

Number	Article	Draft 2 Section	Draft 2.5 Section (If Different)	Comment	Type of Edit	Status
401	1	1.1.5.g.i.		1.1.5.g.i. IN: Institutional Natural and Open Space Preserve: IN is intended to collectively define sites and buildings operated by the private or public sectors for two <u>three</u> types of Uses: cemeteries, <u>golf clubs</u> and environmental and open space preserves.	Minor Edit	Completed
402	1	1.1.5.g.ii.		IC: Institutional Civic: IC is intended to collectively define community benefit land uses, including but not limited to organizations dedicated to the arts and culture, <u>active recreation</u> , social and religious <u>gathering</u> use, senior housing, wellness and recreation.	Minor Edit	Completed
16	2	2.1.1		Add a concept of a Lot.	Addition	Reviewed and determined no action
29	2	2		Add Definition - <u>Edge of Public Right of Way</u>	Addition	Completed
30	2	2		Add definition - Greens (referenced in 7.2.4.f)	Addition	Completed
31	2	2.2		Animal Clinic and Animal Kennel - I don't see these uses in the list of permitted uses on P 136 and 137.	Minor Edit	Completed
37	2	2		Define each frontage type.	Minor Edit	Completed
81	2	2		Basement should be considered in Building height	Minor Edit	Completed
82	2	2		Review Building Line language "or the curb line"?	Discussion Point	Reviewed and determined no action
84	2	2		Add Definition - Frontage Yard Types - Define each type. Missing the following frontage yard types: Fenced Yard, Shallow Yard, Urban Yard, Pedestrian Forecourt, Vehicular Forecourt	Minor Edit	Completed
85	2	2		Lot - Review this definition	Policy	Completed
86	2	2		Lot Width - May require more detailed explanation. Consider adding clarification in 3.4 Lot Occupation.	Policy	Completed
87	2	2		Mixed Use - There are no minimum floor area standards. Are these regulated in the uses Article 5 but not in definitions?	Question	Reviewed and determined no action
88	2	2		Add Definition - <u>Screening</u> . It is referred to in 4.5.1.a, but is not defined in the Code.	Minor Edit	Completed
89	2	2		Means for establishing building height should consider first floor building elevations.	Minor Edit	Completed
113	2	2.1.1		Quad: (Edit Definition as follows) <u>An arrangement of two attached buildings connected by a common party wall extending vertically from the ground or basement level to the roof of the building designed for and occupied exclusively as a permanent residence for four Families, with each half of the building having two Families living wholly or partly over the other.</u>	Substantive Edit	Completed
114	2	2.1.3		Auto Related Services - Should retail sales of auto parts be permitted as a retail use as long as the use doesn't include repair bays? Are retail sales of auto parts permitted as a retail use.	Policy	Reviewed and determined no action
115	2	2.1.3		Specialized Retail - Is it okay that a marijuana dispensary is included in Specialized Retail?	Substantive Edit	Reviewed and determined no action
116	2	2		Abutting - The definition uses the term "contiguous" but Abutting includes properties across the street and the definition of "Contiguous" specifically excludes a property across the street.	Substantive Edit	Requires Further Coordination
117	2	2		Provide a definition that differentiates between an Accessory Building and an Accessory Structure.	Minor Edit	Completed
118	2	2		Building Height means to be established.	Minor Edit	Completed
119	2	2		Please revise "Building Height" as follows: The vertical extent <u>distance from any part of a building measured in stories or structure, excluding appurtenances (e.g. chimneys) to the existing grade below.</u>	Minor Edit	Completed
120	2	2		Expanded Use- review the applicability.	Policy	Reviewed and determined no action

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121	2	2		Institutional Accessory Use-All examples are events/ activities. Does not address uses. Some uses are part and parcel of operating a school ie. book store, health center - accessory or permitted? Also, some of the examples overlap with primary uses (Vacation -time camps and teaching & Learning). What is a fair?	Policy	Reviewed and determined no action
122	2	2		Municipal Use - We currently require the property to also be owned by the municipality. Should we keep ownership as a requirement? (Listed twice in Article 2 (p.35 and p.20)	Discussion Point	Reviewed and determined no action
123	2	2		Open Space- This seems to say that all unimproved land is to be preserved? The last sentence should be removed or the word "dedicated" (some other qualifying word) should be added after or instead of the word "any".	Discussion Point	Completed
124	2	2		Start of Construction- How is this definition applied. Is it just within floodplain. Does all construction have to be completed within 12 months? Perhaps this term only appears in floodplain restrictions -but then these restrictions should just appear in that regulation as this is such a general term	Discussion Point	Completed
183	2	2		Define Primary Frontage	Minor Edit	Completed
290	2	2.1.1		Why Frontage (Line, Yard, and Types) and not Front?	Question	Reviewed and determined no action
292	2	2		New construction - Why is a date included in this definition? Is the date included in the definition based on the effective date of the National Flood Insurance Rate Maps?	Question	Reviewed and determined no action
294	2	2	REMOVED	Park and Park-and-ride Lot should be removed as it is not referenced in the code.	Minor Edit	Completed
295	2	2		Pervious Pavement System - Are there incentives for using these paving systems? If so,should there be some standard for the degree of the porous material?	Question	Reviewed and determined no action
296	2	2		Primary Front Façade - Would an alley qualify? If so, are we ok with this?	Question	Completed
297	2	2		Restaurant - The permitted use in the code is food service. Do we still need this definition? Do we need this definition for the reference to the Bryn Mawr Village District	Question	Reviewed and determined no action
298	2	2		Specimen Tree - Should there be a minimum caliper included?	Minor Edit	Completed
299	2	2		Start of Construction - Should this definition establish a completion date 12 months from the start of construction? If so, what happens after 12 months if work is not completed?	Question	Completed
300	2	2		Subdivision - This is a very long sentence and should be separated into multiple sentences. Does this match our current definition and the MPC?	Question	Reviewed and determined no action
301	2	2		Transit Oriented Development - Is this term in the code for Bala Village District?	Question	Reviewed and determined no action
302	2	2		Effective Date- This question regarding what the effective date of code will be questioned	Question	Reviewed and determined no action
303	2	2		Abandoned Sign - Is 6 months the appropriate time before a sign is considered abandoned?	Question	Reviewed and determined no action
308	2	2.1.2		Bed and Breakfast - Should it include Lodging units <u>or rooms</u> ?	Question	Reviewed and determined no action
311	2	2.1.3		Day Care - A facility where <u>a minimum of ??</u> Children are cared for. I don't think we want to regulate the parent who watches one or two children in their home?	Question	Completed
312	2	2.1.4		Institution - The definition of Continuing Care Facility (CCF) sends you to the Institution definition, but it is not listed there. Should CCF be defined separately? Where are the CCF regulations? Are there other unique Institution uses that should be defined? Is this because Continuing care facilities will be allowed under the Institutional District. The regulations for continuing care facilities are in 4.4.10 - <u>Housing for the Elderly</u>	Question	Reviewed and determined no action
313	2	2		Flood related definitions - Any changes to the language in the current code or have the flood related definitions have not been changed since they were recently reviewed and approved by FEMA.	Question	Reviewed and determined no action
314	2	2	REMOVED	Floorplate - Is this term used in the code? Consider removal.	Minor Edit	Completed

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315	2	2		Habitable Space - If the room doesn't have a view onto a street or public space, does that mean it is not habitable space? If so, does this create problems elsewhere in the code?	Question	Completed
316	2	2		Habitable Space - review definition.	Question	Reviewed and determined no action
317	2	2		Historic definitions - review for consistency.	Question	Reviewed and determined no action
318	2	2		Lot Area - Do we want the leg of a rear lot to be included in lot area?	Question	Reviewed and determined no action
319	2	2		Mobile Home - I don't see this in the list of permitted uses? What district is this use permitted? Is mobile home is permitted in the LI District. It is a term that FEMA requires be included in the Zoning Code.	Question	Reviewed and determined no action
322	2	2		Average Slope - add the calculation to Article 7.	Question	Completed
323	2	2		Base Flood - Have any of the floodplain definitions been changed?	Question	Reviewed and determined no action
324	2	2		Building Frontage - Should this sentence end with "along a street? If not, do we need to define "front façade?	Question	Reviewed and determined no action
325	2	2		Certified Medical Marijuana - Has there been any changes to the definition or regulations adopted by the Commissioners last year?	Question	Reviewed and determined no action
326	2	2		Class 1 and 2 HRI - Ensure that the language is consistent with the amended definitions adopted by the Commissioners in 2018?	Minor Edit	Completed
327	2	2		Code of Regulations - Is this term is taken directly from the existing Subdivision & Land Development Code	Question	Reviewed and determined no action
328	2	2		Council - Is this a Condo Association?	Question	Reviewed and determined no action
329	2	2		Amend Demolition Definition.	Minor Edit	Completed
330	2	2		Expanded Building or Structure - Do we still allow public parking spaces to be counted for private development? Is this because expanded Buildings or Structures are still used in the Bryn Mawr Village District and Bala Village District?	Question	Reviewed and determined no action
388	2	2		Contributing Resource-This language is subjective in terms of what is considered contributing or what is meant by "feeling". Age alone should not be a factor absent other factors. Consider removing reference to feeling.	Question	Completed
389	2	2		Def of Demolition-Demolition should be amended as it only references historic resources.	Question	Completed
390	2	2		Effective Date- This question has been asked several times- Will this need to be modified?	Question	Requires Further Coordination
391	2	2		Institutional Use- Comment: Hospitals are listed as an institutional use- but not included in institutional Zoning.	Question	Completed
411	2	2		Ensure if a basement is used for classrooms or cafeterias it may be included in the total square feet calculations for buildings.	Minor Edit	Completed
450	2	2.1.1		Segregation by classes of use not helpful- should be alphabetical OR why two sets of defs?	Comment	Completed
456	2	21		Add accessory structure definition- non-habitable space not intended for human or vehicle occupancy or storage.	Minor Edit	Completed
460	2	2		Remove reference to Dominant Setback.		Completed
273	10	10.7.1.a		Replace should with Shall	Minor Edit	Completed
283	10	10.2.1		consider lowering the age restriction to 55	Policy	Requires Further Coordination
284	10	10.2.2		Should relax these provisions to allow more flexibility for conversions and the persons that care for the elderly persons. Suggestions to permit conversion modifications for ADA ramps, elevator shafts, etc (conversion items that would allow the persons to live in the units.	Policy	Completed

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285	10	10.2.2.h & 10.2.3.j		The provision for the organization shall have a designated agent resident or offices in the Township is too restrictive. Can this be relaxed to open to agencies in the County, etc. Or Removed all together.	Policy	Completed
286	10	10.2.3.b		One of the dwelling units shall contain no more than two persons, each of whom one shall be 62 years of age or older.	Minor Edit	Completed
287	10	10.2.2.e		Add caregiver to this provision.	Minor Edit	Completed
387	10	10.11.1		Consider how the use of vehcile lifts. Consider to relocatingt his requirement ot Article 5 uses.	Minor Edit	Completed