apartment House
Live-Work	Multi Family
Family Day Care	Live Work Units
Alternative Housing for the Elderly	Family Day Care
Group Home (Elderly & Disabled) <u>Shared Residence for the Elderly & Disabled</u>	Licensed Nursery School
Adult Day Care	Alternative Housing (Elderly)
Trailer Camp	Adult Day Care
	Licensed Adult Day Care
	Trailer Camp
HOTEL / LODGING	
Bed & Breakfast	Bed & Breakfast
Hotels	Hotel
Inn	Motel
Student Housing	Lodge
	Boarding House
	Fraternity House
	Student Housing
COMMERCIAL	
Adult Entertainment	Adult Entertainment
Auto Related	Gas Station
	Motor Vehicle Repair
	Motor Vehicle Sales
	Railway or Bus Passenger Studio
	Used Car Lot
Food & Beverage	Alcoholic Beverage Sales
	Drive-In Restaurants
	Fast Food Restaurant
	Food Sales for Off-Site Consumption
	Restaurant or Tea Room
	Take Out Restaurant
	Taproom
Health & Medical	Convalescent Home
	Elderly Care
	Medical Clinic
	Mortuary

TABLE 5.4 USE CONSOLIDATION

COMMERCIAL	
Office	Accountant Office
	Bank
	Dentist
	Dressmaking
	Eye Care
	Government Office
	General Office
	Insurance Agencies
	Laboratory
	Medical Office
	Motion Picture Theater / Other Theater
	Newspaper
	Newspaper Printing
	Photograph Studio
	Physician Office
	Professional Office
	Radio or Television Broadcasting
	Real Estate Services
	Telephone Central Office
	Therapist Office
Tile Service	
Travel & Entertainment Consulting	
Open Air Retail	Farmers Market
Place of Assembly	Theater

TABLE 5.4 USE CONSOLIDATION

COMMERCIAL	
Retail	Antique Stores
	Appliance Sales
	Art Galleries
	Art Studios
	Art Supply Sales
	Bakery
	Barber Shop
	Beauty Salon
	Bicycle Sales
	Book Sales
	Bowling Alley
	Building Materials Store
	Card Sales
	Clothing Accessory Sales
	Commercial Center
	Community Art Center
	Computer Hardware & Software Sales
	Computer Center
	Copy Center
	Craft Goods Sales
	Creamery
	Dry Cleaning
	Education Supplies
	Electrical Supply Sales
	Flower and Plant Sales
	Furniture Sales
	Gift Novelty Shops
	Grocery Stores
	Hardware Stores
	Household Goods Sales
	Jewelry Sales
	Laundry
	Leisure
	Goods Supply
	Machine Laundry
	Office Supplies Sales
	Personal Services
	Pharmacy
	Retail
	Shoe Repair
	Lawn and Garden Service
	Sound and Video Sales and Rental
	Tailor
	Used Goods Sales
	Club
	Cultural Studio
	Fitness Center
	Personal Fitness Center
	Personal Health and Beauty Supply
	Undertaker
	Undertaker Patrol
	Weight Control Center
Specialized Retail (Day Care)	
Tech Research	Academic Tech Research

TABLE 5.4 USE CONSOLIDATION

INSTITUTIONAL	
Cemetery (Nature Preserve)	Cemetery
Environmental (Nature Preserve)	Environmental Conservation
Rec Establishments	Estate Preservation Lot
Religious	Indoor Recreation Facilities
Residential Religious	Religious
College / University	Non-Residential Religious Use
Private Schools	Convent
Public Schools	Educational
Continuing Care Facility (CCF)	Private Schools
Hospital	Public Schools
	Vocational Schools
	Sanatorium
	Hospital
CIVIL SUPPORT	
Infrastructure	
Municipal Service	Municipal Building
Public Service	Municipal Use
Public Parking	MVA
Solid Waste	Civic Organizations
Transit	Public Garage
	Transit Facility
	Transit Station
INDUSTRIAL	
General Industrial	Light Manufacturing
	Manufacturer
Storage & Distribution	Metal Working / Metalworking
	Storage
	Fuel Oil Storage
COMMERCIAL	
General Agriculture	Animal Farm
	Greenhouse
Tilling of Soil	Stable
MISC	
Unclassified	Business Equipment Repair
	Community Residential Program
	Animal Hospital
	Gallery Museum
	Greenhouse as Accessory Use
	Home Occupation
	Home Office
	Household Goods Repair
	Motor Vehicle Parking Lot
	Non-Traffic Home Occupation
	Repair Shop as Accessory Use
	Storage Garage
	Storage House
	Subsidized Home
Subsidized Apartment	
	Child Day Care

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