**LOWER MERION TOWNSHIP**

**ZONING CODE**

**Medium Density Residential 1** (MDR1)

This sheet is provided for quick reference only. There are more details to each of the topics described here. Refer to the complete Zoning Code and the section number in each title for all standards and regulations.

The MDR District is a medium density residential district, intended to allow its evolution while preserving the character of its existing neighborhoods.

**ZONING REQUIREMENTS (155-4.2)**

<table>
<thead>
<tr>
<th>LOT REQUIREMENTS</th>
<th>MINIMUM SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width (Min.)</td>
<td>Lot Area (Min.)</td>
</tr>
<tr>
<td>60 ft. (Single Family, Duplex)</td>
<td>4,000 sq. ft.</td>
</tr>
</tbody>
</table>

1. These setbacks apply to one-story accessory buildings up to 15 ft. in height. Accessory buildings between 15-20 ft. in height shall comply with the Principal Building setbacks.
2. A Predominant Setback applies if three or more principal buildings are within 200 ft. of the lot on the same side of the street. The Predominant Setback is the median front setback of principal buildings within 200 ft. of the lot.
3. Where there is a shared party wall the minimum side yard setback may be reduced to zero ft. Where a Lot abuts a property zoned LDR, the side setback shall be increased to match the minimum side setback of the abutting LDR district.
4. Accessory buildings must be set back at least 20 ft. from principal building.

**PARKING STANDARDS (155-8.5)**

A minimum of two parking spaces per dwelling is required. Off-street parking access for single-family residential is permitted as follows:
- Driveways are limited to 10 feet in width at the property line to the building setback.
- Two separate driveways on one lot shall have a minimum separation of thirty (30) feet.
- Shared driveways less than 100 feet in length shall not count towards impervious surface for the portion that is shared.

**GARAGE LOCATION:** Please refer to the Zoning Code (155-8.4).
In determining the mean level of the ground or the lowest level of the ground surrounding the building, the following may be excluded: openings in the foundation wall which provide for ingress and egress and/or light and air and which do not total more than eight feet in length.

For a building with low sloped roof, the height is limited to two stories and 28 feet maximum. For a building with a steep sloped roof, roof pitch greater than 5:12 up to and including 12:12, the maximum height is three stories and 35 feet.

**ARCHITECTURE STANDARDS (155-3.9)**

Architecture standards shall serve to support the visual character of the Township that is representative of its longstanding emphasis on beauty and cultural history and as well for energy conservation, and resilient design. The Township’s historic buildings set the example for massing, scale, material quality, and styles.

- Exterior wall materials of new construction and changes to the exterior of any existing buildings/structures visible from the public way shall only include native stone, cast stone, brick, stucco over masonry, wood, cementitious board, metal or glass. Vinyl Siding is permitted in LDR and MDR districts.

- Building walls shall minimize variety and number of exterior materials shall be limited to four, not including glass.

- Materials shall change along a horizontal or vertical joint and the change shall correspond to a change in the plane of the wall.

- Materials that change along a vertical line shall reflect a building rhythm such as a historic building or storefront or narrow property width.

- Materials that change along a horizontal line should place the heavier material below the lighter.

- Windows shall not be flush mounted and shall be inset from the exterior wall a minimum of three inches.

- Roof materials shall be of a quality that ensures longevity and resilience. When used, sloped roofs shall consist of slate (natural or synthetic), clay tile, concrete tile, shingle (wood, fiberglass or asphalt composition), and metal standing seam.

**WOODED LOT STANDARDS (155-7.5)**

Upon removal of more than 25% of the existing viable trees having a caliper of six inches or greater, the trees shall be replaced as shown in the corresponding table.

Replacement trees shall be native, deciduous shade trees. However, up to one third of the deciduous shade tree species may be substituted with native evergreen trees.

<table>
<thead>
<tr>
<th>FOR EACH TREE TO BE REMOVED AT THE FOLLOWING SIZES DBH:</th>
<th>MINIMUM NUMBER &amp; CALIPER OF REPLACEMENT TREES:</th>
</tr>
</thead>
<tbody>
<tr>
<td>6” to 10” DBH</td>
<td>One 2 - 2½” caliper</td>
</tr>
<tr>
<td>10” to 18” DBH</td>
<td>Two 2 - 2½” caliper</td>
</tr>
<tr>
<td>18” to 24” DBH</td>
<td>Three 2 - 2½” caliper</td>
</tr>
<tr>
<td>24” to less than 30” DBH</td>
<td>Four 2 - 2½” caliper</td>
</tr>
<tr>
<td>30” or greater DBH</td>
<td>Six 2 - 2½” caliper</td>
</tr>
</tbody>
</table>

**FENCES AND WALLS (155-3.7)**

Please refer to the Zoning Code section shown above or the separate “Fences and Walls” quick reference sheet.