



Lower Merion Township Zoning Code

Building & Planning Committee Meeting

Agenda: **February 28 - March 1, 2018**
6pm **Code Status Update**

BoC Members		LMT Client Team	Consultant Team
Daniel Bernheim	Anna Durbin	Chris Leswing	Elizabeth Plater-Zyberk
Michael F. McKeon	George Manos	Colleen Hall	Marina Khoury
Joshua Grimes	V. Scott Zelov	Carissa Hazelton	Michael Weich
Anthony Stevenson	Tiffany O'Neill	Marley Bice	Jennifer Hurley
Cheryl Gelber	Todd Sinai	Ernie McNeely	Phillip Franks
Andrew Gavrin	C. Brian McGuire	Bob Duncan	
Elizabeth Rogan	Rick Churchill		

2/28 Presentation to Building & Planning Committee

- 1. Timeline Update
- 2. Public Meeting Schedule of Code Chapters for presentation & review
- 3. Proposed Code Structure
- 4. Process Analysis
 - a. HFA/DPZ's presentation of existing processes analysis.
 - (i) Streamlined process strategy.
 - 1. Inefficiencies of current process.
 - 2. Code has a level of unpredictability / proposed code will provide more predictability.
 - 3. By-Right, Special Exception, Conditional Use, ReZoning, and Variance.
 - (ii) Recommendation based on intensity of application.
- 5. Institutional Zoning
 - a. J. Lombard's Presentation of Institutional Zoning Precedents
 - b. DPZ's recommendation / proposal for discussion, to include:
 - (i) Comp Plan Recommendations
 - (ii) Brief summary recap of issues and goals
 - (iii) Introduction slides explaining framework for Institutional Zoning
 - (iv) Institution Zoning Maps (< and > 5 acres)
 - (v) Definitions and classifications of primary and accessory institutional uses
 - (vi) Process slides showing sections of existing and leave-behinds
 - (vii) Recommended Code standards by sections (page by page)
 - (viii) Workshop topics



03/01 Workshop Schedule (9am - 1pm)

1. Institutional Zoning
 - a. Summary Introduction of Institutions presentation
 - b. Summary presentation of DPZ's assessment & recommendation(s)
 - c. Public working session for feedback on zoning details

TOWNSHIP OF LOWER MERION

Building & Planning Committee

Issue Briefing

Topic: Zoning Update

Prepared by: Christopher Leswing, Director, Building & Planning Department

Date: February 23, 2018

I. Action To Be Considered By The Board:

The Board will consider DPZ's recommendations regarding zoning standards and processes for institutional uses.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners must adopt Zoning Code amendments in compliance with the Pennsylvania Municipalities Planning Code.

III. Current Policy Or Practice (If Applicable):

Institutions comprise over 13 percent of the land area of the Township. Institutions, such as schools, churches, synagogues, museums and clubs are currently allowed in residential zoning districts by special exception requiring Zoning Hearing Board approval.

The recently adopted *Comprehensive Plan for the Preservation, Infill, and Redevelopment of Lower Merion Township* recognized the importance of striking a balance between the needs of institutions and their adjacent, residential neighbors. The Institutional Land Use Chapter provides the following recommendations to guide the framework for the new code provisions:

- LI1 Establish institutional zoning districts/overlay districts for institutional uses five-acres and larger to maintain large institutional properties within the Township and to guide future evolution of institutional campuses.
- LI2 Establish specific regulations for institutional uses five-acres and larger, particularly private educational uses to ensure that future growth is compatible with its surroundings.
- LI3 Review and refine the special exception standards governing small scale institutional uses under five-acres to ensure that future growth is compatible with its surroundings.

- LI4 Protect valued resources, open space and scenic viewsheds under all future circumstances.
- LI5 Partner with institutions to optimize the public use of playing fields and facilities to serve Township residents.
- LI6 Manage the external impacts of activities occurring on institutional properties, particularly when the frequency and/or intensity of use is proposed to increase.

IV. **Other Relevant Background Information:**

The Township retained DPZ in 2017 to update the zoning code within an 18-month timeframe using the guiding principles of the Comprehensive Plan for the update. The comprehensive planning process confirmed a significant disconnect between many of the current zoning provisions and the built environment. The zoning code, enacted in 1927, has been amended numerous times to address changing community needs. The current code's framework is based on Euclidian Zoning and it does not effectively address the fine grained, lot-by-lot growth challenges currently faced. The Comprehensive Plan affirmed the need for a new code to manage today's challenges.

The purpose of the meeting on Wednesday is twofold: to update the Board and the public on the status of this project, and to vet the consultant team's recommendations to the Board.

Project Status

Translating the Comprehensive Plan recommendations into Code language is the challenge facing the consultant team, led by planning firm DPZ. The 18-month zoning code update includes two phases: Phase 1 – Assessment and Analysis and Phase 2 – Drafting New Zoning Regulations. Phase 1 included an assessment of the existing code, form analysis, and stakeholder interviews. The consultant team completed Phase 1 with their presentation to the Building & Planning Committee in September. Phase 2 is currently underway.

It is anticipated that sections of the new code will be provided this spring with a final draft code presented in September 2018. An updated project schedule is attached to this memo.

Institutional Uses

Institutional Zoning is the most challenging aspect of revising the Zoning Code. Unlike the Township's established commercial and residential zoning, which is being refined, comprehensive Institutional Zoning is being created from the ground up.

Wednesday's presentation will attempt to cover four years of Institutional Education in a single meeting. The presentation will start by briefly identifying the challenges and goals of the effort and increasingly focus on how to achieve these goals through zoning.

Creating a new zoning category requires three main focus areas which will be discussed next Wednesday:

1. *Defining Institutional Uses* - to reflect their 21st century characteristics, not the characteristics that defined them in 1927 when the Zoning Code was first adopted.
2. *Mapping Institutional Uses to create Zoning Districts* – DPZ will seek direction from the Building and Planning Committee on how the district boundaries will be drawn (current use or larger district to accommodate future growth).
3. *Regulating Institutional Uses within Districts* – Institutions are currently regulated to the standards of the residential districts in which they reside. Institutional Districts will establish new standards more appropriate to a campus type use. The standards will provide greater predictability for the institutions and their residential neighbors. The approval process will be more transparent and streamlined. A memo explaining relief mechanisms relating to institutions has been included as an attachment.

V. **Impact on Township Finances:**

This discussion will have no immediate impact on Township finances.

VI. **Staff Recommendation**

Staff recommends the Building & Planning Committee provide feedback to the consultant team on this topic.



Lower Merion Township Zoning Code

PHASE 1 & 2 DELIVERABLES	
Public Involvement Meetings	
Educational Sessions & Workshops	
October 26, 2017	Open Space & Zoning
October 30, 2017	Panel Discussion: New Urbanism
November 9, 2017	Historic Preservation & Zoning
March 1, 2018	Institutional Workshop
Civic Engagement Meetings	
June 12, 2017	Review draft of existing analysis
September 26, 2017	Present existing analysis
April 2018 TBD	Present Draft Code Sections
June 2018 TBD	Present Draft Code Sections
Other(s) TBD	Reserved for Final Draft Code
Public Forums (B&P)	
September 27, 2017	Present analysis of existing code
November 29, 2017	Retail Market Analysis
February 28, 2018	Institutional Recommendations
April 2018 TBD	Present Draft Code Sections
June 2018 TBD	Present Draft Code Sections
September 2018	Present Final Draft of Code
PHASE 1 - ASSESSMENT & ANALYSIS	
Task 1	
May 5, 2017	Task 1a: Establish Procedures & Schedule
Task 2	
June 12, 2017	Task 2a: Document existing conditions, regulations & procedures
September 26, 2017	Task 2b: Document analysis & assessment of existing conditions



June 16, 2017	Task 2c: Outline mission & goals of new regulations
June 12 (draft) September 26 (final)	Task 2d: Outline adjustments identified as desirable by Comp Plan
September 26, 2017	Task 2e: Outline potential structure of new code
September 26, 2017	Task 2f: Review relationship of new code (structure) to other existing regulations
Fall 2017	Task 2g: Initial commercial market, parking & traffic research

Task 3

June 12, 2017	Draft assessment of findings
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Task 4

September 25, 2017	Final assessment of findings
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Task 5

June 12, 2017	Workplan and schedule for website
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PHASE 2 - DRAFTING NEW ZONING REGULATIONS

Task 6

February 28, 2018	Intent, Institutions
April, 2018	General to Zones, Zones, Parking, Signs
June, 2018	Definitions, Special Districts, Environmental, Historic Preservation, Process

Lower Merion Township Zoning Relief Mechanisms Relating to Institutional Zoning

The assumption is that the Code holds and that **major deviations** from the Code should only be made for extraordinary situations, or because of changing circumstances. As with all planning efforts, no plan or Code can anticipate all circumstances and provisions and procedures need to be established for **minor deviations** from Code requirements.

It is the Township's goal to reduce the need for Institutional Special Exception and Conditional Use approval through the Zoning Update by establishing Institutional Districts with specific standards.

Major Deviations

Major deviations deal with the fundamental underpinnings of the land use plan and code. These include:

- Changes to District Boundaries
- Changes to Permitted Uses within Districts
- Changes to defining Bulk/Area/Dimensional/Density Requirements
 - Density – lot size, lot width, etc.
 - Impervious Surface
 - Height
 - Parking – number of required spaces

Major deviations should be addressed via the established Zoning Hearing Board (ZHB) **Variance** process (hardship criteria) or through a **Zoning Amendment** requiring legislative action by the Board of Commissioners consistent with the Comprehensive Plan. In cases where Code changes are not consistent with the Comprehensive Plan, the plan should be amended.

Minor Deviations

Minor deviations from the literal requirements of the Code may be necessary to align development applications with the legislative intent of Code requirements and the Comprehensive Plan. Instances of Minor deviations include:

- Relief from Subdivision Code requirements
- Relief from Stormwater Code Requirements
- Relief from Natural Features Code and Landscape Requirements
- Relief from Architecture Requirements
- Relief from dimensional Parking Requirements

Minor deviations can be addressed through the **Waiver Process** by which the Board of Commissioners (BOC) may grant full or partial relief from the literal application of identified Code requirements. The BOC may also impose Conditions of Approval to mitigate the impact of waivers to the minimum extent necessary and to also align the relief provided with the legislative intent of the ordinance from which it is requested.

Incentives and Conditional Uses

Incentives are a technique the Township has employed with success to require site improvements that cannot legally be required. An example of an incentive is to permit additional building height if an applicant installs a publicly accessible amenity, such as a public gathering space or a recreational trail. This technique can also be applied to setbacks, parking, impervious surface and other bulk/area/density requirements. To be successful, the

base bulk area density requirements of a District should be restrictive and should be amended to become less restrictive as applicants agree to improvements advancing stated public policy objectives (Historic Preservation, Natural Features/Open Space Preservation, Public Access, etc.). DPZ's survey of Best Practices indicates the potential for **Campus Master Plans** as a tool to ensure that future institutional growth within campus boundaries is consistent with Township land use policy.

Historic Incentives available through the Conditional Use Process are like Incentives, with the exception that applicants are required to go through the Conditional Use Process (CU). The CU process requires the BOC hold a public hearing to receive Findings of Fact and a Recommended Order from an appointed Conditional Use Hearing Officer. The Order may include additional conditions of approval. The Township has exclusively used Conditional Use Based Incentives for properties on the Historic Resource Inventory (HRI). Properties on the HRI are currently eligible for additional uses (Bed and Breakfast,) and relief from setback, impervious surface and building area requirements in exchange for applicants placing a Façade Easement or similar covenant on the resource. Use incentives have been rarely used, but setback/impervious surface relief has been highly effective and should be expanded upon with the new Code.

Conditional Uses and Special Exceptions

Conditional Use and Special Exceptions are uses permitted within Zoning Districts which require applicants to demonstrate compliance with additional criteria/requirements and where the reviewing agency (BOC – Conditional Use, ZHB- Special Exception) may attach conditions to ensure that the Conditional Use/Special Exception properly aligns within the District and with adjacent land uses.

Special Exceptions

The Township currently uses the Special Exception process to regulate new and expanded Institutional Uses in residential zoning districts. There is general consensus within the Township that Institutional Uses should become by-right uses within regulated institutional districts. A revised Zoning Code should reduce potential Special Exception requests to a minimum.

A special exception is not an exception to a zoning ordinance, but rather is a use to which an applicant is entitled unless the Board determines, according to standards set forth in the Lower Merion Zoning Code, that the proposed use would adversely affect the community. Once a special exception satisfies its burden of proving that the proposed use meets the specific and objective criteria in the Zoning Code, a presumption arises that the use is consistent with the public health, safety and welfare. When the Township Commissioners permit a use by special exception under the Zoning Code, they are exercising their legislative judgment that such uses, in the ordinary case, will not negatively impact the public welfare.

Conditional Uses

The Township uses the Conditional Use process in instances where an Institutional property on Historic Resource Inventory utilizes incentives available through the Historic Resource Overlay District. The Township also uses the Conditional Use process when applications propose development in accordance with underlying Zoning Code standards in the MUST and ROHO overlay districts, provided that the application complies with the Architecture and Development Design guidelines.



Lower Merion Township Zoning Code

Draft February 23, 2018

Comprehensive Plan Land Use and Community Facilities Element Recommendations

- LR3: Preserve and protect environmentally sensitive areas and historic resources
- LR6: Enhance Open Space Preservation District with Preservation Design Principles
- LR7: Preserve institutional uses over (5+ acres) and discourage conversion to residential
- L11: Establish Institutional Zoning Districts for (5+acres)
- L12: Regulate institutions (5+acres) to ensure compatibility with surroundings
- L13: Regulate institutions (-5 acres) to ensure compatibility with surroundings
- L14: Protect historic resources, open space and scenic viewsheds
- L15: Optimize public uses of institutional recreational facilities
- L16: Manage with controls the impact generating uses of institutional facilities
- F21: Establish structure for planning coordination between LM School District and LM Township
- F22: Plan jointly for development, use, and maintenance of recreational facilities
- F23: Partner with local institutions to provide opportunities for LMT residents
- LH6: Employ regulatory tools to promote preservation
- LOS5: Protect open space of (5+ acre) properties



Article 2 – Definitions and Use Definitions

Institutional Use

All public, private and not-for-profit properties that serve public benefit and community use including: railway and bus passenger station; hospital; continuing care facility; emergency services; museum; community art, education, health, and recreation; club, lodge, country club; day care (for more than six children); public school; private school; college; university; religious institution. Also included are sites dedicated to open space and historic preservation that serve community use. ~~with or without residences.~~ Excluded are properties in municipal ownership.

Institutional Primary Use

An Institutional Use that: inhabits the structures and facilities of the property; for which are devoted the greater part of the institution's resources of time and funds in its management; and conforms to Institutional District regulations.

Institutional Accessory Use

A use that: is secondary to and subordinate to (or dependent on) the existence of the primary Institutional Use; does not alter the character of the property in respect to its primary use; inhabits the structures and facilities of the primary use or its own facility; conforms to all regulations applicable to the primary use; and whose function is limited according to an approved impacts management plan.



Article 4 - Districts

*[Note: Numbering may change as document evolves;
References to Tables & Illustrations are placeholders - these
will be created as the process continues]*

D-I Institutional District

4. 1 Applicability

4. 1. 1. D-I regulations apply to all Institutional Uses according to the Definitions and Table YY, and includes public, private and not-for-profit properties that serve public benefit and community use.

4. 1. 2. The D-I District is mapped and applies to property owned by an Institution and in Institutional use, and property that is leased by an Institution and in Institutional use. Property that is owned by an Institution but not in Institutional use is not considered or mapped as D-I.

a. Property zoned D-I shall be developed according to the requirements of the D-I District below.

b. For property of (5) five acres or more, new Institutional Use, expansion of the existing D-I property, and non-Use changes within the existing property, shall conform to the requirements of this article, and to an approved Master Plan, as approved by process of _____. Expansion outside an existing D-I property of (5) five acres or more shall require a Master Plan, and approval by process of _____, and subject to the intentions of the Comprehensive Plan.

c. For property of less than (5) five acres, new Institutional Use, expansion of the existing D-I property, and non-Use changes within the existing property, shall conform to the requirements of this article, and to an approved Master Plan, as approved by process of _____. Expansion outside an existing D-I property of less than (5) five acres shall require a Master Plan, and approval by process of _____, and subject to the intentions of the Comprehensive Plan.

d. Use change of a D-I property to another Use within the Definitions of Institutional Use without changes to D-I regulations, may be approved by process of _____. Use change of a D-I property that involves conversion to a –non-Institutional Use, shall require a Master Plan and approval by process of _____.

e. Existing Hospitals, Lankenau and Bryn Mawr, have development agreements that have been approved by public process and that shall continue to guide their maintenance and development. Proposals for new hospitals or changes to the existing hospital agreements shall require a Master Plan and approval by process of _____.



4.2 Lots and Building Placement

a. Newly platted Lots shall be dimensioned according to Illustration XX, and Abutting RAA to R4 Districts shall have a minimum 60 foot width and a minimum 30,000sf Lot Area; Abutting R5 and higher, shall have a minimum 5,000sf Lot Area; shall have a minimum of one Frontage enfronting a Thoroughfare; and shall have the primary entrance from a Thoroughfare.

b. One or more Buildings may be built on each property as shown in Illustration XX. All Building interior floor area and exterior area shall support only the Institutional Primary and Accessory Use.

c. Total Impervious Area shall not exceed that shown in Illustration XX., and Abutting RAA to R4 shall be a maximum 40% [or 5% above that required of most restrictive Abutting properties; and Abutting R5 and higher, shall be a maximum of 60% [or that of the least restrictive Abutting properties].

d. A Building shall be located in relation to the boundaries of its Lot according to Illustration XX. Setbacks for Buildings shall be as shown in Illustration XX, and shall conform to Setbacks required by Abutting properties. Setbacks may be adjusted by up to 5% by process of Waiver. Use and Density shall be located such that highest intensities are at a distanced from property edges that minimizes impact on Abutting residential properties and surrounding neighborhoods.

e. For property of (5) five acres and more, Setbacks for tennis courts and other hard-surfaced areas used for physical recreation shall be the same as Setbacks for Buildings.

f. For property of less than (5) five acres, Setbacks for tennis courts and other hard-surface areas used for physical recreation shall be a minimum of (10) ten feet.

g. Fences, walls and hedges may be located as shown in Illustration XX.

h. Adjustments to Lots and Building Location requirements of the District or the approved Master Plan, may be sought by process of_____.



4. 3. Building Configuration

a. Building Configuration shall conform to Illustration XX.

b. For property less than (5) five acres, Abutting CL and higher, Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line.

c. Encroachments shall be allowed as follow. Cornices, eaves, gutters, awnings, balconies, bay windows, and chimneys may project up to (18) eighteen inches into a Setback. Steps and canopies over entrances may project up to (4) four feet into a Setback, not to exceed (8) eight feet in length, and may include up to two supporting columns.

d. All outdoor storage, electrical, plumbing, mechanical, communications equipment and appurtenant enclosures, trash receptacles and loading docks shall be located within the Second or Third Layer, and concealed from view from any Frontage and from any Abutting residential property. These shall not be allowed as encroachments on any Setback, except for Buildings existing at the date of this Code, where they may be allowed as Encroachments only by process of _____.

e. Building Height shall be measured in Stories and shall be as shown in Illustration XX. Abutting RAA to R4 to the side and rear, Setbacks shall increase by one foot for every foot above 45 in Height, to a maximum Height of 65 feet; Abutting R5 and higher, a maximum 65 feet or same as Abutting District allows whichever is less). Chimneys, elevator towers, water tanks, mechanical equipment, enclosed stairwells, and unenclosed roof terraces, may be allowed to exceed maximum Building Height up to an additional 10 feet, a maximum 20% of Building Area.

f. The first floor elevation of a Principal Building shall be a maximum of five (5) feet above grade, measured at midpoint of the enfronting street. Basements visible from a Frontage may extend 3 (three) feet above grade.

g. Mechanical equipment on a roof shall be enclosed by parapets of the minimum height necessary to conceal it from Abutting properties and may extend above the maximum Height a maximum of six (6) feet. Other ornamental Building features, roof decks, roof trellises may extend above the maximum Height up to (8) eight feet.

h. The Height of fences and walls located within the First Layer shall not exceed six (6) feet; fence and walls above four (4) feet shall have openings equal to 75% of the total fence or wall area. The Height of fences and walls located with the Second and Third Layer may not exceed eight (8) feet; fences and walls above six feet shall have openings equal to

75% of the total fence or wall area, except Abutting a railroad no openings are required, and Abutting commercial property 50% of the area above six feet shall be open. The finished side of the fence or wall shall face the Frontage and adjacent properties. Each Lot with Fences facing a Frontage shall have at least one operable pedestrian gate of 36 inches minimum width per Frontage, with a maximum 500 feet of fence allowed before another gate is required.

i. Adjustments to the Building Configuration requirements of the District or the approved Master Plan, may be sought by process of _____.

4. 4 Use and Density

a. Buildings and Landscapes shall conform to the Function, Densities and Intensities in Use Definitions, Table YY and Illustration XX, and to the Supplemental Regulations in Article _____. Institutional Primary Use Functions shall be listed and described with limits in the Master Plan and approved by process of _____.

b. Accessory uses and events shall be listed and described with limits in the Master Plan and approved by process of ____.

c. Public benefits such as historic preservation and designation, conservation of open space, and third party (public) use of playfields and recreational facilities shall be encouraged, and may be considered as mitigation for other regulations in the Master Plan process.

d. Adjustments to the Use and Density requirements of the District or the approved Master Plan, may be sought by process of _____.

e. In the event that a D-I property ceases to be used for Institutional Use, it may be developed subject to the intentions of the Comprehensive Plan and the D-I District regulations.

f. For a D-I property of less than (5) five acres, a Use change shall require a Master Plan to be approved by process of _____, and may be allowed according to the regulations of the least restrictive Abutting residential Zone, provided it shall preserve, maintain and designate existing historic resources and features, dedicate open space, steep slopes, floodplains and other environmentally sensitive land for conservation, and preserve scenic view sheds.

g. For a D-I property of (5) five acres or more, a Use change shall require a Master Plan to be approved by process of _____, and may be allowed to develop according to the regulations of the most restrictive Abutting residential Zone, provided it shall preserve, maintain and designate



existing historic resources and features, dedicate open space conservation, steep slopes, floodplains and other environmentally sensitive land for conservation, and preserve scenic view sheds.

4. 5 Access and Parking

[May join Article 8 Parking, where quantitative standards will be]

- a. Vehicular parking shall be as shown in Table PP, and shall conform to the requirements of the Supplemental Regulations in Article __, and to the Master Plan as approved by process of _____.
- b. Surface parking, covered parking and garages shall be located in the Second or Third Layer and as shown in Illustration XX, and shall be concealed from view from any Frontage and from any Abutting residential property. Parking garages shall be encouraged in order to minimize surface parking lots and pavement.
- c. For property of less than (5) five acres, parking shall be accessed by an Alley when such is available.
- d. A percentage of required parking may be a natural/permeable surface provided it can be shown to be used only for special events occurring less than once a month, or as described in the Master Plan.
- e. For property of less than (5) five acres, the maximum width at the Property Line of a driveway on a Frontage shall be twenty four (24) feet. Two separate driveways on one Lot shall have a minimum separation of thirty (30) feet.
- f. Tandem parking and valet parking on site shall be encouraged.
- g. Loading shall be located in the Second or Third Layer and as required by Supplemental Regulations.
- h. Adjustments to the Use and Density requirements of the District or of the approved Master Plan, may be sought by process of_____.

4. 6 Architecture Standards

- a. Only permanent Structures shall be allowed. Temporary Structures such as tents, mobile homes, construction trailers, travel trailers, recreational vehicles, and other temporary Structures shall not be allowed except as per Township Code.
- b. Energy-saving, water-saving and resilient design shall be encouraged.

c. Architectural design shall maintain historic Building scale and style, and architectural features shall be deployed to reduce new Building mass and bulk that contrasts with the Institution's historic scale.

d. Reflective surfaces that can create glare shall not be permitted.

e. Interior and exterior light sources that are visible outside of the Building shall be shielded to prevent visibility from Abutting properties and shall not be of intensity greater than needed.

f. Interior garage lighting sources shall not be visible from streets. The lighting fixtures of exposed rooftop parking shall be concealed by a parapet wall and shall not be seen from surrounding streets or Abutting residential properties.

g. Adjustments to the Use and Density requirements of the District or of the approved Master Plan, may be sought by process of_____.

4. 7 Landscape Standards

a. Landscape, and open space shall serve to benefit environmental well-being, including ecological and natural systems connectivity, heat-island control, stormwater management and runoff. Landscape shall also serve to reduce visual impacts on Abutting properties and surrounding neighborhoods.

b. Impervious areas outside of Buildings including pavements shall be included as part of Total Impervious Area. Artificial turf playing fields may be constructed in the Setbacks occupied by a playing field as of March 15, 2006, provided it can be demonstrated that stormwater runoff coefficient is less than or equal to that of grass and the drainage system maintains the pre-existing coefficient.

c. Landscaped Buffers shall be as shown in Illustration ZZ, and shall be as established in the Township Code, Chapter 101. Abutting non-residential property, Landscape Buffers may be adjusted by process of_____.

d. Adjustments to the requirements of the Landscape Standards of the District or of the approved Master Plan, may be sought by process of_____.



4. 8 Ambience Standards

- a. Noise regulations shall be as established in the Township Code, Chapter 105. (155-139)
- b. Lighting regulations shall be as established in the Township Code, Chapter 105. (155-139)
- c. Outdoor lighting shall be restricted to prevent glare in Abutting properties.
- d. Lighting sources for walkways, driveways and surface parking areas shall not exceed twelve (12) feet above surrounding/finished grade. (155.11)
- e. Adjustments to the requirements of the Ambience Standards of the District or of the approved Master Plan, may be sought by process of _____.

4. 9. Master Plan

[likely to be in Article 11 Procedures, and to be cross-checked with current Township submission requirements]

The Master Plan shall include the following plans and documents, according to which applications for future development shall be reviewed:

- Illustrative Plan - shall identify precisely existing and future building footprints, pavements and landscapes including fences and walls, in an aerial plan view that facilitates perception and comprehension of the entirety.
- Regulating Plan - shall identify precisely [disposition and configuration] existing and future setbacks, building footprints, pavements and landscapes including fences and wall locations; building height and massing, fence and wall heights, parking spaces, and show entrances for pedestrians and vehicles; view sheds and corridors, views into and across property from Frontages and Abutting properties. Detailed designs of each building shall not be required. (until building approval is sought)
- Landscape Plan – shall include planting, pavements, water management areas and systems, outdoor lighting, fields for recreation and sports, conservation areas.
- Mobility and Parking Plan – shall include Transportation Demand Management plan; Parking Demand Analysis and Management Plan showing all spaces on impermeable and permeable surfaces numbered, mobility plan for pedestrian, bicycle and other vehicle circulation routes, including connections to transit.



- Building and Landscape Design Guidelines – shall include text and drawings in a manual providing instructions for Building style and materials, elevation drawings of existing and future Buildings, Landscape, sign and lighting design criteria
- Quantitative Data – shall include lot coverage, total building area, impermeable area, number of parking spaces, noise and lighting impacts, capacity limits for the number of users, on a regular basis such as students, employees, and visitors, and on a temporary basis such as participants in special events, conferences, camps, et al., and their duration, hours of operation; proposed timeline for construction.
- Public Process – shall include an outline of outreach and engagement of surrounding property owners and neighborhoods during the master planning process. The institution may establish a committee of constituents and abutting property owners to develop the Master Plan, guidelines and review procedures for future buildings.