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# Narberth Borough

## FORM BASED ZONING CODE

### Chapter 124



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## Article 1 Intent, Authority, and Applicability

### §124-101 Intent

- A. The Borough intends to preserve, maintain, and enhance the early twentieth-century urban form present and mostly intact in the Borough while providing reasonable standards for redevelopment and change in the foreseeable future.
- B. The Borough shall regulate new construction to achieve a rational organization of buildings, streetscapes, and public areas as connected districts defined by varying common community character along a gradient of more intense areas of high-density housing, mixed-use, and commercial areas to less dense residential areas.
- C. The Borough intends to promote a variety of housing types inclusive of a range of size, number of units per acre, and design.
- D. The Borough will regulate elements of building form to ensure that new development is compatible with existing patterns of urban design.
- E. The Borough will regulate the fronts of buildings and their relationship to public streets to promote and maintain Narberth's walkable and inviting streetscape.
- F. The Borough will regulate the placement of buildings on a lot to further enhance and maintain public spaces.
- G. The Borough will regulate the expansion of residential, mixed-use, and nonresidential buildings to accommodate changing economic and community conditions while preserving the standards of urban design relating to new structures found in the Code.
- H. The Borough will discourage the demolition of existing buildings of historic, civic, or cultural importance by accommodating various options for reuse and rehabilitation conditioned, among other things, on the preservation of important architectural features.
- I. The Borough will regulate uses in appropriate districts and acknowledges that some uses such as heavy industry and manufacturing are not compatible with high-density residential areas.
- J. The Borough will regulate off-street parking requirements and the design and placement of parking facilities to maintain Narberth's walkable neighborhoods, buffer large lots adjacent to residences, provide convenient areas to park, and accommodate needs of the business community.
- K. The Borough will regulate the location, size, amount, and design of signs to preserve a pedestrian-scaled environment in commercial areas and avoid aesthetic and light pollution issues with nearby residential areas while providing reasonable standards for the advertising of businesses.
- L. The Borough will regulate the planting, maintenance, and replacement of shade trees in or adjacent to the public right-of-way to maintain and enhance urban forest cover and its aesthetic, public health, and financial benefits including shading, reduced heat island effect, and stormwater management.
- M. The Borough will regulate a variety of supplemental elements such as lighting, trash and loading areas, fences, and accessory buildings to further the goals of preservation and enhancement of Narberth's walkable urban design.

## § 124-102 Authority

- A. This Chapter is enacted in accordance with the provisions of the Municipalities Planning Code, Act 247, and the Pennsylvania Borough Code.

## § 124-103 Applicability

- A. The following activities shall conform to standards of this Chapter:
1. Subdivision.
  2. Land development.
  3. Permits for construction of a new principal or accessory building.
  4. Permits for additions and exterior alterations of principal buildings and accessory buildings.
  5. Permits for a change of use.
  6. Permits for the construction, removal, or expansion of off-street parking or driveways.
  7. All structures and uses lawfully nonconforming with the standards of this Chapter may continue to be lawfully used, maintained, and altered according to applicable standards of this Chapter.
- B. This Chapter shall not apply to:
1. The routine maintenance of the exterior of existing structures such as repainting, repair, roof replacement, restoration, or the replacement of doors and windows with those of like dimensions.
  2. Any building owned by the Borough of Narberth or extension thereof, or to the use of any premises by said Borough, if at any time hereafter the Council of the Borough shall, after a public hearing, 10 days' notice of the time and place of which shall be published in a paper of general circulation in the Borough decide that such building or extension thereof, or that such use of premises is reasonably necessary for the convenience or welfare of the public.

## Article 2 Zoning Districts

### §124-201 Explanation of Zoning Districts

- A. **Neighborhood Residential District (3a)** – This district includes many of the least intensely developed areas of the Borough and is characterized by larger lots of single-family homes with larger setbacks and yards. Single-family detached is the only building type permitted in this district. Neighborhoods shall be connected via sidewalks to the rest of the Borough to allow easy and safe pedestrian access. Many, if not most, homes in this district have off-street-parking.



- B. **Mixed Residential Limited District (3b)** – This district covers the largest portion of residences and neighborhoods of Narberth. A number of different housing types are permitted in this district including twins and multifamily house building types. Neighborhoods shall be connected via sidewalks to the rest of the Borough to allow easy and safe pedestrian access.



- C. **Mixed Residential Open District (3c)** – This district permits a wide variety of housing types, including multifamily dwellings. A mixture of on-street and off-street parking can be found in the district; however many homes have only on-street parking. Schools, civic buildings, and religious institutions are found in this district as well. A limited number of nonresidential uses are permitted by conditional use in existing religious and institutional buildings to encourage preservation and adaptive reuse. Neighborhoods shall be connected via sidewalks to the rest of the Borough to allow easy and safe pedestrian access.



## ZONING DISTRICTS

- D. **General Urban Limited District (4a)** – This district consists of a variety of residential housing types with a higher percentage of multiple-unit dwellings. The district is organized as a transition area between Narberth’s downtown and adjacent residential neighborhoods. A limited number of nonresidential uses are permitted by conditional use in some existing residential and religious structures on some lots to encourage preservation and adaptive reuse of older buildings. Neighborhoods shall be connected via sidewalks to the rest of the Borough to allow easy and safe pedestrian access.



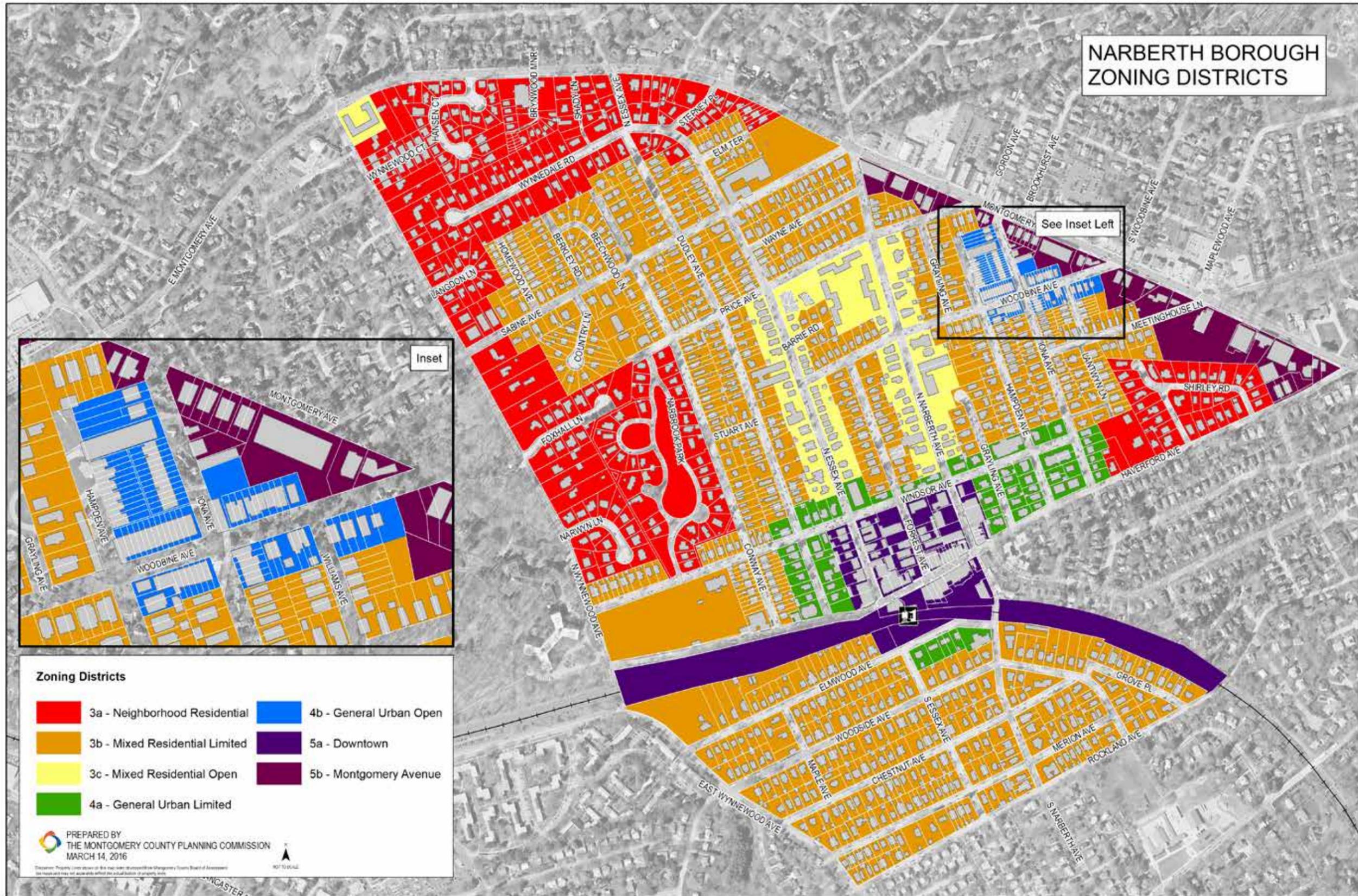
- E. **General Urban Open District (4b)** – This district consists of dense residential housing types with mixed-use buildings and nonresidential uses connected by sidewalks at a higher density than most neighborhoods in Narberth. Row homes dominate the small neighborhood. Front setbacks are small and most structures share a party wall with their neighbor. A variety of nonresidential uses are permitted on corner properties by special exception.



- F. **Downtown District (5a)** – This district consists of a small commercial, mixed-use neighborhood located close to the train station. This area is zoned to permit a variety of housing and retail uses, preferably organized as multiple-story, mixed-use structures. Sidewalks shall be wider to accommodate greater numbers of pedestrians.



§124-202 Borough Zoning Map



- G. **Montgomery Avenue District (5b)** – This district consists mostly of commercial buildings and uses located on Montgomery Avenue. This area is zoned for mixed-use and commercial building types with wide sidewalks and shall be connected to the rest of the Borough to allow easy and safe pedestrian access.



## Article 3 Standards for Use

### §124-301 Permitted Uses

#### A. General to by-right uses in all zoning districts:

1. Any principal building(s) on a lot may be used for the purposes stated in Tables (1, 2, and 3) according to the zoning district in which the building is located, the building type proposed, and the standards therein.
2. Any principal building on a lot may be used for more than one of the uses permitted in Tables (1, 2, and 3) provided that all standards of this Chapter have been met for all uses and all of the uses are permitted in the building type.
3. Any use of similar character, impact, appearance, and intensity as any of the uses specifically permitted shall be permitted when authorized as a special exception according to the standards of §124-301.B.2 *Special exception criteria specific to uses not defined in this Chapter* and §124-902 *Special Exception Standards and Criteria*.
4. Accessory uses on the same lot with and customarily incidental to any permitted use are permitted.

#### B. Uses permitted by special exception:

1. Specific criteria for special exceptions in 4b General Urban Open zoning district.
  - a) Lots authorized for special exception uses must be located at the corners of blocks with at least two frontages.
  - b) The applicant shall apply for a special exception according to the procedure and standards set forth in §124-902 *Special Exception Standards and Criteria* of this Chapter.
2. Special exception criteria specific to uses not defined in this Chapter.
  - a) Impacts on neighboring properties and streets such as light, noise, customer activity, deliveries, or odors, shall be similar to those impacts expected from uses otherwise permitted in the district.
  - b) Off-street parking requirements shall be no less than other similar uses otherwise permitted in the district.
  - c) Vehicular traffic generated by the use shall be the same as other similar uses otherwise permitted in the district.

#### C. Uses permitted by conditional use:

1. Specific criteria for conditional uses in the 3b Mixed Residential Limited and 3c Mixed Residential Open zoning districts.

- a) Conditional uses are permitted only in existing civic/institutional building types as defined and shown on the map titled “Existing Civic/Institutional Building Types” as an appendix to this Chapter or in proposed civic/institutional buildings as defined in this Chapter.
- b) The applicant shall apply for a conditional use according to the standards in this Section and the procedure set forth in §124-804 *Conditional Use* of this Chapter.
- c) In addition to the application standards of §124-95.B, the applicant shall demonstrate that an application for a building permit, land development, or subdivision shall preserve characteristic architectural features by demonstrating the following historic preservation standards:
  - i. The exact location of work to be done on the site.
  - ii. The exterior changes to be made or the exterior character of the structure to be erected or additions proposed.
  - iii. The effect of the proposed change upon the general historic and architectural nature of the property.
  - iv. The appropriateness of exterior architectural features or structures involved in the proposed work.
  - v. The general design, arrangement, texture, material, scale, mass, and color of any affected building, structure or site, and the relation of such factors to similar features of other structures on the property.
  - vi. In the event that replacement of contributing architectural features is unavoidable, the new material shall, as closely as possible, match the material being replaced in kind. At a minimum, the composition, design, color, texture and other aesthetic qualities shall be sympathetic to and in character with the existing building. In instances where original materials are either unavailable or their use economically infeasible, Borough Council may approve the use of materials that are aesthetically consistent with the historic resource.
  - vii. The preservation of distinctive stylistic features or examples of skilled craftsmanship.
  - viii. Additions or exterior changes such as exit stairs shall be located in the third lot layer not along a public frontage to the greatest extent possible, unless in the opinion of Borough Council, another arrangement better preserves the unique architectural features of the existing structure.
- d) As a condition of approval, by conservation easement, façade easement, or condominium association documentation, requiring Borough Planning Commission review and Borough Council approval for subsequent modification of amendment, or appropriate covenant in a form acceptable to Borough Council, the applicant shall guarantee the permanent protection of the design integrity of all civic/institutional buildings on the lot indicated in the aforementioned map “Existing Civic/Institutional Building Types.” The guarantee shall meet the following minimum standards, unless waived by Council:
  - i. Surface materials shall be maintained or replaced with like materials and assemblies.
  - ii. Window or door openings shall not be altered, other than for maintenance or replacement with like materials and assemblies.
  - iii. There shall be no further additions or structural alterations to the buildings, except for the replacement of existing features such as porches, patios, etc. with like materials and assemblies.
  - iv. To preserve existing pedestrian pathways between building exits and entrances and the sidewalk, there shall be no further alterations to locations of exits or entrances.
  - v. Utilities located on the exterior of existing buildings, such as heat pumps, central air conditioning units, etc., shall not be relocated except to areas that are equally less visible from any frontage.

- vi. Landscaping shall be maintained to preserve easy ingress and egress and views of and from the subject buildings.
  - vii. No additional residential units or nonresidential space shall be constructed within existing structures beyond those approved by conditional use.
  - viii. Subsequent modifications or amendments to the document shall require Borough Planning Commission review and Borough Council written approval.
  - ix. All express conditions established by Borough Council for conditional use approval shall be followed.
  - x. Borough Council shall have the right to enforce the document that establishes the guarantees and be permitted access to the premises at reasonable times for the purpose of examining and inspecting the material and elements of the façades for determining compliance with the document.
  - xi. The document establishing the guarantees shall be binding of the applicant, its successors, assigns, transferees, and all persons thereafter claiming by, under, or through the applicant, and the document shall run with the land.
- e) Specific to proposed nonresidential uses in civic/institutional buildings:
- i. Nonresidential use of the building, including any basement storage areas in conjunction with the nonresidential use, shall comprise not more than 50% of the floor area.
  - ii. Parking spaces required by provisions of this Chapter may be located in the front yard setback by conditional use.
  - iii. The provisions related to privileged parking and the issuance of parking permits pursuant to §118-15 through §118-23 shall not apply to buildings converted under this Section insofar as occupants utilizing the buildings for nonresidential uses, including employees, personnel, or other such workers, shall not be entitled to a parking permit or parking sticker that allow such persons on-street parking in the immediate vicinity of the subject property. In order to ensure adequate on-street parking facilities, Borough Council may designate on-street parking permit locations for such persons that are different than the parking zones in the immediate vicinity of the subject property as part of a conditional use approval. Further, occupants utilizing the buildings for a residential use shall be limited to one parking permit or parking sticker per residential unit. Borough Council may waive such regulations under this paragraph as part of conditional use approval.
2. Specific criteria for conditional uses in the 4a General Urban Limited zoning district:
- a) Conditional uses are permitted only in buildings indicated in the Montgomery County Board of Assessment tax record as having been built in or before 1900 and existing on lots of at least 7,500 square feet; or in buildings indicated in the Montgomery County Board of Assessment tax record as having been built in or before 1920 and existing on lots of at least 10,000 square feet at the time of adoption of this ordinance; as shown on the map titled *Conditional Use Eligible Buildings in the 4a General Urban Limited District* as an appendix to this Chapter.
  - b) The applicant shall apply for a conditional use according to the procedure set forth in §124-804 *Conditional Use* of this Chapter and the standards and procedures therein as well as the standards of §124-304.G *Conversion of detached house or multifamily house building types to accommodate additional families in 3a, 3b, 3c, 4a zoning districts* when applicable, and any applicable performance standards of §124-304 *Performance Standards for Specific Uses*.
  - c) Conditional uses proposed in an existing civic/institutional building type as defined and shown

on the map titled “Existing Civic/Institutional Building Types” as an appendix to this Chapter shall as a condition of approval comply with Section §124-301.C.

## § 124-302 Lots or Buildings Located in more than one Zoning District

- A. Any principal building(s) on a lot located in more than one zoning district may be used for the by-right uses stated in Table (1) *By-Right Uses* according to the zoning district in which the building is entirely located.
- B. Any principal buildings(s) located in more than one zoning district may be used for by-right uses stated in Table (1) *By-Right Uses* according to the zoning districts in which the building is located when authorized by special exception according to the following standards and §124-902 *Special Exception Standards and Criteria*.
- C. Special exception criteria specific to buildings located in more than one zoning district:
  - 1. For buildings whose footprint is located in more than one zoning district, the more restrictive of the districts’ setbacks found in Table (4) *Site Planning* shall apply to all lot lines to the building in more than one zoning district.
  - 2. Uses authorized in any zoning district in which any portion of the building is located are authorized anywhere in the building, provided that the main entrance to the building accessing those uses is located in the district they are authorized.

## § 124-303 Nonconforming Uses

- A. Continuation of lawful use – The lawful principal use of a building or one authorized by permit issued prior to the effective date of this Chapter may be continued although such use does not conform to the provisions of this Chapter.
- B. Abandonment – When a use is abandoned for a continuous period of 12 months, any subsequent use shall be in conformity with the provisions of this Chapter.
- C. Change or expansion of a nonconforming use – A nonconforming use may be expanded or changed to another nonconforming use of the same use type shown in Table (1), *By-Right Uses*, when authorized as a special exception subject to the following limitations and the standards and procedures of §124-902 *Special Exception Standards and Criteria*:
  - 1. Any such 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.
  - 2. The total of all increases in the area devoted to the use shall not exceed 25% of the area devoted to the use on November 11, 1996, or on the date the use became nonconforming, whichever is later. The term “area devoted to use” means the total of the floor area and, for any portions of the use not conducted in a building, the lot area actually utilized in connection with the nonconforming use.
- D. Reconstruction – A nonconforming building that is destroyed by accidental cause may be rebuilt and used for the same nonconforming use, provided that the following conditions are met:
  - 1. The reconstruction of the building is commenced within one year from the date the building was destroyed, unless the Zoning Hearing Board shall authorize as a special exception an extension of this time limit, and shall be carried through to completion without undue delay.
  - 2. The reconstructed building does not exceed in height and area the building destroyed.

**Table (1) By-Right Uses**

USE TYPE		3a	3b	3c	4a	4b	5a	5b
RESIDENTIAL USE	<b>RESIDENTIAL</b>							
	One Family Dwelling	dh	dh,tw	dh,tw	dh,tw	dh,rh,tw		
	Two Family Dwelling		dh	dh	dh	dh		
	Multiple Family Dwelling		mh	ab,mh	ab,mh	ab,mh,mu	mu	mu
NONRESIDENTIAL USES	<b>OFFICE AND PROFESSIONAL SERVICE</b>							
	General Office						mu	cm,mu
	Professional Office						mu	cm,mu
	Medical Office						mu	cm,mu
	Financial Institution						mu	cm,mu
	Funeral Home						mu	cm,mu
	<b>RETAIL AND LIGHT INDUSTRY</b>							
	Store						cm,mu	cm,mu
	Retail Bank						cm,mu	cm,mu
	Restaurant						cm,mu	cm,mu
	Manufacturing						cm,mu	cm,mu
	Personal Service						cm,mu	cm,mu
	Temporary Market						cm,mu	cm,mu
	Studio						cm,mu	cm,mu
	Entertainment Venue						cm,mu	cm,mu
	Small Restaurant						cm,mu	cm,mu
	<b>OTHER</b>							
	Bed and Breakfast						mu	mu
	No-Impact Home-Based Business	any	any	any	any	any	any	any
	<b>AUTOMOTIVE</b>							
	Fueling Station							cm
	Automobile Service							cm
	<b>CIVIC</b>							
	Parks And Open Space	any	any	any	any	any	any	any
	Library		any	any	any	any	any	any
	<b>INSTITUTIONAL</b>							
	School						ci,mu	ci,cm,mu
Child Care Center						ci,mu	ci,cm,mu	
Group Child Care Home						ci,mu	ci,cm,mu	
Family Child Care Home		dh	dh	dh	dh			
Museum						ci,mu	ci,cm,mu	
Community Service						ci,mu	ci,cm,mu	
Religious								

**BUILDING TYPES**

- any any building type
- ab apartment building
- ci civic/institutional
- cm commercial
- mh multifamily house
- mu mixed-use
- dh detached house
- rh row house
- tw twin house

**Table (2) Special Exception Uses**

USE TYPE		3a	3b	3c	4a	4b	5a	5b	
RESIDENTIAL USE	<b>RESIDENTIAL</b>								
	One Family Dwelling								
	Two Family Dwelling								
	Multiple Family Dwelling								
NONRESIDENTIAL USES	<b>OFFICE AND PROFESSIONAL SERVICE</b>								
	General Office								
	Professional Office					cm,mu			
	Medical Office					cm,mu			
	Financial Institution					cm,mu			
	Funeral Home								
	<b>RETAIL AND LIGHT INDUSTRY</b>								
	Store					cm,mu			
	Retail Bank					cm,mu			
	Restaurant					cm,mu			
	Manufacturing					cm,mu			
	Personal Service					cm,mu			
	Temporary Market					cm,mu			
	Studio					cm,mu			
	Entertainment Venue					cm,mu			
	Small Restaurant					cm,mu			
	<b>OTHER</b>								
	Bed and Breakfast								
	No-Impact Home-Based Business								
	<b>AUTOMOTIVE</b>								
	Fueling Station								
	Automobile Service								
	<b>CIVIC</b>								
	Parks and Open Space								
	Library								
	<b>INSTITUTIONAL</b>								
	School								
Child Care Center									
Group Child Care Home									
Family Child Care Home									
Museum or Gallery						cm,mu			
Community Service						cm,mu			
Religious									

**BUILDING TYPES**

- any *any building type*
- ab *apartment building*
- ci *civic/institutional*
- cm *commercial*
- mh *multifamily house*
- mu *mixed-use*
- dh *detached house*
- rh *row house*
- tw *twin house*

**Table (3) Conditional Uses**

USE TYPE		3a	3b	3c	4a	4b	5a	5b
RESIDENTIAL USE	<b>RESIDENTIAL</b>							
	One Family Dwelling		ci	ci	ci			
	Two Family Dwelling		ci	ci	ci			
	Multiple Family Dwelling		ci	ci	ci			
NONRESIDENTIAL USES	<b>OFFICE AND PROFESSIONAL SERVICE</b>							
	General Office							
	Professional Office		ci	ci	any			
	Medical Office				any*			
	Financial Institution							
	Funeral Home				any*			
	<b>RETAIL AND LIGHT INDUSTRY</b>							
	Store				any*			
	Retail Bank							
	Restaurant							
	Manufacturing							
	Personal Service				any*			
	Temporary Market		ci	ci	any			
	Studio		ci	ci	any			
	Entertainment Venue							
	Small Restaurant				any*			
	<b>OTHER</b>							
	Bed and Breakfast		ci	ci	any			
	No-Impact Home-Based Business							
	<b>AUTOMOTIVE</b>							
	Fueling Station							
	Automobile Service							
	<b>CIVIC</b>							
	Parks and Open Space							
	Library							
	<b>INSTITUTIONAL</b>							
	School		ci	ci	ci			
Child Care Center		ci	ci	any				
Group Child Care Home		ci	ci	any				
Family Child Care Home								
Museum or Gallery		ci	ci	any				
Community Service		ci	ci	any				
Religious		ci	ci	ci		ci		

**BUILDING TYPES**

- any any building type
- any\* permitted in any building type except civic/institutional building types
- ab apartment building
- ci civic/institutional
- cm commercial
- mh multifamily house
- mu mixed-use
- dh detached house
- rh row house
- tw twin house

## § 124-304 Performance Standards for Specific Uses

- A. Religious and school.
  - 1. The minimum lot area shall be 18,000 square feet.
  - 2. Driveways shall be located no closer than 20 feet to a property line.
  - 3. Parking areas shall be set back no less than 12 feet from any property line.
- B. Child care centers, group child care homes, and family day care homes.
  - 1. Operators shall hold a currently valid registration certificate with the Pennsylvania Department of Welfare as a condition of approval and continued operation.
  - 2. Outdoor play areas, in the amount required by State Law, shall be provided in the side or rear yard areas on-site.
  - 3. Any alteration to an existing residential structure shall comply with the standards of this Chapter.
  - 4. For child care centers, a drop-off area shall be provided either off-street or on a road frontage of the lot. When an on-street drop-off area is used it shall be no less than 40 feet in length and shall be designated as a temporary loading zone, during the times when the day care facility is receiving or dismissing children.
- C. Fueling station and automobile service.
  - 1. Repair of automobiles shall be performed within a building.
  - 2. All automobile parts, dismantled vehicles and similar articles are to be stored within a building.
  - 3. All automobile uses shall be located on a lot with at least one frontage on Montgomery Avenue.
  - 4. This use shall not share a building with a residential, office, or institutional use.
- D. Bed and breakfast.
  - 1. No more than five guest rooms shall be permitted on a lot.
  - 2. Meals shall be limited to breakfast and lunch and served on-site only to guests.
  - 3. An owner or manager shall reside on the property.
  - 4. No guest may remain longer than seven consecutive days.
- E. Manufacturing.
  - 1. The minimum lot width shall be 50 feet.
  - 2. The minimum lot area shall be 6,000 square feet.
  - 3. Air Pollution Controls. All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. 4001-4015 as amended, and the following standards:
    - a) Smoke – Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than 10% for a period or periods aggregating more than three minutes in any one hour, or equal to or greater than 30% at any time, and shall comply with PA Code Title 25, Chapter 127.A(7), or its most recent update.
    - b) Emission of smoke, dust, dirt, fly ash or other particulate matter, or of noxious, toxic or corrosive fumes, vapors or gases in such quantities as to be evident or perceptible at the property line of any lot on which a use is conducted, or which could be injurious to human health, animals, or vegetation; detrimental to the enjoyment of adjoining or nearby

properties; or which could soil or stain persons or property, at any point beyond the lot line of the use creating that emission, shall be prohibited.

- c) No emission of particular matter shall exceed 0.0115 grams per dry standard cubic foot, corrected to 7% oxygen. Provisions must be made to reduce dew point cycling and resulting damage to particulate control devices, and shall comply with PA Code Title 25, Chapter 127.A(1), or its most recent update.
- d) For measurement of the amount of particles in gases resulting from combustion, standards correction shall be applied to a stack temperature of 500 degrees Fahrenheit and 50% excess air.
- e) All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C.S., Section 7412) as promulgated in 40 CFR part 61, or its more recent update.

4. Noise Control.

- a) Objectionable noises, due to intermittence, beat frequency, or shrillness, shall be muffled so as not to become a nuisance to adjacent uses.
- b) At no point on the lot boundary of use shall the sound pressure level of any operation exceed the described levels in the designated octave bands shown below, except for alarm systems designed to protect persons or property.

Octave Band Center Frequency (Hertz)	Along Boundaries with Residential Districts or Uses, between 8 A.M. and 9 P.M.; Maximum Permitted Octave Band Sound Pressure Level (decibels, dbA scale)	Along Boundaries with Residential Districts or Uses, between 9 P.M. and 8 A.M.; Maximum Permitted Octave Band Sound Pressure Level (decibels, dbA scale)	Along All Other Boundaries; Maximum Permitted Octave Band Sound Pressure Level (decibels, dbA scale)
31.5	75	69	80
63	74	67	79
125	69	62	74
250	64	54	69
500	58	47	63
1,000	52	41	57
2,000	47	36	52
4,000	43	32	48
8,000	40	32	45

- c) Noise shall be measured with a sound level meter meeting the standards of the American National Standards Institute, ANSI S1.2-1962 American Standard Meter for the Physical Measurements of Sound.

5. Control of Odors.

- a) No person, land use, or establishment shall cause, suffer, or permit the emission into the outdoor

atmosphere of any malodorous air contaminants from any source in such a manner that the malodors are detectable beyond the property line, either at ground level or at a habitable elevation.

- b) Any process which causes an odor emission shall be operated in a manner such that escaping odors are eliminated. Backup odor reduction equipment shall be provided and maintained to support primary odor reduction equipment.
  - c) The location and vertical height of all exhaust fans, vents, chimneys, or any other sources discharging or emitting smoke, fumes, gases, vapors, odors, scents, or aromas shall be shown on the plan, with a description of the source materials.
6. Heat and Glare Control.
    - a) Any use producing heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point beyond the lot lines.
    - b) No person, land use, or establishment shall be permitted to produce glare, or reflection of that light, beyond its lot lines onto neighboring properties, or onto any street.
  7. Vibration Control. No vibration which is discernible to the human sense of feeling shall be perceptible without instruments at any point beyond the lot line.
  8. Control of Radioactive, Magnetic or Electrical Disturbance. There shall be no activities which emit dangerous or harmful radioactivity. There shall be no electrical or magnetic disturbance (except from domestic household appliances) adversely affecting any use, process, equipment, appliance, or device located beyond the property boundary of the creator of such disturbance. All uses are obliged to comply with all federal and state regulations.
- F. No-impact home-based businesses.
1. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
  2. The business shall employ no employees other than family members residing in the dwelling.
  3. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
  4. There shall be no outside appearance of a business use, including, but not limited to, parking, signs, or lights.
  5. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors, or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
  6. The business activity may not generate any solid waste or sewage discharge in volume or type which is not normally associated with residential use in the neighborhood.
  7. The business activity shall be conducted within the principal or accessory building and may not occupy more than 25% of the habitable floor area of the principal building.
  8. The business may not involve any illegal activity.

- G. Conversion of detached house or multifamily house building types to accommodate additional families in the 3a, 3b, 3c, and 4a zoning districts.
1. The applicant shall apply for a special exception according to the procedure and standards of §124-902 *Special Exception Standards and Criteria* of this Chapter as well as the following standards.
  2. Site plan standards of §124-401 *Site Plan Standards* shall apply.
  3. Off-street parking requirements of §124-601 *Parking* shall be satisfied.
  4. Only one entrance shall be permitted in the front façade. Such entrance may be shared amongst families in the structure. Any additional entrance must be constructed to the side or rear of the building.
  5. Fire escapes shall be constructed in the third lot layer and located, where practicable, to the rear of the building.
  6. When exterior alterations or additions are proposed as part of the conversion, the standards of §124-501.E *Specific to additions to detached house and multifamily house building types in the 3a, 3b, 3c, and 4a zoning districts* shall be satisfied.
- H. Temporary markets.
1. No more than one temporary market shall be permitted on a lot at any given time.
  2. Temporary markets may be located within a principal or accessory building or in a parking area on the lot.
  3. Sales shall only be permitted between the hours of 9:00 A.M. and 7:00 P.M.
  4. All structures erected for the market shall be temporary in nature and shall be removed upon the close of business each day. All temporary structures shall not be located in setback areas of principal buildings in the zoning district in which the market is located.
  5. Temporary markets shall be open no more than one day during each consecutive seven-day period.
  6. Only yard and sidewalk signs are permitted according to the standards of §124-606 *Signs* and only during hours that the market is open for business and only on the lot.

## Article 4 Standards for Site Plans

### §124-401 Site Plan Standards

- A. General to all zoning districts:
1. The dimensional standards for site planning and building placement found in Table (4) *Site Planning* of this Chapter shall be satisfied according to the zoning district in which the property is located. Additional site plan standards are found in §124-502 *Building Type* for the building type proposed.
  2. Buildings located mid-block shall be designed with a front façade facing the street. In the case of corner lots, the front façade may face either street with a preference for the street with a greater number of existing homes on the block. Where a more appropriate orientation exists, Borough Council or the Zoning Officer shall have the authority to identify the front façade and primary

**Table (4) Site Planning**

MINIMUM LOT SIZE	3a	3b	3c	4a	4b	5a	5b
Detached House	7,500 sq. ft. existing lot 10,500 sq. ft. proposed lot	6,000 sq. ft.	6,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.	■	■
Twin House, each half	■	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	2,000 sq. ft.	■	■
Rowhouse	■	■	■	■	1,400 sq. ft.	■	■
Multifamily House	■	3,000 sq. ft. per family	3,000 sq. ft. per family	3,000 sq. ft. per family	2,000 sq. ft. per family	4,000 sq. ft.	■
Apartment Building	■	■	8,000 sq. ft.	8,000 sq. ft.	6,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.
Civic Institutional Building	■	18,000 sq. ft.	18,000 sq. ft.	18,000 sq. ft.	18,000 sq. ft.	18,000 sq. ft.	18,000 sq. ft.
Commercial Building	■	■	■	■	■	4,000 sq. ft.	4,000 sq. ft.
Mixed Use Building	■	■	■	■	2,000 sq. ft.	2,000 sq. ft.	4,000 sq. ft.

MINIMUM LOT WIDTH	3a	3b	3c	4a	4b	5a	5b
Detached House	50'	40'	40'	40'	40'	■	■
Twin House, each half	■	25'	25'	25'	20'	■	■
Rowhouse	■	■	■	■	14'	■	■
Multifamily House	■	60'	60'	60'	50'	40'	■
Apartment Building	■	■	80'	80'	60'	40'	40'
Civic Institutional Building	■	100'	100'	100'	100'	100'	100'
Commercial Building	■	■	■	■	■	40'	40'
Mixed Use Building	■	■	■	■	20'	20'	40'

SETBACKS	3a	3b	3c	4a	4b	5a	5b
Front, Principal Building(s)	median	median	median	25' minimum	mid block 20' corner lot 0' min, 6' max	Edge of sidewalk or 6' from curb whichever is greater, maximum 12'	3'6" minimum, 9'6" maximum
Minimum Side, Principal Building(s)	10'	7' for all building types except 0' for twin house building type at the party wall only	7' for all building types except 0' for twin house building type at the party wall only	7' for all building types except 0' for twin house building type at the party wall only	5' all building types except row houses and twin houses where 0' shall apply to vertical party walls: 0' all side yards mixed use building type	0'	5'
Minimum Aggregate Side, Principal Building(s)	20'	14'	14'	14'	10' all building types except 0' for mixed use building type	0'	10'
Minimum Rear, Principal Building(s)	25'	15'	15'	15'	15'	15'	25'
Minimum Rear, Accessory Building(s)	3'	3'	3'	3'	0'	0'	15'
Minimum Side, Accessory Building(s)	3'	3'	3'	3'	0'	0'	5'
Minimum Side Fronting A Street, Accessory Building(s)	30'	25'	25'	25'	25'	25'	25'

fs front setback ■ not applicable median the median of all existing residential building types on a block

STANDARDS FOR SITE PLANS

LOT COVERAGE	3a	3b	3c	4a	4b	5a	5b
Maximum Building Coverage All Building Types except those listed below	30% of first 7,500 sq. ft. of lot area + 3% of additional lot area greater than 7,500 sq. ft.	55% of first 4,000 sq. ft. of lot area + 5% of additional lot area greater than 4,000 sq. ft.	40% of first 7,500 sq. ft. of lot area + 8% of additional lot area greater than 7,500 sq. ft.	50% of first 6,000 sq. ft. of lot area + 7% of additional lot area greater than 6,000 sq. ft.	80% of lot area	80% of lot area	80% of lot area
Maximum Building Coverage Apartment Building Type	■	■	40% of first 7,500 sq. ft. of lot area + 8% of additional lot area greater than 7,500 sq. ft.	45% of lot area	80% of lot area	80% of lot area	80% of lot area
Maximum Building Coverage Civic Institutional Building Type	■	45% of lot area	45% of lot area	45% of lot area	80% of lot area	80% of lot area	80% of lot area
Maximum Impervious Coverage	50% of lot area	60% of lot area	60% of lot area	60% of lot area	90% of lot area	90% of lot area	90% of lot area

BUILDING PLACEMENT

Minimum Frontage Buildout	40% of lot width at the frontage buildout line or 42', whichever is less	40% of lot width at the frontage buildout line or 42', whichever is less	40% of lot width	40% of lot width	40% of lot width	90% of lot width on Haverford Ave., 75% all other frontages	75% of lot width on Montgomery Ave. frontage only
Maximum Frontage Buildout All Other Building Types	60% of lot width at the frontage buildout line or 42', whichever is less	65% of lot width at the frontage buildout line or 42', whichever is less	65% of lot width	60% of lot width	100% of lot width	100% of lot width	100% of lot width on Montgomery Ave. frontage, 50% on all other frontages
Maximum Frontage Buildout Twin Building Type	■	72% of lot width	72% of lot width	72% of lot width	75% of lot width	■	■

LOT LAYER, DEPTH

First Layer	fs						
Second Layer	30'	30'	30'	30'	20'	20'	20'
Third Layer	to rear lot line						

fs *front setback*

■ *not applicable*

median *the median of all existing residential building types on a block*

- frontage line. On corner lots the rear yard shall be located opposite the front yard.
3. Front façades shall be built on the primary frontage line. In cases where the street is curved, the primary frontage line shall be located on a line parallel to a line tangent to the street centerline, or a private or public open space as the case may be, at a distance no less than the minimum front setback of the zoning district.
  4. For properties located in multiple zoning districts, the requirements of Articles 4, 5, and 6 of each zoning district shall apply to each respective portion of the lot in that district.
  5. Buildings may be constructed such that the footprint of the building is in more than one zoning district by special exception pursuant to the standards of §124-302.C *Special exception criteria specific to building located in more than one zoning district* and §124-902 *Special Exception Standards and Criteria*.
  6. Impervious coverage credit for pervious paving designed as a stormwater treatment facility – When pervious paving materials are designed as a stormwater treatment facility that satisfy the standards for groundwater recharge or water quality of the Narberth Borough Stormwater Management Ordinance Sections 405 or 406, the area paved in pervious materials may be deducted from a site's overall impervious coverage, with the deduction not to exceed 10% of the lot area. For the purposes of calculating the volume of water to be treated by the stormwater facility and evaluating whether an impervious deduction is possible, the retention volume or water quality volume shall be calculated using the area of pervious paving for the contributing impervious area for which the credit is being sought. Stormwater facilities shall be evaluated by the Borough Engineer to determine whether the standards have been satisfied.
  7. When condominiums are proposed, a site plan shall be prepared demonstrating compliance with the standards of this Chapter.
- B. Specific to the 3a, 3b, 3c, 4a, and 4b zoning districts:
1. No more than one principal building shall be permitted per lot, except in cases where conditional uses are authorized in these districts.
- C. Specific to the 5a and 5b zoning districts:
1. More than one principal building may be located on a lot.
- D. Specific to lots in the 5b zoning district with frontages on two streets:
1. The primary frontage line of all proposed buildings shall be located on Montgomery Avenue.
- E. Nonconforming structures with regard to site plan standards of this Section.
1. When no alterations or additions are proposed, a lawfully existing principal building may be continued to be used although it does not conform to the provisions of Article 4 of this Chapter.
  2. Nonconformance with regard to setback requirements – Additions to structures where a portion of the structure is located in setback areas shall create no additional building coverage in setback areas except in cases where the addition or alteration is authorized as an encroachment in this Chapter.
  3. Nonconformance with regard to building coverage or impervious coverage – Existing buildings that

exceed building and impervious cover limits on a lot for the district in which they are located may not construct additional building coverage or impervious coverage.

## Article 5 Standards for Building Design

### § 124-501 Building Form

#### A. Building height.

1. General to all zoning districts – The height of a building shall be measured from the mean level of the ground surrounding the building to a point midway between the highest and the lowest points of the roof, provided that chimneys, spires, towers, elevator penthouses, tanks, and similar projections shall not be included in calculating the height.
2. Specific to the 3a, 3b, 3c, 4a, and 4b zoning districts – No part of a building height shall exceed 35 feet.
3. Specific to the 5a and 5b zoning districts – No building height shall exceed 45 feet except as permitted by §124-501.A.4 *Permitted vertical encroachment above the maximum building height in all zoning districts.*
4. Permitted vertical encroachments above the maximum building height in all zoning districts.
  - a) Antennas or chimneys shall not exceed 8 feet above the height limit in the district.
  - b) Steeples, towers, belfries, or other unoccupied architectural features shall not exceed an area of 20% of the roof area or a height greater than 20% of the height limit in the district.
  - c) On flat roofs, parapet walls or projecting cornices shall not exceed 4 feet in height measured from the height of the flat roof.
  - d) Stair towers or elevator towers shall not cover more than 20% of the roof area.
  - e) Mechanical equipment shall not cover more than 20% of the roof area and shall be screened from street-level view.
  - f) Solar panels or solar water heating shall be mounted parallel to the roof plane and less than 8 inches above the roof on pitched roofs. In the case of flat roofs, solar panels and solar water heating equipment shall not be mounted more than 6 feet above the roof provided that it is not visible from the street.

#### B. Height of the first floor.

1. Specific to the 3a, 3b, 3c, and 4a zoning districts:
  - a) The minimum height above the pre-development mean grade at the primary frontage line shall be 2 feet and the maximum height shall be 6 feet.
2. Specific to the 4b zoning district:
  - a) For mixed-use and commercial building types and nonresidential uses, the first floor height shall be the height of the sidewalk at the building's primary entrance.

- b) For all other building types, the minimum height above the pre-development mean grade at the primary frontage line shall be 2 feet and the maximum height shall be 6 feet.
3. Specific to the 5a and 5b zoning districts:
    - a) First floor height shall be the height of the sidewalk at the building's primary entrance. For sloping sites all building entrances in façades shall be located at the height of the sidewalk.
- C. Roofs on buildings – Any roof pitch or style is permitted on any principal or accessory building except the following:
1. Specific to roofs on detached house, twin house, and multifamily house building types located in the 3a, 3b, and 3c zoning districts in the second lot layer:
    - a) Primary roofs with a ridge or ridges located equal or less than 35 above the mean pre-development grade at the frontage line shall be pitched a minimum of 5:12 (rise:run).
    - b) Primary roofs with a ridge or ridges located more than 35 above the mean pre-development grade at the frontage line shall be pitched a minimum of 8:12 (rise:run).
    - c) The total area of secondary roof planes shall not exceed the area of primary roof planes on a principal building.
    - d) The pitch of gambrel roofs, for the purposes of this Section, shall be calculated from the eave of the main roof to its highest ridge, and no plane of the roof shall be pitched less than 5:12.
    - e) The roof pitch requirements of this Section (a-d) shall not apply to the building types indicated in cases where all primary roofs of existing residential buildings on lots adjoining both side lot lines are pitched less than 5:12, or in the case of corner lots both adjacent lots.
  2. Additional roof design standards are included in the appropriate building type Section of this Chapter §124–502 *Building Type*.
- D. Front façade – Specific to detached house, twin house, and multifamily house building types located in the 3a, 3b, and 3c zoning districts:
1. The cumulative area of the front façade viewed as an elevation and including all exterior walls within 6 feet of a plane extending the width of the frontage upwards to the maximum height of the building shall be within a range of 30% of the average of this area of all existing detached house, twin house, and multifamily house building types on the block.
  2. Where three or fewer buildings that are either a detached house, twin house, and multifamily house building type exist on a block, the above standard shall not apply.
- E. Specific to additions to detached house and multifamily house building types in the 3a, 3b, 3c, and 4a zoning districts:
1. Additions that alter the front façade shall conform to §124-503 *Frontages*.

2. Additions that alter a primary roof in the second lot layer shall conform to §124-501.C *Roofs on Principal Buildings*.
  3. Additions shall conform to standards of Article 4 Standards for Site Plans.
  4. Additions shall conform to the standards of the particular building type in §124-502 *Building Type*.
- F. Specific to nonconforming buildings with regard to building design standards of Article 5 Standards for Building Design – When no alterations or additions are proposed, a lawfully existing principal building may be continued to be used although it does not conform to the provisions of Article 5 of this Chapter.

**Table (5) Building Form Standards**

	3a	3b	3c	4a	4b	5a	5b
Maximum Height of Principal Building(s) Feet	35'	35'	35'	35'	35'	45'	45'
Maximum Stories of Principal Building(s)	3	3	3	3	3	3	3
Maximum Height of Accessory Building(s) Feet	16'	16'	16'	16'	16'	16'	16'
Maximum Stories of Accessory Building(s)	1	1	1	1	1	1	1
Minimum Roof Pitch Primary Roofs with 30' or Higher Ridge	8:12	8:12	8:12	8:12	■	■	■
Minimum Roof Pitch All Other Primary Roofs	5:12	5:12	5:12	5:12	■	■	■

■ *Not applicable*

■ *Not applicable to civic/institutional or apartment building types*

## § 124-502 Building Type

- A. General to all zoning districts:
1. The illustrations of building types depicted in this Section are meant for illustrative purposes only. Buildings in the district may vary substantially from those depicted with regard to style, placement of openings, dimensions, or roof pitch.
  2. Proposed building types are permitted in zoning districts according to the Table (6) *New Building Types Permitted by District*.

3. Design standards for each building type apply as stated for each type in this Section. Where the standards in this Section conflict with those elsewhere in this Chapter, the standards herein shall apply.
4. Sun shades may encroach setback areas no more than 36 inches and may not extend across lot lines.

**Table (6) New Building Types Permitted by District**

	3a	3b	3c	4a	4b	5a	5b
Detached House	yes	yes	yes	yes	yes	■	■
Twin House	■	yes	yes	yes	yes	■	■
Row House	■	■	■	■	yes	■	■
Multifamily House	■	yes	yes	yes	yes	■	■
Apartment Building	■	■	yes	yes	yes	■	■
Commercial Building	■	■	■	■	yes	yes	yes
Mixed-Use Building	■	■	■	■	yes	yes	yes
Civic/Institutional Building	■	yes	yes	yes	yes	yes	yes

■ *New buildings of this type not permitted.*

**Building Type : Detached House**

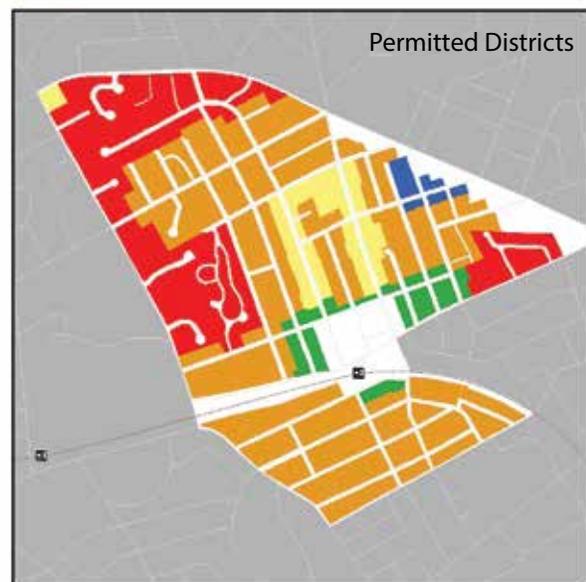
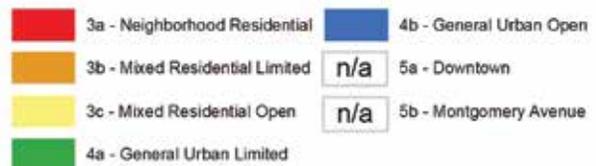
**Section 124-502 B**

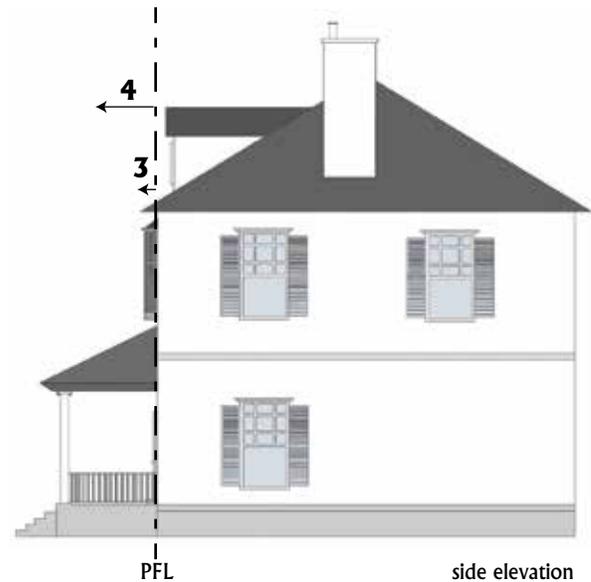
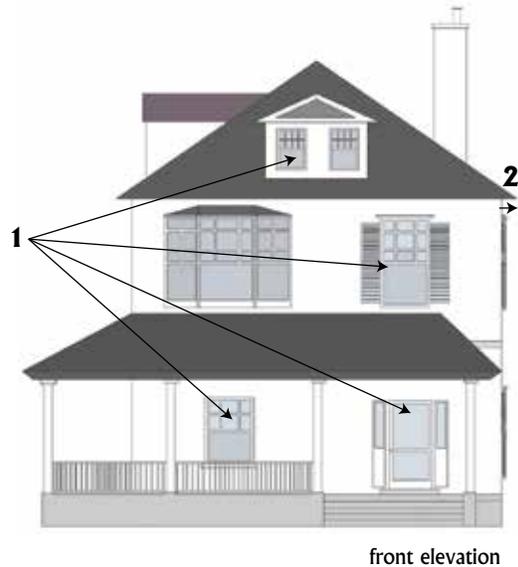


B. Specific to the detached house building type – A detached house is a separate structure housing one family and may be converted to accommodate additional families when standards of the zoning code are satisfied. New detached houses are permitted in all districts except in the 5a Downtown and the 5b Montgomery Avenue districts.



photographs are for illustrative purposes only



**Building Type : Detached House****Section 124-502 B****Key**

PFL - primary frontage line

drawings are for illustrative purposes only

**B. Specific to the detached house building type:**

1. The ratio of openings to wall area in the front façade shall be a minimum of 20% and a maximum of 50%.
2. Eaves, including gutters, may encroach a building setback no more than 24 inches.
3. Bay or bow windows, whose perimeter does not rest on a foundation wall, may encroach a building setback no more than 24 inches.
4. Second-story dormers or living spaces may encroach the front yard setback no more than 6 feet.
5. The primary entrance to the building shall be located in the front façade, or no more than 12 feet from the front façade.
6. A path for walking shall connect the primary entrance of the building to the sidewalk.
7. Openings to basements shall be located in the side or rear yard areas.
8. Permitted frontages: porch, porch: engaged, porch: wraparound, portico.

**Building Type : Twin House**

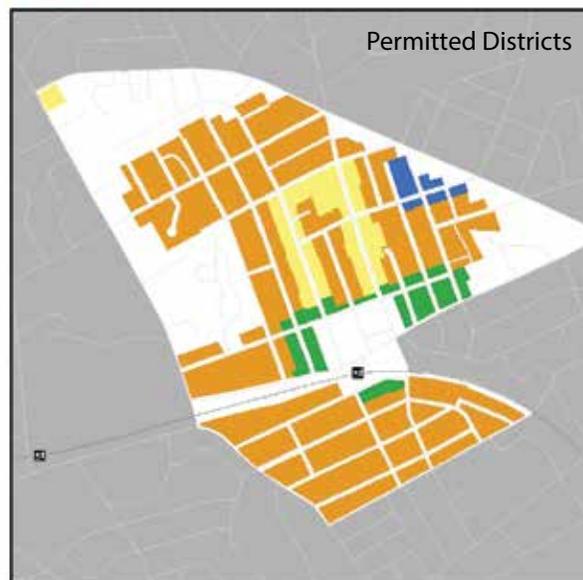
**Section 124-502 C**



- 2. Specific to the twin house building type – A twin house is a housing type with two dwellings sharing a common vertical party wall with one family living in each dwelling. They are permitted in all districts except for the 3a Neighborhood Residential, 5a Downtown, and 5b Montgomery Avenue districts.



photographs are for illustrative purposes only



**Building Type : Twin House**

**Section 124-502 C**



**Key**  
**PFL - primary frontage line**  
**LL - lot line/party wall**  
 drawings are for illustrative purposes only

C. Specific to the twin house building type:

1. The ratio of openings to wall area in the front façade shall be a minimum of 20% and a maximum of 50%.
2. Eaves, including gutters, may encroach a building setback no more than 24 inches.
3. Bay or bow windows, whose perimeter does not rest on a foundation wall, may encroach a building setback no more than 24 inches.
4. Second-story dormers may encroach the front yard setback no more than 6 feet.
5. The primary entrances to the dwellings shall be located in the front façade or no more than 12 feet from the front façade.
6. A path or paths for walking shall connect the primary entrances of both dwellings to the sidewalk.
7. Openings to basements shall be located in the side or rear yard areas.
8. Permitted frontages: porch, porch: engaged, porch: wrap-around, portico.
9. No building or portion of a building on one side of the party wall shall extend beyond



perspective view

the building on the other side of the party wall, excluding the design and slope of the roof, except when both dwellings are extended along the party wall at the same time.

10. No lawfully existing porch, deck, patio, or other roofed area along the party wall shall be enclosed in any way that extends the existing party wall.
11. A patio or deck may be covered with a roof or awning, provided that such does not affect or extend the existing party wall.
12. A twin house may be expanded in the third lot layer only, without having a wall in common when the proposed expansion does not increase the party wall and complies with all dimensional and lot coverage requirements of this Chapter.

**Building Type : Row House**

**Section 124-502 D**



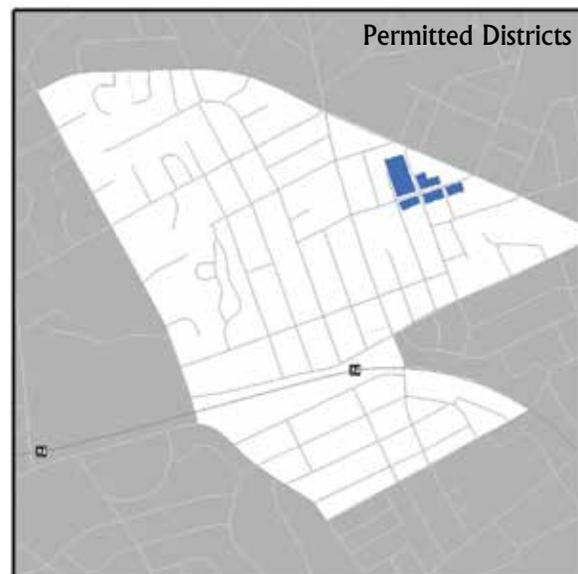
D. Specific to the row house building type – A row house is a single-family dwelling that shares one or two vertical party walls with another row house in groups of no less than three units. They are permitted only in the 4b General Urban Open district.



photographs are for illustrative purposes only

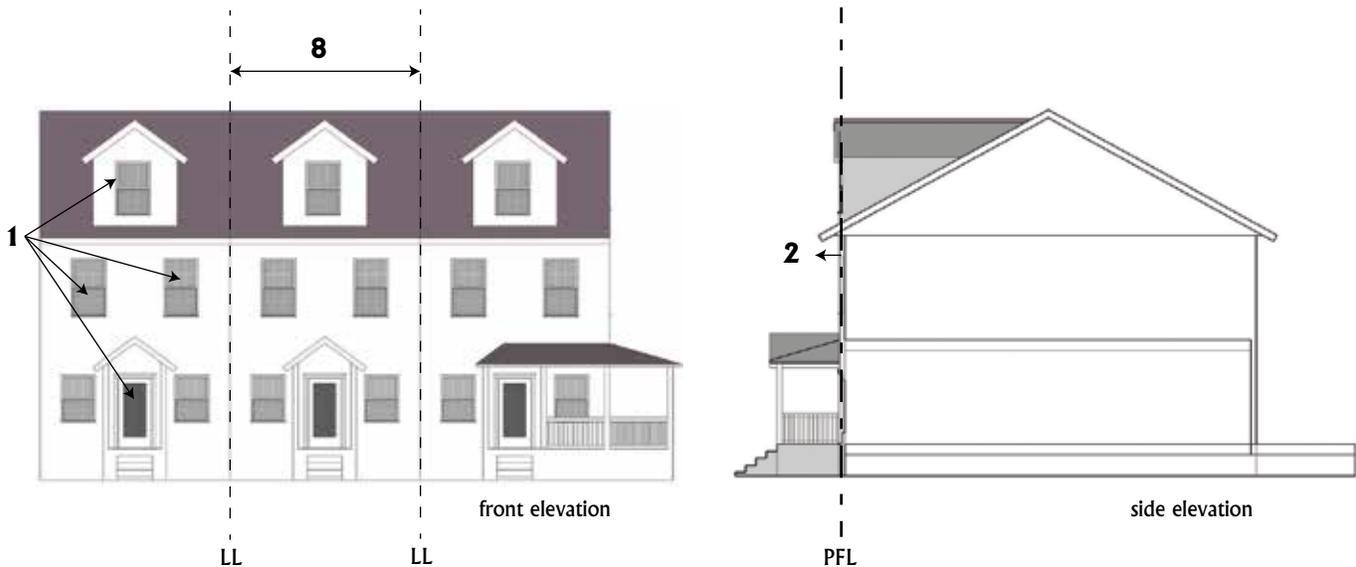


n/a	3a - Neighborhood Residential	4b - General Urban Open
n/a	3b - Mixed Residential Limited	n/a
n/a	3c - Mixed Residential Open	n/a
n/a	4a - General Urban Limited	5a - Downtown
		5b - Montgomery Avenue



**Building Type : Row House**

**Section 124-502 D**



**Key**  
 PFL - primary frontage line  
 LL - lot line/party wall  
 drawings are for illustrative purposes only

D. Specific to the row house building type:

1. The ratio of openings to wall area in the front façade shall be a minimum of 20% and a maximum of 50%.
2. Eaves, including gutters, may encroach a building setback no more than 24 inches.
3. Bay or bow windows, whose perimeter does not rest on a foundation wall, may encroach a building setback no more than 24 inches.
4. The primary entrances to the dwellings shall be located in the front façade, or no more than 12 feet from the front facade.
5. A path or paths for walking shall connect the primary entrances of all dwellings to the sidewalk.
6. Entrances to basements shall be located in the side or rear yard areas.
7. The width of each rowhouse shall be a minimum of 14 feet and a maximum of 28 feet.
8. Passageways for walking between the front façade and the rear yard areas shall be permitted.
9. When flat roofs are proposed, a parapet wall or projecting cornice shall be included at the front façade which shall have a change in height or depth at every separation between dwellings so as to interrupt the horizontal line formed by multiple dwellings.
10. Permitted frontages: porch, porch: engaged, porch: wrap-around, portico, stoop.



**Building Type : Multifamily House**

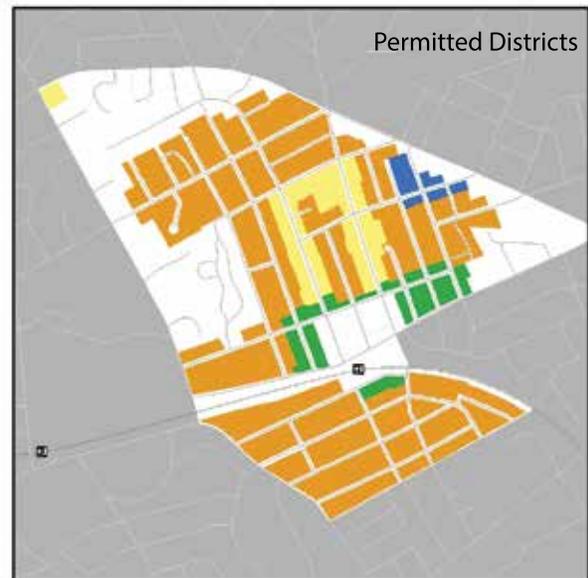
**Section 124-502 E**

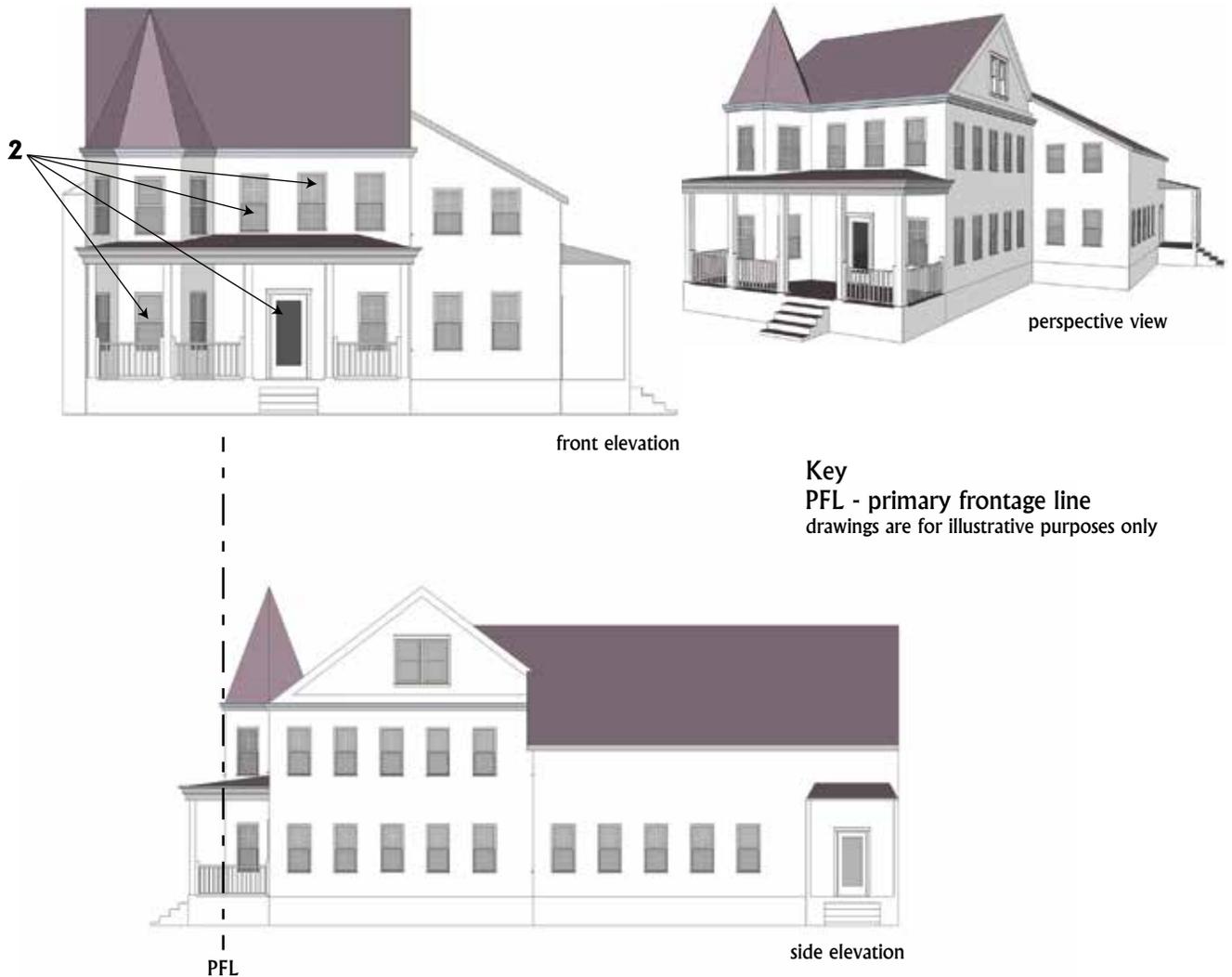


E. Specific to the multifamily house building type – A multifamily house is a detached house type with two to five dwellings within the structure. They are permitted in all districts except for the 3a Neighborhood Residential, 5a Downtown, and 5b Montgomery Avenue districts.



photographs are for illustrative purposes only



**Building Type : Multifamily House****Section 124-502 E****E. Specific to the multifamily house building type:**

1. No more than five dwellings per building shall be permitted.
2. The ratio of openings to wall area in the front façade shall be a minimum of 20% and a maximum of 50%.
3. Eaves, including gutters, may encroach a building setback no more than 24 inches.
4. Bay or bow windows, whose perimeter does not rest on a foundation wall, may encroach a building setback no more than 24 inches.
5. Only one entrance to the building shall be located in the front façade or within 12 feet of the front facade and may be shared amongst all or some of the dwellings in the structure. Any other entrance to the building shall be located on the side or rear of the building.
6. A path for walking shall connect the entrance in the front facade of the building to the sidewalk.
7. Openings to basements shall be located in the side or rear yard areas.
8. Permitted frontages: porch, porch: engaged, porch: wrap-around, portico.

**Building Type : Apartment Building**

**Section 124-502 F**



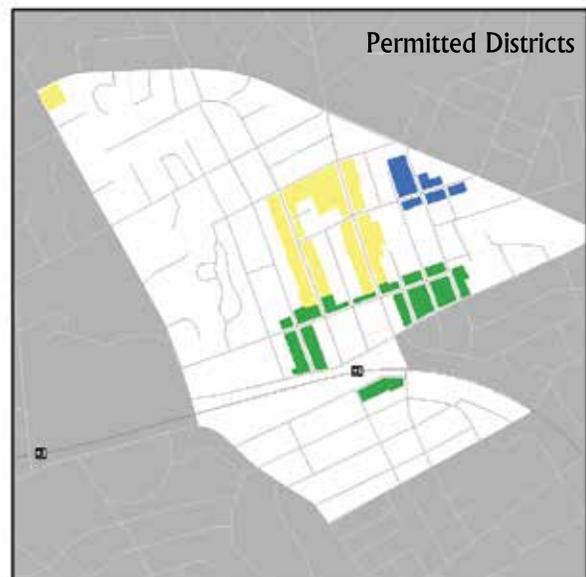
F. Specific to the apartment building type – An apartment building is a housing type with more than two dwellings in the structure. Unlike multifamily houses, they may have flat roofs and permit any number of dwellings provided all other standards are satisfied. They are permitted in the 3c Mixed Residential Open, 4a General Urban Limited, and 4b General Urban Open districts.

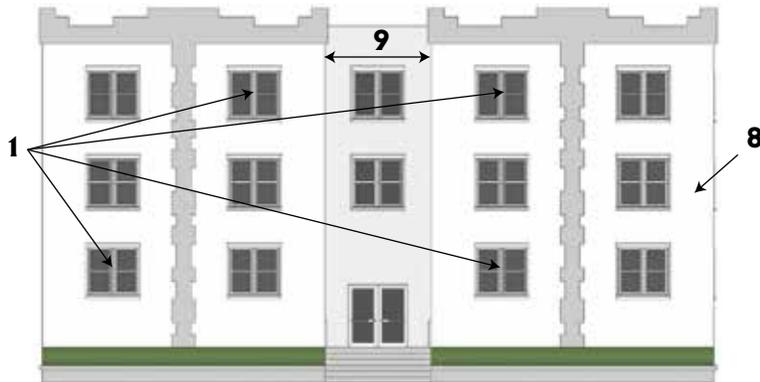


photographs are for illustrative purposes only

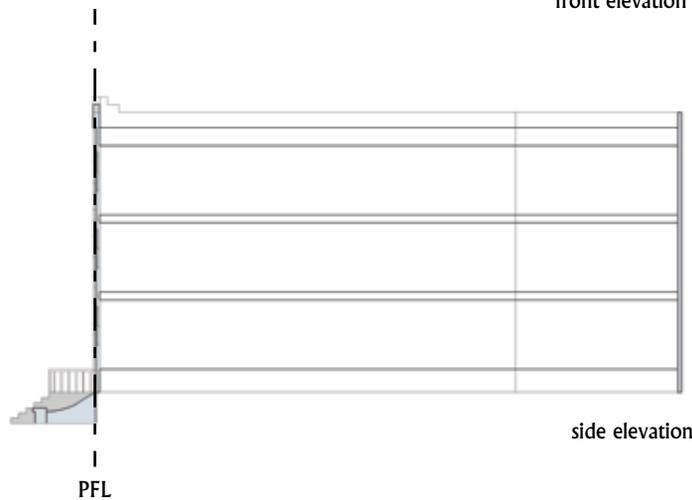


<span style="border: 1px solid black; padding: 2px;">n/a</span>	3a - Neighborhood Residential	<span style="background-color: blue; width: 15px; height: 10px; display: inline-block;"></span>	4b - General Urban Open
<span style="border: 1px solid black; padding: 2px;">n/a</span>	3b - Mixed Residential Limited	<span style="border: 1px solid black; padding: 2px;">n/a</span>	5a - Downtown
<span style="background-color: yellow; width: 15px; height: 10px; display: inline-block;"></span>	3c - Mixed Residential Open	<span style="border: 1px solid black; padding: 2px;">n/a</span>	5b - Montgomery Avenue
<span style="background-color: green; width: 15px; height: 10px; display: inline-block;"></span>	4a - General Urban Limited		

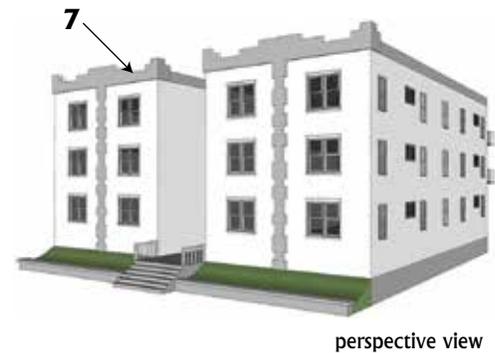


**Building Type : Apartment Building****Section 124-502 F**

front elevation



side elevation



perspective view

**Key****PFL - primary frontage line**

drawings are for illustrative purposes only

**F. Specific to the apartment building type:**

1. The ratio of openings to wall area in the front façade and any façade parallel to the front façade shall be a minimum of 20% and a maximum of 50%.
2. Eaves, including gutters, may encroach a building setback no more than 24 inches.
3. Bay or bow windows, whose perimeter does not rest on a foundation wall, may encroach a building setback no more than 24 inches.
4. Balconies may encroach the front or rear building setbacks no more than 6 feet.
5. A path for walking shall connect the entrances to the building to the sidewalk.
6. Openings to basements shall be located in the side or rear yard areas.
7. When flat roofs are proposed, a parapet wall or projecting cornice shall be included at the front façade.
8. The front façade may be composed of one or more planes, none of which may be greater than 1,500 square feet.
9. Any façade shall not occupy more than 42 linear feet of any frontage line without an interruption in the façade that shall be no less than 8 feet deep measured from the frontage line and no less than 16 feet wide before the front façade may rejoin the frontage line.
10. The vertical mass of the front façade shall be interrupted at changes in floor levels with a projecting element, building material, or continuous ornament that adds dimension to the otherwise flat plane of the front façade such as, but not limited to, a string course of brick, exposed timber frame, or cast stone. Substitution of other types of features that satisfy the intent of this standard shall be permitted by Borough Council or the Zoning Officer where appropriate.
11. Permitted frontages: porch, porch: engaged, porch: wrap-around, portico, courtyard.

**Building Type : Commercial Building**

**Section 124-502 G**



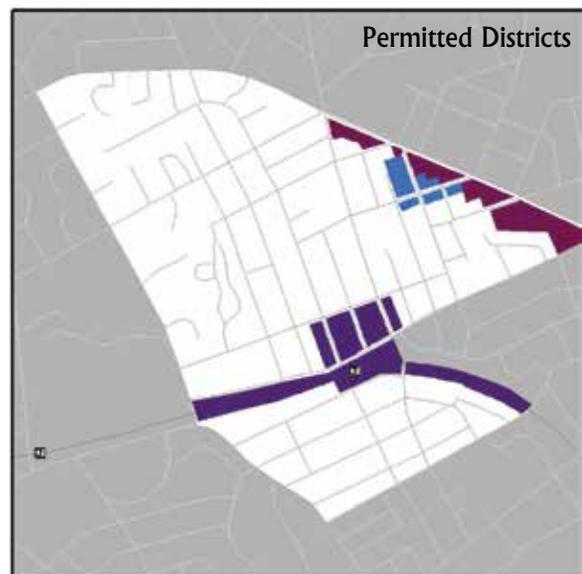
G. Specific to the commercial building type – A commercial building is a one-story building with nonresidential uses. They are permitted only in the 4b General Urban Open, 5a Downtown, and 5b Montgomery Avenue districts.



photographs are for illustrative purposes only

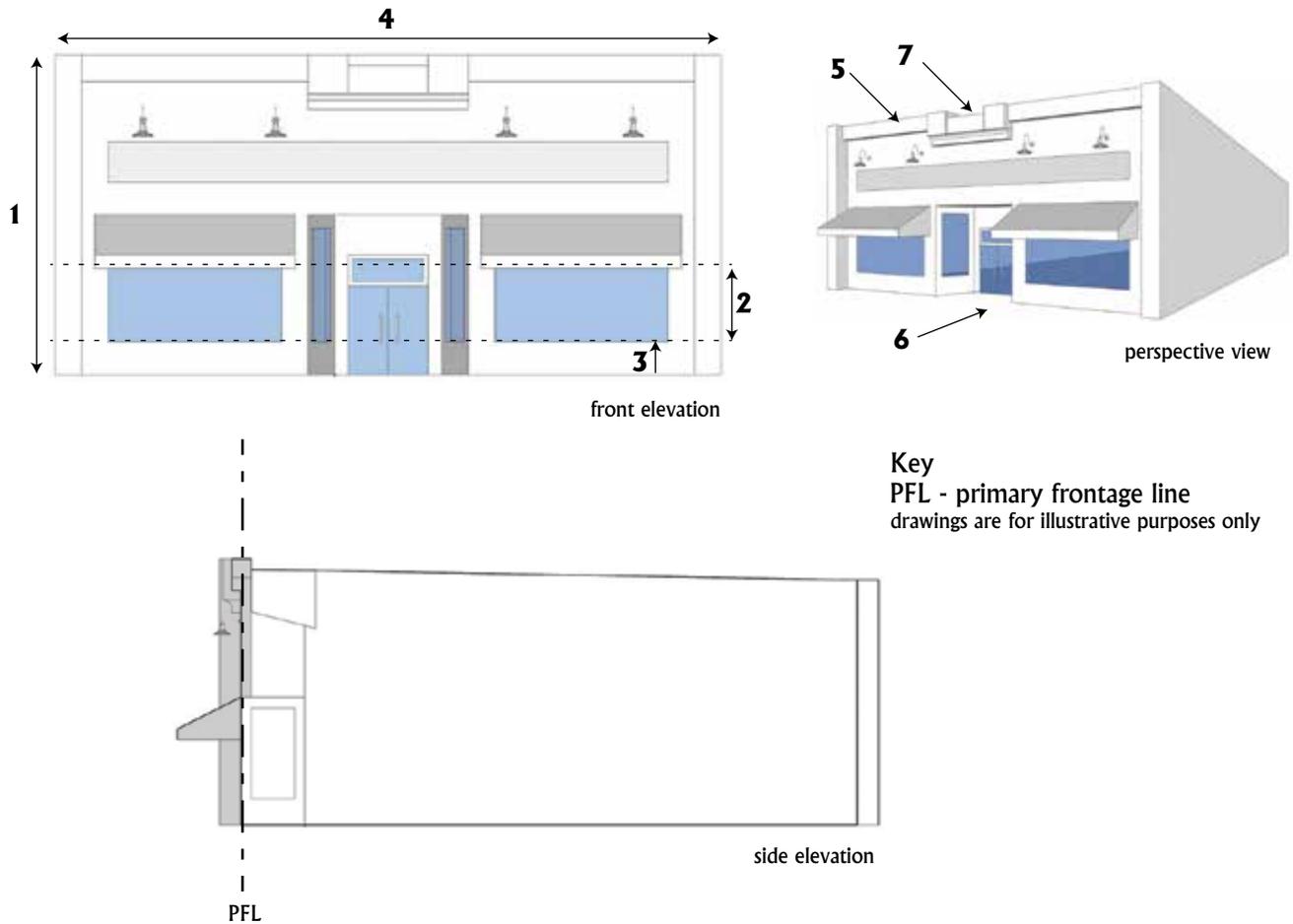


n/a	3a - Neighborhood Residential	4b - General Urban Open
n/a	3b - Mixed Residential Limited	5a - Downtown
n/a	3c - Mixed Residential Open	5b - Montgomery Avenue
n/a	4a - General Urban Limited	



**Building Type : Commercial Building**

**Section 124-502 G**



G. Specific to the commercial building type:

1. The maximum height of a building shall be 20 feet and one story.
2. The ratio of openings to wall area in the front façade and any façade parallel to the front façade between the heights of 30 inches and 8 feet above the floor finish height shall be a minimum of 50% and a maximum of 75%.
3. The maximum horizontal distance of an opaque surface between glazing between the heights of 30 inches and 8 feet above the floor finish height shall be 2 feet.
4. The minimum width of the front façade at the frontage line shall be 25 feet, and the maximum width shall be 50 feet.
5. When flat roofs are proposed, a parapet wall or projecting cornice shall be included at the front façade.
6. The horizontal mass of any façade shall be interrupted when the distance is more than 30 feet at the frontage line with a projecting or recessed element that adds dimension to the otherwise flat plane of the front façade such as, but not limited to, a courtyard frontage, building entrance, pilaster, brickwork, or cast stone. Substitution of other types of features that satisfy the intent of this standard shall be permitted by Borough Council or the Zoning Officer where appropriate.
7. Horizontal line of the roof eave at any façade shall be interrupted when the distance is more than 30 feet at the frontage line with a vertically projecting or recessed element that adds dimension to the otherwise straight line.
8. Permitted frontages: shopfront, courtyard, terrace except courtyard and terrace not permitted on Haverford Avenue frontages.

**Building Type : Mixed-Use Building**

**Section 124-502 H**



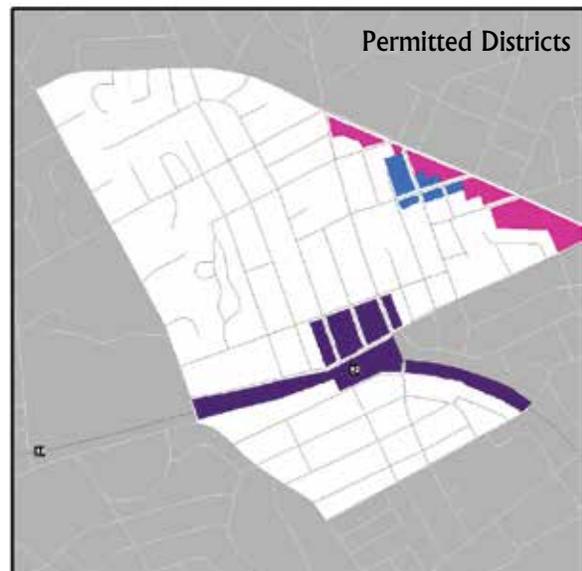
H. Specific to the mixed-use building type – A mixed-use building is a multiple-story building that allows for a vertical mixing of uses. They are permitted in the 4b General Urban Open, 5a Downtown, and 5b Montgomery Avenue districts.

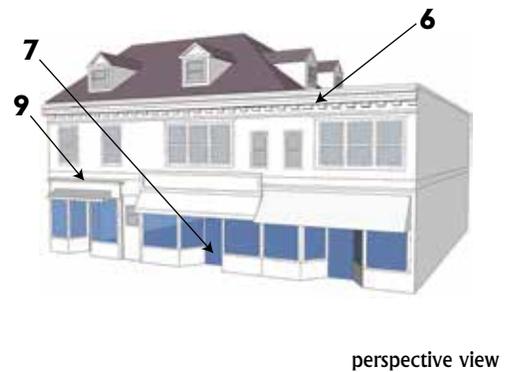
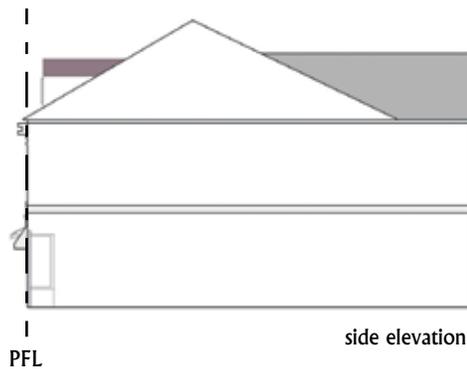


photographs are for illustrative purposes only



n/a	3a - Neighborhood Residential	4b - General Urban Open
n/a	3b - Mixed Residential Limited	5a - Downtown
n/a	3c - Mixed Residential Open	5b - Montgomery Avenue
n/a	4a - General Urban Limited	



**Building Type : Mixed-Use Building****Section 124-502 H**

**Key**  
**PFL - primary frontage line**  
 drawings are for illustrative purposes only

**H. Specific to the mixed-use building type:**

1. Specific to the 5a zoning district – Residential, office, and professional use types shall be permitted only on the second and third floors. Only retail and light industry use types shall be permitted on the first floor.
2. Specific to the 4b and 5b zoning districts – Residential uses shall be permitted only on the second and third floors.
3. The ratio of openings to wall area in the front façade and any façade parallel to the front façade between the heights of 30 inches and 8 feet above the floor finish height shall be a minimum of 50% and a maximum of 75%.
4. The maximum distance between the ground and the bottom of the first floor window shall be 30 inches.
5. The minimum width of the front façade at the frontage line shall be 25 feet, and the maximum width shall be 50 feet.
6. When flat roofs are proposed, a parapet wall or projecting cornice shall be included at the front façade.
7. The horizontal mass of any facade shall be interrupted when the distance is more than 30 feet with a projecting or recessed element that adds dimension to the otherwise flat plane of the front façade such as, but not limited to, a courtyard frontage, building entrance, pilaster, brickwork, or cast stone. Substitution of other types of features that satisfy the intent of this standard shall be permitted by Borough Council or the Zoning Officer where appropriate.
8. The horizontal line of the roof eave at any façade shall be interrupted when the distance is more than 30 feet with a vertically projecting or recessed element that adds dimension to the otherwise straight line.
9. The vertical mass of any façade shall be interrupted with a projecting or recessed element that adds dimension to the otherwise flat plane of the front façade at the level between the first and second floors.
10. Balconies, when located in the primary façade on second and third floors of the building, may encroach the front building setback no more than 4 feet.
11. No more than 50% of roof areas may be used for outdoor seating or recreation, and only with residential uses provided all standards of this Chapter and the Building Code are satisfied.
12. Permitted frontages: shopfront, courtyard, and terrace; except courtyard and terrace shall not be permitted on Haverford Avenue frontages.

**Building Type : Civic/Institutional Building**

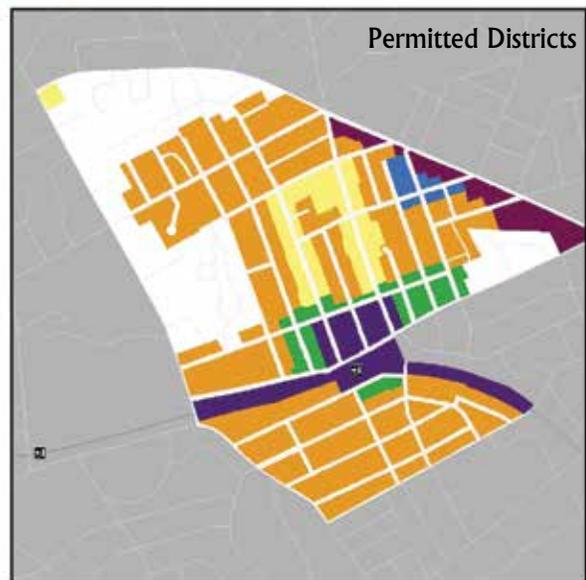
**Section 124-502 I**



I. Specific to the civic/institutional building type – Civic/institutional buildings are designed as gathering spaces and administrative offices. They require larger sites and additional design features. They are permitted in all districts except 3a Neighborhood Residential.

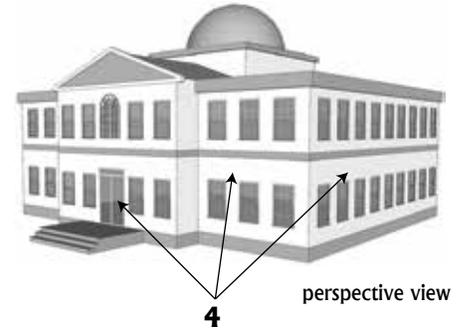
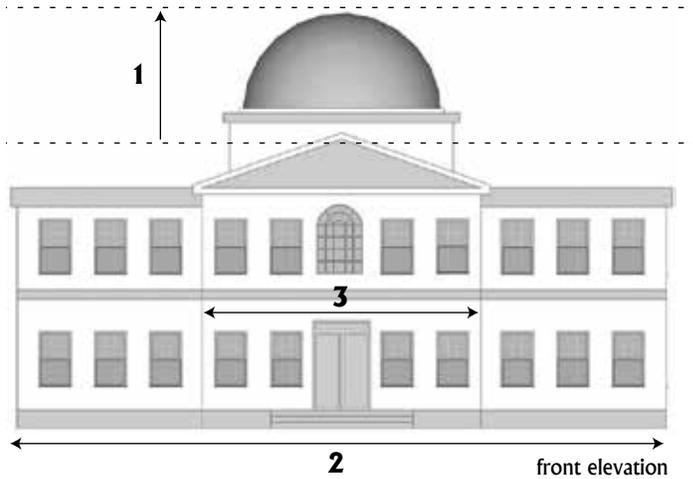


photographs are for illustrative purposes only

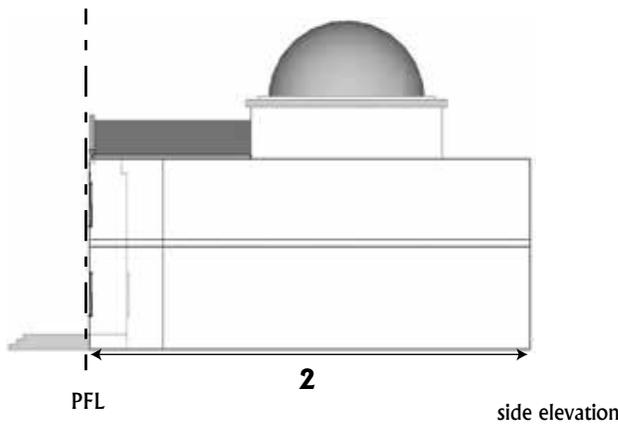


**Building Type : Civic/Institutional Building**

**Section 124-502 I**



**Key**  
 PFL - primary frontage line  
 drawings are for illustrative purposes only



I. Specific to new civic/institutional building types only:

1. The vertical encroachment authorized under §124-501.A.4 *Permitted vertical encroachments above the maximum building height in all zoning districts* may be exceeded by uninhabited portions of buildings such as, but not limited to: spires; belfries; domes; minarets; or towers provided that such encroachments are no greater in diameter or width than 20 feet in any direction, and are no higher than 65 feet measured from the peak of the encroachment to the pre-development mean grade at the point of encroachment.
2. The maximum building width and depth shall be 100 feet.
3. The maximum width of any façade without a horizontal setback of at least 8 feet in depth shall be 42 feet.
4. The ratio of openings to wall area in any shall be a minimum of 20% and a maximum of 50%.
5. The minimum side and rear yard setback shall be 25 feet.
6. Permitted frontages: portico, stoop, porch, porch: engaged, porch: wraparound.

## § 124-503 Frontages

A. General to all zoning districts:

1. The front façade of all principal buildings shall include a frontage type in this Section as authorized for the building type in §124-502 *Building Type*.
2. All frontages shall remain open and transparent.
3. Stairs may encroach up to the entire front yard setback provided they are necessary due to changes in grade between sidewalks and first-floor levels, but may not encroach upon the sidewalk.
4. Modifications to frontages for accessibility are permitted provided that they are the minimum necessary and are not located in the sidewalk.

B. Specific to the 3a, 3b, 3c, and 4a zoning districts:

1. The first lot layer may not be paved except for driveways and paths for walking that connect the entrance of the principal building to the sidewalk.

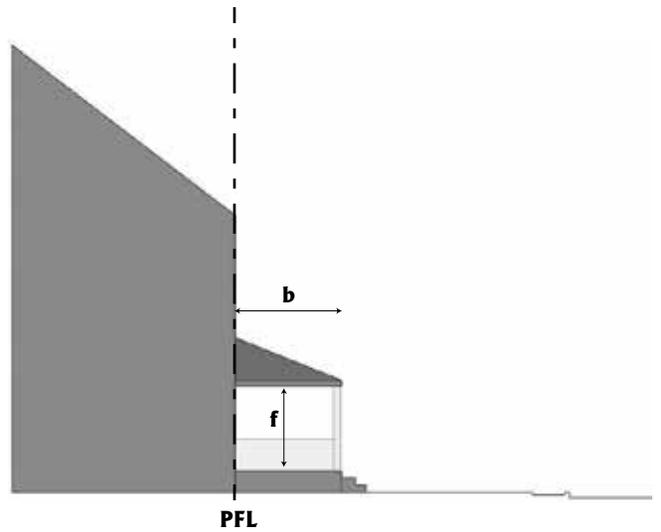
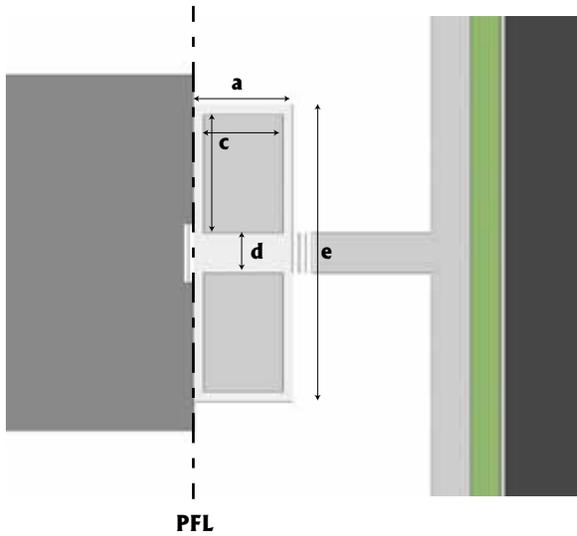
C. Specific to frontage types – The following frontage types are depicted with drawings and regulatory standards for each frontage type. Each frontage frontage type is permitted or not based on the building types proposed in §124-502 *Building Type*.

### Frontage Types and Building Types

	Porch: Projecting	Porch: Engaged	Porch: Wrap-around	Porch: Portico	Stoop	Shopfront	Courtyard	Terrace
Detached House	yes	yes	yes	yes	■	■	■	■
Twin House	yes	yes	yes	yes	■	■	■	■
Row House	yes	yes	yes	yes	yes	■	■	■
Multifamily House	yes	yes	yes	yes	■	■	■	■
Apartment Building	yes	yes	yes	yes	■	■	yes	■
Commercial Building	■	■	■	■	■	yes	yes	yes
Mixed-Use Building	■	■	■	■	■	yes	yes	yes
Civic/Institutional Building	yes	yes	yes	yes	yes	■	■	■

**Porch: Projecting**

**Section 124-503-D**



**Key**

**PFL - primary frontage line**

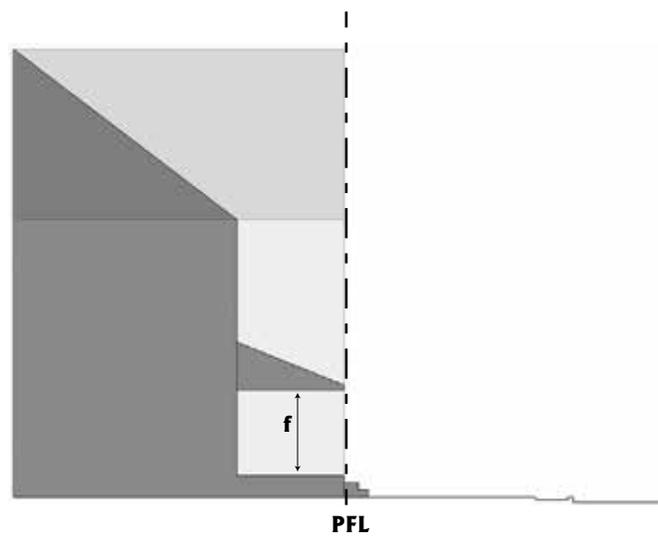
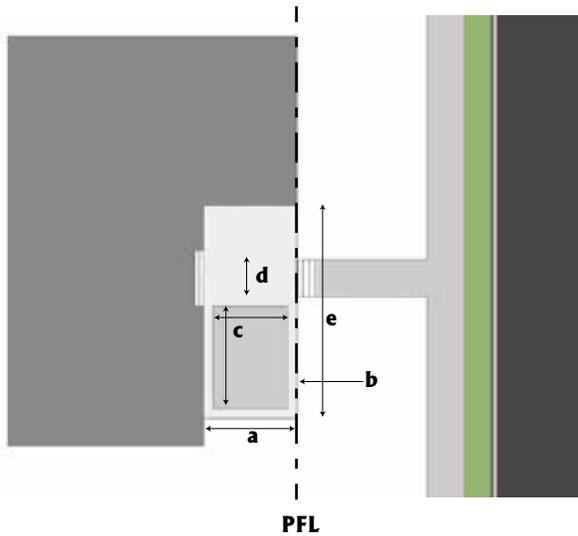
examples provided for illustrative purposes only

1. Porch: Projecting - Each of the following standards are illustrated above according to the letter preceding the standard.
  - a) The depth of the porch shall be a minimum of 6 feet and a maximum of 10 feet.
  - b) The maximum encroachment of the front yard setback shall be 10 feet.
  - c) The minimum open area on the porch shall encompass a rectangle a minimum size of 4 feet by 6 feet.
  - d) The minimum width of a path of travel independent of any open area described above shall be 3 feet wide.
  - e) The minimum width of a projecting porch at the primary frontage line shall be 9 feet.
  - f) The minimum clear height of the porch roof shall be 8 feet.
  - g) Projecting porches shall be open on at least three sides and have a roof.



**Porch: Engaged**

Section 124-503-D



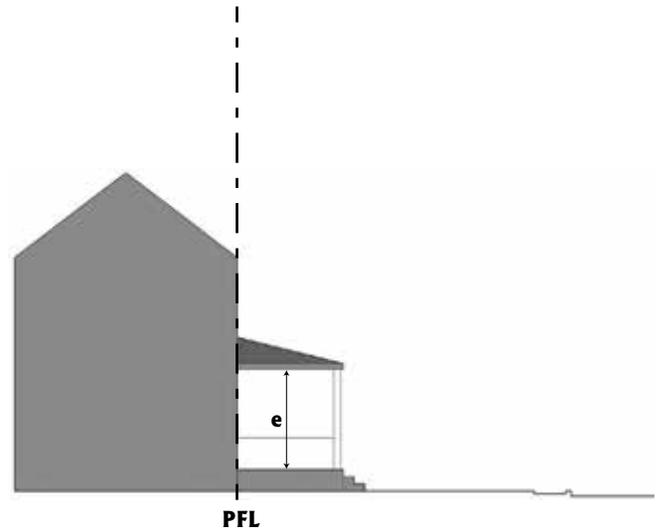
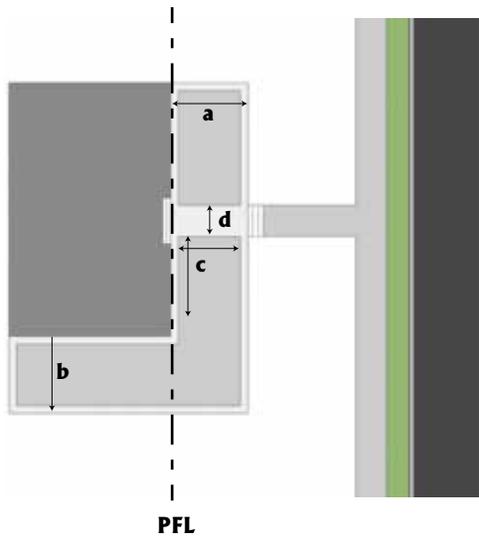
**Key**

**PFL - primary frontage line**

examples provided for illustrative purposes only

2. Porch: Engaged - Each of the following standards are illustrated above according to the letter preceding the standard.
  - a) The depth of the porch shall be a minimum of 6 feet and a maximum of 10 feet.
  - b) One or more edges of the engaged porch shall be located on the primary frontage line.
  - c) The minimum open area on the porch shall encompass a rectangle a minimum size of 4 feet by 6 feet.
  - d) The minimum width of a path of travel independent of any open area described above shall be 3 feet wide.
  - e) The minimum width of an engaged porch at the primary frontage line shall be 9 feet.
  - f) The minimum clear height of the porch roof shall be 8 feet.
  - g) Engaged porches shall be open on at least two sides and have a roof.



**Porch: Wrap-around****Section 124-503-D****Key****PFL - primary frontage line**

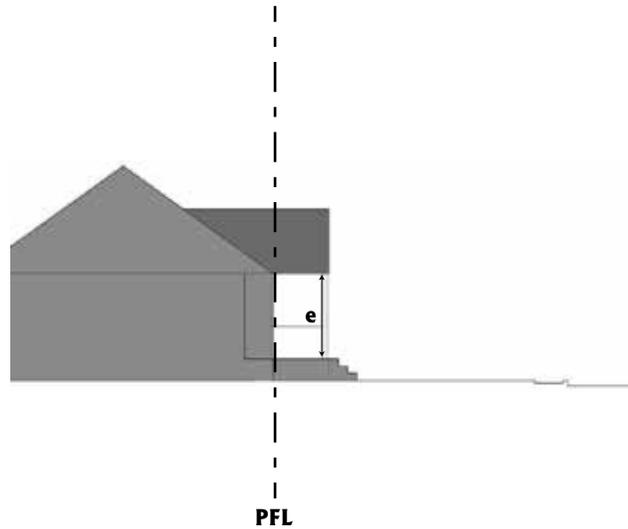
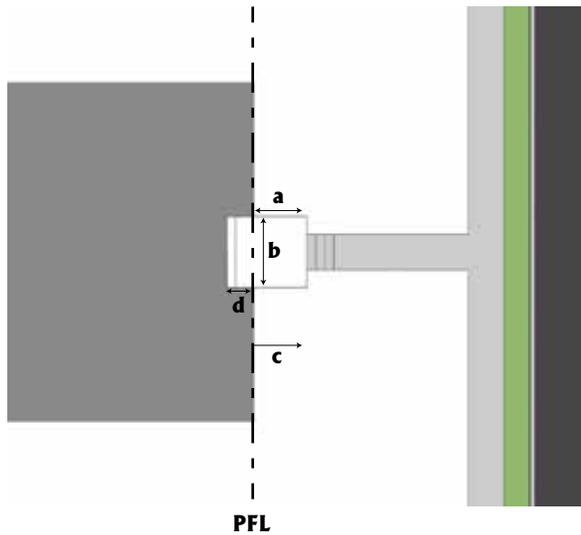
examples provided for illustrative purposes only

3. Porch: Wrap-around - Each of the following standards are illustrated above according to the letter preceding the standard.
  - a) The depth of the porch shall be a minimum of 6 feet and a maximum of 10 feet.
  - b) For corner lots, the maximum encroachment of 10 feet shall be permitted on both frontages provided that other homes on the block also face the street.
  - c) The minimum open area on the porch shall encompass a rectangle a minimum size of 4 feet by 6 feet.
  - d) The minimum width of a path of travel independent of any open area described above shall be 3 feet wide.
  - e) The minimum clear height of the porch roof shall be 8 feet.
  - f) Wrap-around porches shall be open on three sides and have a roof.



**Portico**

Section 124-503-D



**Key**

**PFL - primary frontage line**

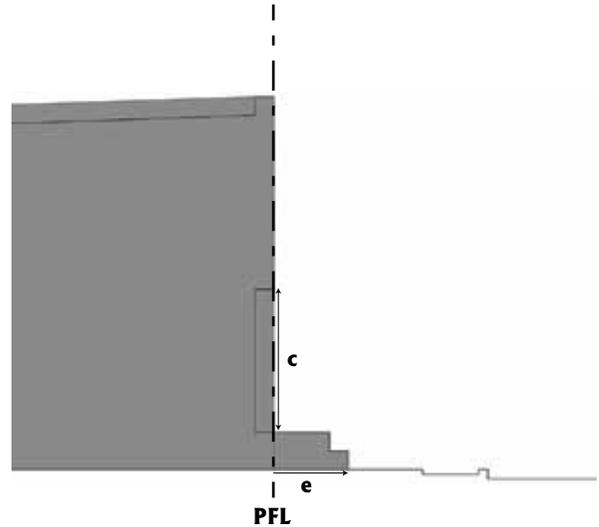
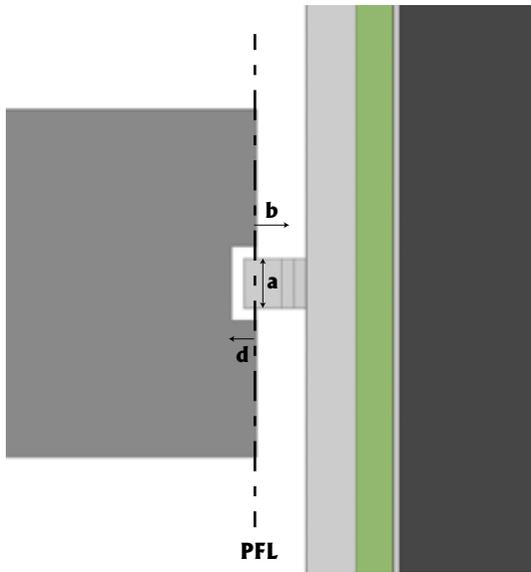
examples provided for illustrative purposes only

4. Portico - Each of the following standards are illustrated above according to the letter preceding the standard.
  - a) The minimum projecting depth of a portico shall be 6 feet.
  - b) The minimum width of a portico shall be 6 feet.
  - c) The maximum encroachment of the front yard setback shall be 10 feet.
  - d) The maximum depth of a recessed entry shall be 6 feet.
  - e) The minimum clear height of a portico roof shall be 8 feet.
  - f) Porticos shall be open on at least two sides and have a roof.



**Stoop**

**Section 124-503-D**



**Key**

**PFL - primary frontage line**

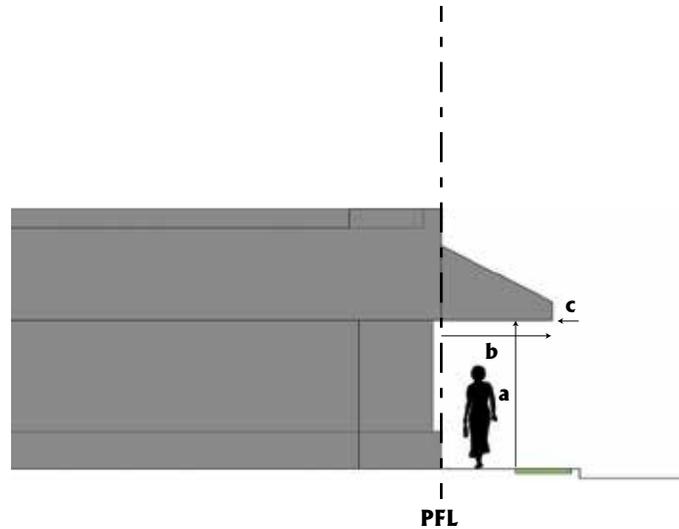
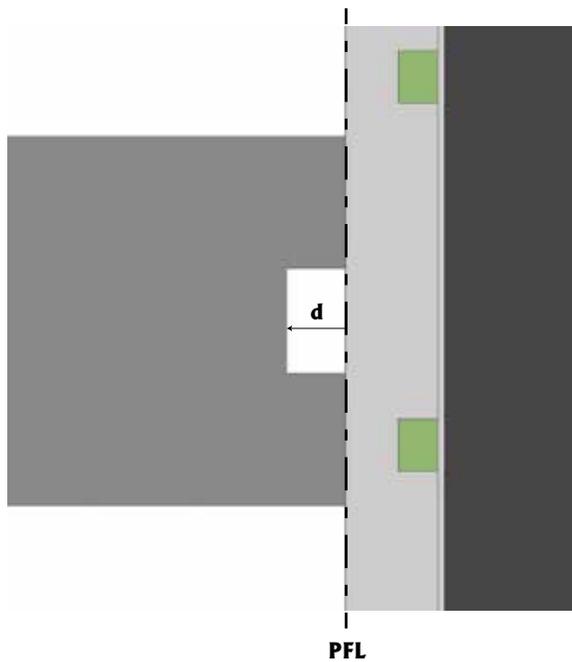
examples provided for illustrative purposes only

5. Stoop - Some of the following standards are illustrated above according to the letter preceding the standard.
  - a) The minimum width of a stoop shall be 5 feet, and the maximum shall be 12 feet.
  - b) The minimum depth clear of the front landing of the stoop from the front facade shall be 5 feet.
  - c) The maximum height of the stoop shall be one story.
  - d) The recessed depth of the stoop from the front facade shall be no greater than 6 feet.
  - e) The maximum front yard encroachment shall be 10 feet provided that no portion of stairs or stoop shall decrease the width of the sidewalk to less than 6 feet.
  - f) The entry may be covered or recessed to protect from weather.
  - g) Stairs to the sidewalk may be perpendicular or parallel to the building facade.



**Shopfront**

Section 124-503-D

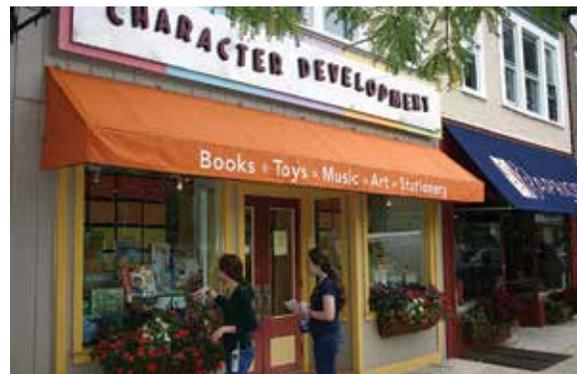


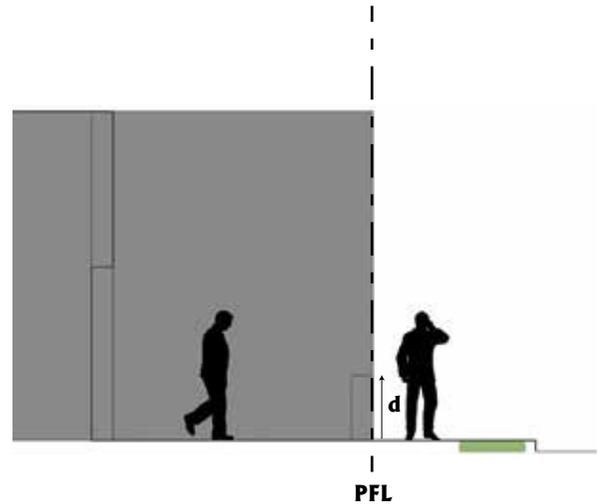
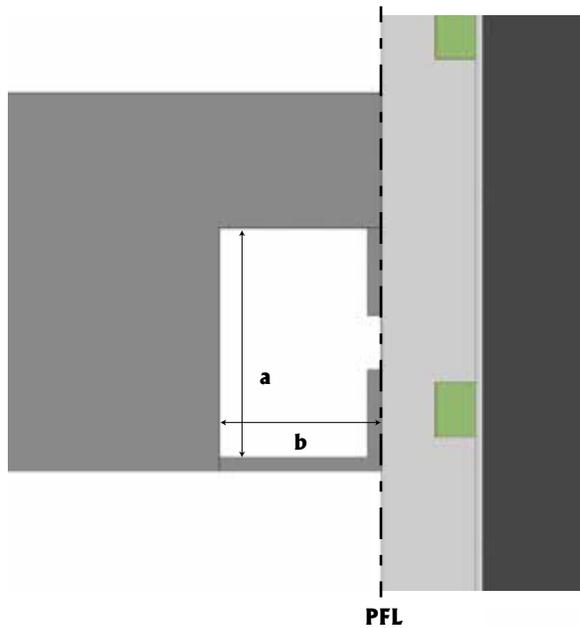
**Key**

**PFL - primary frontage line**

examples provided for illustrative purposes only

- 6. Shopfront - Each of the following standards are illustrated above according to the letter preceding the standard.
  - a) A shopfront may include an encroaching structure such as an awning or marquee with minimum vertical clearance from the sidewalk of 8 feet.
  - b) A shopfront may include an encroaching structure such as an awning or marquee with a maximum depth of encroachment of 8 feet.
  - c) A shopfront may include an encroaching structure such as an awning or marquee with a minimum setback from the curb of 2 feet.
  - d) A shopfront may include a recessed entry from the front façade with a maximum depth of 6 feet.



**Courtyard****Section 124-503-D**

**Key**  
**PFL - primary frontage line**  
 examples provided for illustrative purposes only

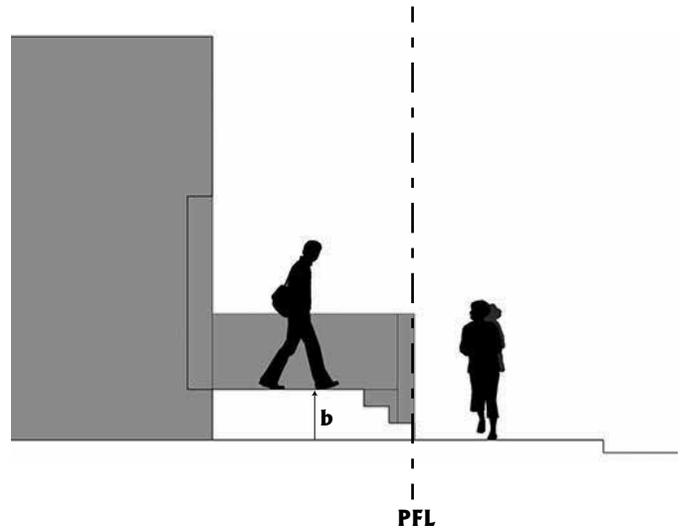
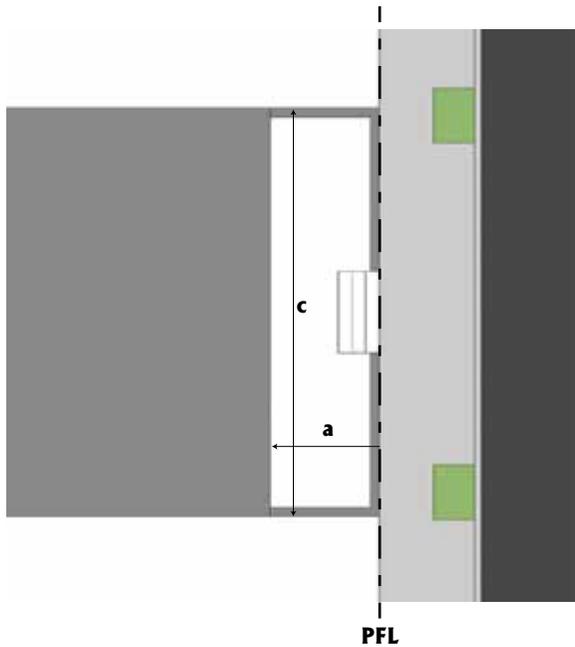


*The width of a courtyard must be at least twice the height.*

7. Courtyard - Some of the following standards are illustrated above according to the letter preceding the standard.
  - a) The minimum width of a courtyard shall be 12 feet.
  - b) The minimum depth of a courtyard shall be 12 feet.
  - c) A courtyard shall be surrounded by building walls on at least two sides.
  - d) A courtyard may include a wall, fence, or landscaping between the courtyard and sidewalk with a minimum height of 2 feet and a maximum height of 40 inches.
  - e) The ratio of the height of the highest eave framing the courtyard to widest linear measure of courtyard shall be no greater than 2:1.
  - f) When a courtyard is located on a frontage line, it may be credited for up to 50% of the minimum frontage buildout required in the zoning district.
  - g) A courtyard frontage in the 5a Downtown district is not permitted to face Haverford Avenue.

**Terrace**

**Section 124-503-D**



**Key**

**PFL - primary frontage line**

examples provided for illustrative purposes only

8. Terrace - Some of the following standards are illustrated above according to the letter preceding the standard.
  - a) The depth of a terrace as measured from the primary frontage line shall be a minimum of 8 feet and a maximum of 20 feet.
  - b) The finish level above the sidewalk of the terrace shall be a maximum of 3 feet.
  - c) The maximum horizontal length of a terrace shall be 30 feet.
  - d) A terrace located on a frontage line shall count for up to 100% of the minimum frontage buildout required in the zoning district.
  - e) A terrace may include an open fence or wall at the primary frontage line, not to exceed 3 feet in height.
  - f) A terrace frontage in the 5a Downtown district is not permitted to face Haverford Avenue.



## Article 6 Supplemental Regulations

### §124-601 Parking

#### A. Amount of spaces required.

##### 1. General to all zoning districts:

- a) The number of off-street parking spaces required on a lot shall be determined by the use type from Table (1) *By-Right Uses* of the principal use on the lot in accordance with the ratios of gross floor area, exclusive of basements if not used for sale, storage, office areas, or patrons; or other metric as indicated, dedicated to that use indicated in Table (7) *Off-Street Parking Standards*. Where parking ratios differ for a particular principal use from all other uses of that type, the particular standard is indicated in Table (7) *Off-Street Parking Standards*.
- b) On-street parking spaces may be credited to the off-street parking requirements of Table (7) *Off-Street Parking Standards* according to the ratios calculated in Table (12) *Parking Credits* located in the appendix of this Chapter, and the standards of this Section.
- c) Parking spaces may be shared among uses on the same or adjoining lots according to the standards of §124- 601.A.2 *Shared parking spaces*.

##### 2. Shared parking.

- a) Parking spaces may be shared among uses on the same or adjacent lots, reducing the overall required off-street parking according to the standards of Table (8) *Shared Parking Ratios*. When uses on more than one lot share parking spaces, a cross-access easement shall be recorded and approved according to the standards of §124-601.C *Cross-access easements*.
- b) When nonresidential use types share parking spaces, no individual use type shall account for less than 20% of the overall off-street parking demand created by all nonresidential uses sharing parking spaces; otherwise shared parking space ratios shall not apply.

##### 3. Parking credits specific to the 3b, 3c, 4a, 4b, and 5a zoning districts:

- a) One parking space credit shall reduce the off-street parking requirement of a use by one space.
- b) For the owner of a lot to claim credit towards off-street parking space requirements, the sum total of linear distance measured in feet along all frontages abutting streets shall be divided by the value in Table (12) *Parking Credits*, column (6) *Linear Feet Along Property Frontage for One Credit*, discarding any remainder and rounding down to the nearest whole number.
- c) The maximum number of credits used to reduce off-street parking space requirements allocated to any one lot shall be two.
- d) An applicant may appeal the calculated ratio and linear feet required on a block shown in Table (12) *Parking Credits* provided that suitable evidence is gathered by a survey that accurately depicts the total length of frontages at the curb or street line, and whether those areas allow on-street parking spaces or not, to the satisfaction of Borough Council or the Zoning Officer where appropriate.
- e) Parking credits shall not apply for lots and uses in the 3a Neighborhood Residential zoning district or on lots located in the 5b Montgomery Aveune district.

##### 4. Specific to the 5a and 5b zoning districts – Maximum parking spaces permitted on a lot.

- a) The maximum parking permitted on a lot shall not exceed by 20% the amount of parking required in Table (7) *Off-Street Parking Standards* according to the zoning district and proposed

**Table (7) OFF STREET PARKING STANDARDS**

	3a	3b	3c	4a	4b	5a	5b
RESIDENTIAL	2.0/dwelling	1.0/dwelling					
GENERAL OFFICE, PROFESSIONAL OFFICE, AND PERSONAL SERVICE	N/A	1.0/500 sq. ft.					
Medical Office		N/A	1 space per consultation or exam room				
RETAIL AND LIGHT INDUSTRY		N/A	1.0/500 sq. ft.				
Restaurant or Small Restaurant		N/A	1.0/400 sq. ft.				
AUTOMOTIVE	N/A						1.0/service bay
CIVIC	N/A						
INSTITUTIONAL	N/A	1.0/1,000 sq. ft. of assembly space					
School	N/A	1.0 for each employee					
Child Care Facility	N/A	1.0/300 sq. ft. of interior floor area dedicated to child care					
BED AND BREAKFAST		N/A	1.0/guest room	NA	1.0/guest room		
PARKING CREDITS	N/A	See Table (12), Parking Credits					N/A
PARKING EXEMPTIONS	N/A					first 2,500 sq. ft. of nonresidential net leasable area	N/A
PARKING MAXIMUM	N/A					no off-street parking areas shall exceed these parking space requirements by more than 20%	

*N/A Not applicable*

**Table (8) SHARED PARKING RATIOS**

	RESIDENTIAL	OFFICE AND PROFESSIONAL SERVICE	RETAIL AND LIGHT INDUSTRY	INSTITUTIONAL
RESIDENTIAL	1	1.25	1.25	1.25
OFFICE AND PROFESSIONAL SERVICE	1.25	1	1.25	1.25
RETAIL AND LIGHT INDUSTRY	1.25	1.25	1	1.25
INSTITUTIONAL	1.25	1.25	1.25	1

Shared parking calculation: The total number of spaces for two or more uses on one lot, or adjoining lots provided an easement is recorded, shall equal the sum of the parking required in Table (7) for each use, divided by the ratio found in Table (8). Where more than two uses exist on one or adjoining lots, the largest ratio in Table (7) shall be applied to all uses on the lot(s). Uses not referenced in Table (8) shall not be permitted to use shared parking reductions.

use; except in cases where parking spaces are shared between lots, one or more of the lots sharing parking spaces may exceed 20% of the required parking provided for that particular lot, provided that the total amount of parking spaces permitted by all lots sharing parking spaces shall not exceed 20% of the minimum required for all lots sharing parking.

5. Specific to the 5a Downtown zoning district – Exemptions:
  - a) One dwelling unit on each lot is exempt from providing off-street parking spaces.
  - b) The first 2,500 square feet of leasable area, not to include basements used solely for the storage of goods, within a building used for nonresidential purposes is exempt from providing off-street parking spaces required according to Table(7) *Off-Street Parking Standards*.
  - c) Mixed-use buildings may use both of the exemptions specified in 5a) and 5b) of this Section.
6. Specific to off-street parking space requirements for dwelling units located in apartment building and mixed-use building types.
  - a) A maximum of 25% of the total multifamily dwelling units proposed in a building may reduce the off-street parking space requirement to 0.5 spaces per unit provided that these qualifying units are equal to or less than 550 net square feet and are offered as studio or one-bedroom dwellings.

B. Parking design.

1. General to all zoning districts:
  - a) Parking spaces may be located within a structure or not.
  - b) On-street parking spaces shall be 8 feet wide by 22 feet long.
  - c) No more than one driveway access is permitted per lot, except in cases where one-way traffic in parking areas necessitates two access points where the maximum width of any one driveway shall be 12 feet.
  - d) One-way driveways shall be a maximum of 12 feet wide.
  - e) Two-way driveways shall be a maximum of 22 feet wide.
2. Specific to the 3a, 3b, 3c, and 4a zoning districts:
  - a) Parking spaces may only be located in the second or third lot layer.
  - b) Two-way driveways are prohibited.
  - c) One-way driveways shall be a maximum width of 12 feet the entire length of the first lot layer.
  - d) In the case of driveways accessing a road that the front façade does not face, the first 20 feet of driveway length beginning at the lot line shall be a maximum width of 12 feet.
  - e) Off-street parking spaces shall be designed only according to one of the following options. The options are listed in their order of preference.
    - i. Located in the third lot layer with driveway access to a road or alley other than the road the front façade faces, provided in these cases the entire garage or parking area is set back no less than the front yard setback of neighboring properties.
    - ii. Located in the third lot layer with driveway access from the principal road.
  - f) Off-street parking spaces and driveways can be designed according to the following options by special exception:

- i. Located in the second and/or third lot layer within a garage or carport with a door that faces the side lot line where the entire garage door is set back no less than 10 feet from the front façade and no less than 25 feet from the side property line.
  - ii. Located in the second and/or third lot layer within a garage or carport that faces the principle road where the entire garage door or carport is set back no less than 10 feet from the front façade.
  - iii. Located in the second lot layer as a surface parking space such that no portion of parked vehicles is set back
  - iv. The Zoning Hearing Board may require off-street parking spaces and driveways be designed according to §124-601.B.2. e.i or ii.
3. Specific to the 4b, 5a, and 5b zoning districts:
  - a) Parking spaces may be located in the second or third lot layer.
  - b) Off-street parking spaces and driveway facilities, except where driveways cross property lines, shall be set back no less than 12 feet from all frontage lines with the setback area landscaped according to the Narberth Borough Landscape Ordinance #854.
4. Specific to the 4b and 5a zoning districts:
  - a) Off-street parking facilities, except where driveways cross property lines, shall be set back no less than 4 feet from all other property lines and landscaped according to the Narberth Borough Landscape Ordinance #854.
5. Specific to drive-through facilities:
  - a) Drive-through facilities are permitted in the 5b Montgomery Avenue district only.
  - b) Drive-through windows or other points of service shall be located to the rear or sides of principal buildings.
  - c) An area equal to 200 linear feet, inclusive of the area for drive-through service, shall be included as a driveway, in one or more usable lanes, for the queuing storage of vehicles. This area shall be located in the second and third lot layers, no less than 6 feet from the sidewalk.
6. Specific to structured parking:
  - a) Structured parking spaces are permitted in the 5a and 5b zoning districts only.
  - b) Structured parking spaces shall be screened from view along all frontages to the height of the first story by a building housing the principal use for the lot except for the area for vehicle ingress and egress.
  - c) Structured parking spaces may also be designed across lots and shared provided all other standards of this Section are satisfied.
7. Specific to shared driveways:
  - a) Shared driveways are permitted in any zoning district.
  - b) The total width of shared driveways shall be no greater than prescribed for driveways in this Section.
  - c) When a shared driveway is proposed, an easement, considered satisfactory by the Borough Solicitor, shall be recorded conveying rights in perpetuity to use and maintain the driveway for all properties sharing the driveway.
8. Specific to shared parking facilities:
  - a) Shared parking space facilities may be designed as a contiguous parking lot across lot lines or two parking areas joined by a driveway.

- b) When two or more lots share parking spaces, the parking facility setback requirements of this Chapter and Chapter 113 Subdivision and Land Development shall not apply to the portions of the lots where parking space facilities are shared, including areas for driveways and access.
  - c) All other areas of shared parking space facilities shall be set back according to the standards of this Section and landscaped according to the Narberth Borough Landscape Ordinance #854.
  - d) Lots that share parking spaces shall eliminate redundant access points to streets as a condition for granting shared parking credits such that no shared parking area has more than two access points to a street.
- C. Cross access easements – Where parking space facilities are shared on adjacent lots, cross access easements shall be prepared to the satisfaction of the Borough Solicitor and recorded with the Montgomery County Recorder of Deeds granting present and future use of parking spaces on adjacent lots and access driveway(s) and access to public streets in perpetuity. The easement shall also stipulate conditions for shared maintenance of the facilities.
- D. Nonconforming with regard to off-street parking requirements.
1. Specific to residential uses – Where no additional families are proposed than existed prior to issuance of a building permit, the applicant shall not be required to meet parking standards of this Chapter; provided that any off-street parking spaces existing on the lot prior to the issuance of the permit are preserved on the lot after work is completed.
  2. Specific to nonresidential uses:
    - a) Where additional floor area is proposed as an addition or conversion as a nonresidential use, the total off-street parking requirement shall be the sum of all existing off-street parking spaces and the additional off-street parking spaces required by the additional floor area.
    - b) Where a change of use is proposed, the standards of §124-601.A *Parking: Amount of Spaces required* shall apply.
  3. Specific to the design of off-street parking facilities – Where existing parking facilities do not comply with the design standards of §124-601.B *Parking Design*, those spaces may continue to be used provided that any changes or additions to parking areas lead to greater conformance with those standards to the satisfaction of Borough Council or the Zoning Officer where appropriate.

## §124-602 Accessory Buildings

- A. General to all zoning districts:
1. Accessory buildings shall be used for purposes incidental and subordinate to the uses present in principal building(s) on a lot.
  2. An residence or dwelling shall not be permitted as an accessory use.
  3. Accessory buildings shall comply with the dimensional criteria for the district in which they are located found in Table (4) *Site Planning* and Table (5) *Building Form Standards*.
  4. The total area of all building footprints of all accessory buildings on a lot shall not exceed the area of the principal building(s) footprint on the lot.
- B. Specific to the 3a, 3b, 3c, and 4a zoning districts:

1. Accessory buildings shall be located in the third lot layer, except in the case of garages located in the second lot layer as provided according to §124-601.B *Parking Design* of this Chapter.
2. Accessory buildings used as garages may be located in rear and side setback areas only when the structure extends across lot lines as a garage with neighboring properties, provided that the interior space of the structure is separated by walls located on lot lines.

## § 124-603 Lighting

### A. General to all zoning districts:

1. For the lighting of predominantly horizontal surfaces such as, but not limited to, parking areas, roadways, driveways, pedestrian areas, and locations for merchandise, luminaires shall be aimed straight down and shall meet the most current IESNA (Illuminating Engineering Society of North America) full-cutoff criteria. Luminaires shall not be mounted in excess of 14 feet above finished grade of the surface being illuminated.
2. For the lighting of predominantly non-horizontal surfaces such as, but not limited to, façades, landscaping, fountains, and displays, luminaires shall be installed and aimed so as to not project light onto neighboring properties, past the object being illuminated, skyward, or onto a public roadway.
3. The illumination projected from any use onto a residential district shall at no time exceed 0.2 footcandles, measured line-of-sight at any time and from any point on the receiving residential property. For all other tract boundaries the maximum light density permitted shall be 0.5 footcandles.

## § 124-604 Trash and Recycling Areas

### A. Specific to residential uses in the 3a, 3b, 3c, 4a, and 4b zoning districts:

1. Trash and recycling receptacles shall be stored in the third lot layer or within a principal or accessory building except within 24 hours of expected pick up.

### B. Specific to the 5a and 5b zoning districts, or nonresidential uses in all other districts:

1. Trash and recycling receptacles shall be set back no less than 8 feet from any property line within an enclosure of at least three sides that effectively screens the view of the area from neighboring properties or within a principal or accessory building in an area dedicated solely for this purpose.
2. Enclosures shall be constructed of brick, wood, or metal fencing only. Alternately, the area around the trash and recycling receptacles can be surrounded by a four-foot-wide continuous planting of evergreen shrubs and/or grasses to form an opaque, year-round visual screen of sufficient height and bulk to effectively screen the view from neighboring properties.

## § 124-605 Signs

### A. General to all zoning districts and signs:

1. Signs are permitted depending on the district they are located in according to Table (9) *Permitted Signs by District*.
2. Signs shall be dimensioned according to sign type as shown and described in Table (10) *Sign Types*.

3. The following signs are prohibited:
  - a) Mechanical movement signs.
  - b) Pennant strings and streamers.
  - c) Animated signs, flashing signs, or signs that scroll or flash text or graphics.
  - d) Inflatable signs.
  - e) Any signs that imitate, resemble, interfere with, or obstruct traffic lights, signs, or signals.
  - f) Signs that prevent free ingress or egress from any door, window, fire exit, or that prevent free access from one part of a roof to any other part.
  - g) Signs that emit smoke, visible vapors, particulates, sounds, odor, or contain open flames.
  - h) Reflective signs or signs that contain mirrors.
  - i) Signs incorporating beacon or festoon lighting.
  - j) Roof signs.
  - k) Any sign containing information that states or implies that a property may be used for any purpose not permitted under the provisions of this Chapter.

**Table (9) PERMITTED SIGNS BY DISTRICT**

Sign Types	Zoning Districts						
	3a	3b	3c	4a	4b	5a	5b
Address Sign	✓	✓	✓	✓	✓	✓	✓
Awning Sign	■	■	■	■	□	✓	✓
Band Sign	■	■	■	■	□	✓	✓
Blade Sign	■	■	■	■	□	✓	✓
Marquee	■	■	■	■	■	✓	✓
Monument Sign	■	■	■	■	■	□	□
Nameplate Sign	■	□	□	□	□	✓	✓
Off-Premises Sign	■	■	■	■	■	■	□
Outdoor Display Case	■	□	□	■	■	✓	✓
Shingle Sign	■	■	■	■	□	✓	✓
Sidewalk Sign	■	■	■	■	■	✓	✓
Wall Sign	■	●	●	●	□	✓	✓
Window Sign	■	■	■	■	□	✓	✓
Yard Sign	■	□	□	□	■	✓	✓

✓ *permitted all uses*

□ *permitted only nonresidential uses*

● *permitted only apartment building type*

■ *not permitted*

- l) Signs that exhibit statements, words, or pictures of obscene or pornographic subjects as determined by Borough Council.
- m) Signs promoting illegal activity.
- n) Internally illuminated box signs.

B. Specific to address signs:

- 1. Address signs shall be easily visible by using colors or materials that contrast with their background.
- 2. Address signs shall be constructed of durable materials.
- 3. The address sign shall be attached to the front of the building in proximity to the principal entrance or at a mailbox.
- 4. Address signs shall display the property's address only.

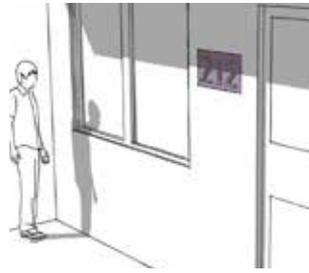
C. Specific to awning signs:

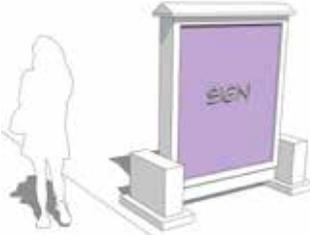
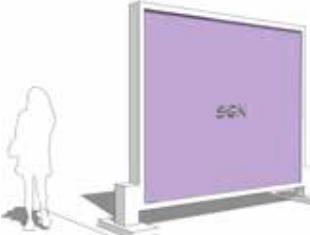
- 1. The following variations of awnings, with or without signbands, are permitted:
  - a) Fixed or retractable awnings.
  - b) Shed awnings.
  - c) Dome awnings.
- 2. Signage shall be limited to the valance of the awning or the vertical portion of a dome awning.
- 3. Awning signs shall have a minimum vertical clearance from the sidewalk of 8 feet.
- 4. Awnings shall be a minimum of 4 feet in depth.
- 5. Awnings shall not extend beyond the width of the building or tenant space, nor encroach above the roof line or the story above.
- 6. The height of the valance shall not exceed 12 inches.
- 7. Awning signs shall contain only the business name, logo, and/or street address.
- 8. Letters, numbers, and graphics shall cover no more than 70% of the valance area.
- 9. Awning signs shall not be internally illuminated or backlit.

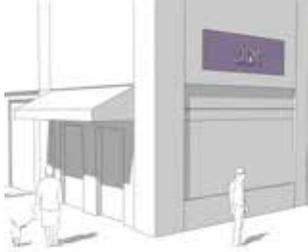
D. Specific to band signs:

- 1. All businesses are permitted one band sign on each first-story façade.
- 2. Band signs shall include only letters, background, lighting, and an optional logo.
- 3. Information shall consist only of the name and/or logo of the business.
- 4. The following band sign construction types are permitted:
  - a) Cut-out letters – Shall be individually attached to the wall or on a separate background panel, and shall be externally illuminated.
  - b) Flat panel – Shall be printed or etched on the same surface as the background, which is then affixed to the wall and externally illuminated.

**Table (10) Sign Types**

TYPE	SPECIFICATIONS	
<p style="text-align: center;">Address Sign</p> 	<p>Quantity Area Width Height Depth/Projection Clearance Letter Height</p>	<p>max. 1 per address max. 2 sq. ft. max. 24" max. 12" max. 3" min. 4' max. 6"</p>
<p style="text-align: center;">Awning and Sign</p> 	<p>Quantity Area Width Height Depth/Projection Clearance Letter Height Valance Height Distance from Curb</p>	<p>max. 1 per window n/a max. equals width of façade n/a min. 4' min. 8' min. 5", max. 10" max. 12" min. 2'</p>
<p style="text-align: center;">Band Sign</p> 	<p>Quantity Area Maximum Width Height Depth/Projection Clearance Letter Height</p>	<p>1 (2 for corner buildings) 1.5 sq. ft. per linear feet façade max. 90% width of façade max. 3' max. 7" min. 8' max. 18"</p>
<p style="text-align: center;">Blade Sign</p> 	<p>Quantity Area Width Height Depth/Projection Clearance Letter Height</p>	<p>1 per façade, 2 max max. 6 sq. ft. max. 4' max. 4' max. 4' min. 8' max. 8"</p>
<p style="text-align: center;">Marquee and Sign</p> 	<p>Quantity Area Width Maximum Height Depth/Projection Clearance Letter Height Distance from Curb</p>	<p>1 per business n/a entrance plus 2' each side max. 6' min. 4', max. 10' min. 10' n/a min. 3'</p>

TYPE	SPECIFICATIONS	
<p style="text-align: center;">Monument Sign</p> 	<p>Quantity Area Width Height Depth/Projection Clearance Letter Height Distance from Sidewalk</p>	<p>max. 1 per lot max. 36 sq. ft. max. 6' max. 6' n/a n/a n/a min. 3'</p>
<p style="text-align: center;">Nameplate Sign</p> 	<p>Quantity Area Width Height Depth/Projection Clearance Letter Height</p>	<p>max. 1 per address max. 3 sq. ft. max. 18" max. 2' max. 3" min. 4' n/a</p>
<p style="text-align: center;">Off-Premises Sign</p> 	<p>Quantity Area Width Height Depth/Projection Clearance Letter Height</p>	<p>max. 1 per lot max. 64 sq. ft. max. 8' max. 8' n/a n/a n/a</p>
<p style="text-align: center;">Outdoor Display Case</p> 	<p>Quantity Area Width Height Depth/Projection Clearance Letter Height</p>	<p>max. 1 per address max. 6 sq. ft. max. 3.5' max. 3.5' max. 5" min. 4' n/a</p>
<p style="text-align: center;">Shingle Sign</p> 	<p>Quantity Area Width Height Depth/Projection Clearance Letter Height</p>	<p>1 per façade, 2 max. 4 sq. ft. max. 2' max. 3' max. 2' min. 7" max. 8"</p>

TYPE	SPECIFICATIONS	
<p style="text-align: center;">Wall Sign</p> 	<p>Quantity Area Width Height Placement Clearance Letter Height Projection</p>	<p>max. 1 per business or apt. bldg. max. 24 sq. ft. max. 8' max. 4' parallel to a façade n/a n/a n/a</p>
<p style="text-align: center;">Sidewalk Sign</p> 	<p>Quantity Area Width Height Depth/Projection Clearance Letter Height</p>	<p>max. 1 per business max. 8 sq. ft. max. 26" max. 42" n/a n/a n/a</p>
<p style="text-align: center;">Window Sign</p> 	<p>Quantity Area Width Height Depth/Projection Clearance Letter Height</p>	<p>1 per window max. 25% of glass varies varies n/a 4' max. 8"</p>
<p style="text-align: center;">Yard Sign</p> 	<p>Quantity Area Width Height Depth/Projection Clearance Letter Height</p>	<p>1 max. per lot max. 6 sq. ft. max. 3' (not counting post) max. 4' n/a n/a max. 8"</p>

*Credit: Sign standards adapted from Brown and Keenar Urban Design and Center for Transect Studies.*

- c) Channel Letters – Each letter shall have its own internal lighting element, individually attached to the wall or onto a separate background panel. The letter shall be translucent, or solid to create a backlit halo effect.
- 5. Height and width shall be measured using the smallest rectangle that fully encompasses the entire extent of letters, logo and background.

6. Band signs shall not be wider than 90% of the width of the façade or tenant space.
7. Band signs shall not project vertically above the eave.
8. Band signs may be illuminated. External lights shall be shielded from direct view to reduce glare.
9. Neon may be permitted on band signs. No other internal lighting shall be permitted.
10. Electrical raceways, conduits and wiring shall not be exposed. Internal lighting elements shall be contained completely within the sign assembly or inside the wall.
11. Where multiple band signs are present on a single building (i.e. for retail tenants in a shopping center), signage shall be coordinated in terms of scale, placement, colors and materials.

E. Specific to blade signs:

1. Blade signs may be double-sided.
2. Businesses shall be permitted one blade sign on each façade where the primary frontage line is no more than 5 feet from the façade.
3. Blade signs may encroach the frontage up to 4 feet with a minimum vertical clearance of 8 feet.
4. Blade signs shall not extend above the roof line or above the bottom of a second-story window.
5. Text and graphics on the blade sign shall be limited to the name and/or logo of the business. Slogans, address labels, operating hours and contact information shall not be permitted.
6. For buildings with multiple signs, mounting hardware or sign shapes, sizes and colors shall be coordinated.

F. Specific to marquees:

1. Marquees are only permitted on commercial or mixed-use building types located in the 5a or 5b zoning districts.
2. Marquees shall be located only above the main entrance of a building.
3. No marquee shall be wider than the entrance it serves, plus 2 feet on each side thereof.
4. The minimum vertical clearance shall be 8 feet.
5. No marquee shall extend closer to the curb than 3 feet.
6. Marquee components and materials may vary. Anchors, bolts, and supporting rods should be limited to the interior of the marquee.
7. Message boards shall be permitted as part of marquees.
8. A band sign shall be permitted above a marquee.

G. Specific to nameplate signs:

1. Nameplates shall consist of either a panel or individual letters applied to a building wall within 10 feet of the main entrance to the building.
2. One nameplate shall be permitted per address.
3. Nameplates shall not exceed 3 square feet in area.

4. Nameplates shall be constructed of durable materials.

H. Specific to off-premises signs:

1. Any off-premises sign shall be located no closer than 100 feet to a tract boundary with a residential use.
2. Any off-premises sign shall be no higher than 14 feet measured from its highest point to the ground directly beneath the sign.

I. Specific to outdoor display cases:

1. Each outdoor display case shall not exceed 8 square feet in area.
2. Outdoor display cases may be externally or internally illuminated.
3. Entertainment venues may be permitted larger outdoor display cases up to 12 square feet in area.
4. Outdoor display cases shall not be attached to shopfront windows.

J. Specific to shingle signs:

1. Shingle signs shall conform to the standards for blade signs except §124-605.E.3 and §124-605.E.5.
2. A building may have both the prescribed number of blade signs and the same number of shingle signs.
3. Shingle signs may encroach the frontage up to 2 feet with a minimum clearance of 7 feet.
4. Text and graphics on the shingle sign shall be limited to the name, logo, and suite number of the business. Slogans, full street address labels, operating hours and contact information are not permitted.

K. Specific to sidewalk signs:

1. Sidewalk signs shall consist of freestanding, double-sided temporary signs placed at the entrance to a business in a primarily pedestrian environment.
2. Sidewalk signs shall be removed at the close of business each day.
3. One sidewalk sign shall be permitted for each business and be placed only on the property of that business.
4. Sidewalk signs shall not exceed 42 inches in height or 26 inches in width.
5. Sidewalk signs shall be moved inside during high winds or other weather conditions that may pose a hazard to public safety.
6. Sidewalk signs shall comply with §124-608 *Temporary Use of Sidewalk Areas*.
7. Sidewalk signs shall not obstruct drivers' views at intersections.

L. Specific to window signs:

1. Only the following window sign types shall be permitted:
  - a) Vinyl applique letters applied to the window. Appliqués shall consist of individual letters or graphics with no visible background.

- b) Letters painted directly on the window.
  - c) Hanging signs that hang from the ceiling behind the window.
  - d) Neon signs.
  - e) Door signs applied to or hanging inside the glass portion of an entrance doorway.
2. Window signs shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into the premises and view product displays.
  3. Window signs shall be no larger than 25% of the total area of the window onto which they are applied. Sign area shall be measured using the smallest rectangle that fully encompasses the entire extent of letters, logo and background.
  4. Window signs may list services and/or products sold on the premises and provide phone numbers, operating hours or other messages, provided that the total aggregate area of these messages does not exceed the limit provided above.
  5. Letters on window signs shall be no taller than 8 inches.

M. Specific to yard signs:

1. One single- or double-post yard sign for each business may be permitted provided it is set back at least 6 feet from the primary frontage line, does not exceed 6 square feet excluding posts, and does not exceed 6 feet in height including posts, measured from the yard at the post location.

N. Specific to temporary signs and banners:

1. Temporary signs of the yard sign type may be permitted for a 30-day period only.

## § 124-606 Fences and Walls

A. Permits.

1. A fence permit must be obtained from the Borough to install a fence or wall. A permit application must include a plan showing the specific location, material, type, and height of the proposed fence or wall.
2. Fences or walls existing prior to June 12, 2006 that do not conform to the provisions of this Section shall be considered legal nonconforming structures. Such an existing fence or wall may be maintained, repaired or structurally altered. However, no such repair or structural alteration shall create an additional nonconformity or increase the degree of nonconformity, and where that is the case, a permit must be sought through a permit application.

B. General regulations.

1. No fence or wall shall be constructed or maintained where traffic visibility or pedestrian circulation will be impeded.
2. No fence or wall may be constructed in the right of way except as provided in Section 124-606 C 1 below.

3. Fences and walls must be designed and constructed to resist a horizontal wind pressure of at least 15 pounds per square foot.
4. Every fence or wall that creates a wholly enclosed area and adjoins a sidewalk or street shall include a gate or other opening to provide access to the street. Gates shall open inward and not obstruct the sidewalk.
5. All fences and walls shall be constructed with a finished side facing outward from the property. The posts and support beams shall be on the inside or shall be designed as an integral part of the finished surface, so the appearance is the same inside and out. No barbed wire, razor wire, electrified, concertina or similar security fences are permitted.
6. Any proposal for fences or walls that does not meet the standards of this Section may be approved by special exception, which may involve consideration of, but not limited to, cost, unusual conditions of topography or existing built structures, noise, light, building placement, or special needs of the occupants.

C. Height regulations.

1. Fence or wall height shall be measured as being the height above the elevation of the surface or the ground immediately beneath the fence. Where there is a difference in the ground level between two sides of a fence or wall, the height shall be determined by using the finished grade at the lower level. The height of decorative posts is not counted toward fence height, provided that such posts do not exceed 12 inches above the fence height.
2. Fences or walls may be placed in the right-of-way only when they are 24 inches or shorter, and may be placed up to the edge of a sidewalk or up to 6 feet from the edge of the cartway when used to retain sloped soils.
3. Specific to the first lot layer:
  - a) No fence or wall may be higher than 3 feet.
4. Specific to the second and third lot layers:
  - a) Side or rear yard fences or walls may be up to 6 feet in height, except when they abut a street, the height shall not exceed 3 feet.

## §124-607 Temporary Use of Sidewalk Areas

- A. Sidewalks may be used for temporary seating or signs or merchandise in the 5a and 5b zoning districts only.
- B. Items may be located on sidewalks provided that a continuous clear path for walking is maintained across the entire frontage.
- C. Items shall be temporary fixtures and relocated to within or alongside the fronts of buildings at the close of business each day.

## Article 7 Streets and Streetscapes

### §124-701 Streets

- A. Streets shall be constructed and maintained according to the dimensional and design standards found in Table (11) *Street Dimension Standards* and the appropriate street condition drawing in the Appendix to this Code.
- B. In addition to the standards of this Chapter, streets shall be constructed according to the standards of the Narberth Borough Subdivision and Land Development Ordinance §117-16.
- C. The construction of a new cul-de-sac is prohibited.
- D. Curbs shall not be required on streets where no curbs currently exist.

### §124-702 Sidewalks

- A. General to all zoning districts:
  - 1. Hedges or other vegetation must be trimmed so as not to extend into the vertical plane of the edge of the sidewalk up to a height of 8 feet.
  - 2. Hedges or other vegetation adjacent to a sidewalk and within the right-of-way shall be maintained at a height not to exceed 4 feet.
  - 3. Sidewalks shall be constructed and repaired according to the engineering standards prescribed in the Narberth Code Chapter 112, Article II.
- B. Specific to the 3a, 3b, 3c, 4a, and 4b zoning districts:
  - 1. Sidewalks shall be a minimum of 4 feet in width and designed according to the appropriate condition in Table (11) *Street Dimension Standards* and the appropriate street condition drawing in this Section.
- C. Specific to the 5a and 5b zoning districts:
  - 1. Sidewalks shall be a minimum of 6 feet in width and designed according to the appropriate condition in Table (11) *Street Dimension Standards* and the appropriate street condition drawing in this Section.
- D. Sidewalks shall be constructed according to the standards of the Narberth Borough Subdivision and Land Development Ordinance §117-19.

### §124-703 Planting Strips

- A. General to all zoning districts:
  - 1. Planting strips, where present or required by the standards of this Chapter, should be designed as stormwater treatment facilities such that runoff from streets enters and flows through a mixture of grasses and perennials adapted to these conditions prior to exiting back to the street or a stormwater inlet.

2. Planting strips may also contain street trees as prescribed in §124-704 *Street Trees* provided the planting strip is at least 3 feet wide.
3. Planting strips may also contain a mixture of grasses and perennials such that plants do not overhang the sidewalk or cartway and are less than 36 inches tall at maturity, and are maintained in good order.

## §124-704 Street Trees

### A. General to all zoning districts:

1. Trees shall be selected from the recommended plant list on file with the Borough Secretary and situated to avoid conflict with overhead and underground utilities.
2. In cases where unique physical characteristics or utilities prevents the location of the required street trees in the first lot layer, planting strip where present, or tree pit, Borough Council or the Zoning Officer may require trees be located elsewhere on the property in the amount prescribed above, or a substitution of landscaping elsewhere on the lot and of an equivalent cost.

### B. Specific to the 3a, 3b, 3c, and 4a zoning districts – A minimum of one street tree for each 30 linear feet of all frontage(s), or fraction thereof, shall be planted in the planting strip where the strip is at least 3 feet wide; or where none is present, too narrow, or overhead utilities exist, they shall be planted in the first lot layer.

### C. Specific to the 4b, 5a, and 5b zoning districts:

1. A minimum of one street tree for each 30 linear feet of all frontage(s), or fraction thereof, shall be planted in a tree pit located in the frontage or in the first lot layer.
2. Tree pits shall be a minimum of 12 square feet at the sidewalk surface with no less than 3 feet of width in either direction and excavated to a depth of at least 3 feet.
3. Where the installation of a tree pit with a tree grate would lessen the width of an existing sidewalk below 4 feet as measured from the edge of the opening in the tree pit grate to outside edge of the sidewalk, an alternate location of the street tree such as in the first lot layer shall be provided. Where no feasible option exists, Borough Council or the Zoning Office shall require trees be located elsewhere on the property in the amount prescribed above, or a substitution of landscaping elsewhere on the lot and of an equivalent cost.

## Article 8 Administration

### §124-801 Authority

Article IX of the *Pennsylvania Municipalities Planning Code* prescribes rules and procedures for the activities of Borough Council and the Zoning Hearing Board regarding administrative proceedings included in this Article as well as additional procedures and standards applicable to the enactment and enforcement of this Chapter. The standards of this Article shall apply additional criteria for review and procedural requirements.

## § 124-802 Zoning Officer

- A. Appointment – The provisions of this Chapter shall be enforced by the Borough Zoning Officer with the aid of the Police Department and other municipal agencies. The Zoning Officer shall be appointed by Borough Council.
- B. It shall be the duty of the Zoning Officer and he or she shall have the authority to:
1. Keep a public record of all plans and applications for permits and all permits issued, with notations as to special conditions attached thereto.
  2. Review applications for zoning permits for construction or alterations of structures or changes of use to determine whether such construction or use is in accordance with the general requirements of this Chapter, all other applicable ordinances and the laws and regulations of the Commonwealth of Pennsylvania. The Zoning Officer shall issue no permit unless it conforms to all applicable ordinances, statutes and regulations.
  3. Conduct investigations and surveys to determine compliance or non-compliance with the terms of this Chapter. In carrying out such surveys, the Zoning Officer or his or her representative may enter upon any land or buildings.
  4. Make written orders requiring compliance with the provisions of this Chapter, to be served personally or by registered mail.
  5. Institute proceedings in a court of proper jurisdiction for the enforcement of the provisions of this Chapter.
  6. Maintain a map showing the current zoning classification of all land.
  7. Maintain maps and data as needed for the provisions of this Chapter.
  8. Register the identity, location and type of nonconforming uses.
  9. Participate in all proceedings before the Zoning Hearing Board, to present facts and information to assist the Board in reaching a decision which shall be compatible with this Chapter and to have decisions of the Board reviewed in a court of proper jurisdiction when, in the judgment of the Zoning Officer, such review is desirable or indicated.
- C. The Zoning Officer shall issue no permit for the construction or use of any land or building unless it also conforms to the requirements of all other Borough ordinances and the laws of the Commonwealth of Pennsylvania.

## § 124-803 Permits

- A. No building shall be constructed or altered in the Borough nor the use of any building changed nor vacant land occupied until the Zoning Officer has determined plans to be in conformity with the provisions of this Chapter. No permit shall be considered as complete or permanently effective until the Zoning Officer has noted on the permit that the work has been inspected and approved as being in conformity with the provisions of this Chapter.
- B. All applications for permits shall be made in writing according to standards adopted by the Borough by

resolution and fees for the same on forms prescribed by the Zoning Officer.

- C. Issuance of permit – At least three copies of the permit under this Chapter shall be made. At least one copy of any permit required under this Chapter shall be posted and/or kept conspicuously on the premises during construction. After issuance of the permit under this Chapter, no changes of any kind shall be made to a zoning application without the written consent of the Zoning Officer and/or the Zoning Hearing Board, as applicable.
- D. Revocation of permits – The Zoning Officer shall revoke, withhold or suspend a permit or approval issued under the provisions of this Chapter in case of one or more of the following:
1. Any false statement or misrepresentation of fact in the application or on the plans on which the permit or approval was based.
  2. Upon violation of any condition lawfully imposed by the Zoning Hearing Board upon a special exception use or variance or by Borough Council upon a conditional use.
  3. Any work being accomplished or use of land or structures in such a way that does not comply with this Chapter or an approved site plan or approved permit application.
  4. For any violation of Borough Building Code or Subdivision and Land Development Ordinance.
  5. For any other just cause set forth in this Chapter.
- E. Time limit of permits – The work authorized by permits shall begin within 180 days of issuance of the permit. Construction of a structure shall be completed within 12 months after the beginning of construction of such structure. Upon written request to the Zoning Officer, this may be extended another six months by the Zoning Officer upon just cause. If an applicant fails to obtain the necessary permits or begin construction within the above time periods, or allows interruptions in substantial construction of longer than 45 days (or up to 180 days upon approval of a written request for extension by the Zoning Officer upon just cause), the Zoning Officer may conclusively presume that the applicant has waived, withdrawn, or abandoned, approvals and permits under this Chapter and may consider all such approvals and permits to have become null and void. The permittee must then reapply for a new permit and pay all fees at the current fee schedule at the time of application as required by the Borough.

## § 124-804 Conditional Use

- A. Procedure.
1. Where conditional uses are to be granted, Borough Council shall schedule a public hearing to decide such requests within 60 days from the date of filing the application, or as extended by consent of the applicant. The hearing shall be conducted by Borough Council, or Council may appoint any member or an independent attorney as a hearing officer. The decision, or, where no decision is called for, the findings shall be made by Council. However, the appellant or the applicant, as the case may be, in addition to the municipality, may, prior to the decision of the hearing, waive the decision or findings by Council and accept the decision or findings of the hearing officer as final.
  2. Borough Council shall request a review of the application for conditional use by the Planning Commission prior to the publicly scheduled public hearing to determine whether the standards of

this Chapter have been met and any recommendations for conditions of approval. Final approval and determination of these conditions shall be made by Borough Council.

3. Borough Council shall render a written decision or, when no decision is called for, make written findings on the conditional use application within 45 days after the last hearing before Borough Council. Where the application is contested or denied, each decision shall be accompanied by findings of fact or conclusions based thereon, together with any reasons thereof. Conclusions based upon any ordinance, rule or regulation shall contain a reference to the provision relied upon which the reasons the conclusion is deemed appropriate in the light of facts found.
  4. Where Borough Council fails to render a decision within the period required by this Section or fails to commence, conduct or complete the required hearing, the decision shall be deemed to have been rendered in favor of the applicant unless the applicant has agreed in writing or on the record to an extension of time. When a decision has been rendered in favor of the applicant because of the failure of the governing body to meet or render a decision as hereinabove provided, Borough Council shall give public notice of the decision within ten days from the last day it could have met to render a decision in the same manner as required by the public notice requirements of the *Pennsylvania Municipalities Planning Code*.
  5. Nothing in this Section shall prejudice the right of any party opposing the application to appeal the decision to a court of competent jurisdiction. A copy of the final decision or, where no decision is called for, of the findings shall be delivered to the applicant personally or mailed to him or her no later than the day following its date.
  6. The applicant shall provide the Borough with supporting information outlined in §124-804.B *An application for conditional use shall contain the following information* of this Chapter.
  7. Additional Standards – In addition to standards elsewhere in this Chapter, Borough Council may attach conditions of approval to achieve the objectives set forth in §124-101 *Intent* of this Chapter to promote the public health, safety, and welfare which conditions may relate to any aspect of the proposed use for the property such as: landscape buffering; parking lot design; lighting design location and intensity; signage; hours or days of operation; safe pedestrian and auto circulation; or nuisance issues such as noise and odors.
- B. An application for conditional use shall contain the following information:
1. The name of the legal owner, equitable owner, tenant and intended developer.
  2. The deed to the property, and where applicable to the applicant, the agreement of sale or lease authorizing the applicant to seek conditional use approval.
  3. Existing and proposed buildings and other structures, as shown on a plan prepared under seal by a Pennsylvania-licensed professional surveyor, engineer or architect, as well as façade and elevation views showing the entire exterior of all buildings. Site plans shall show locations of all utilities, heat pumps, compressors, etc. Site plans shall identify and describe proposed surface materials. Elevation views must show all new structures in context with existing buildings on the lot and adjoining properties.

4. The name, address of all adjoining property owners and the tax parcel numbers of the adjoining properties.
5. A key map showing the location of the proposed development within the Borough and its relationship to major streets and political boundaries.
6. Other existing and proposed improvements.
7. Any other information necessary to demonstrate compliance with the applicable conditional use criteria.

## Article 9 Zoning Hearing Board

### § 124-901 Zoning Hearing Board

- A. Membership – The Zoning Hearing Board shall consist of three members appointed by the Borough Council as provided by law.
- B. Powers.
  1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by the Zoning Officer in the enforcement of this Chapter.
  2. To hear and decide special exceptions to the terms of this Chapter in such cases as are herein expressly provided for.
  3. To hear and decide cases for an application for a variance.
  4. The Zoning Hearing Board shall make rules as to the manner of filing appeals and filing applications for special exceptions or for variances from the terms of this Chapter.
  5. Borough Council may require the Planning Commission to submit testimony at a public hearing of the Board.
- C. Notice of public hearings – Upon filing with the Zoning Hearing Board of an appeal of a zoning decision, or of an application for a special exception, or for a variance from the terms of this Chapter; the Zoning Hearing Board shall fix a time and place for a public hearing thereon and shall give public and written notice as follows:
  1. By publishing a public notice thereof, at least ten days in advance of such hearing, in a paper of general circulation in the Borough.
  2. By mailing written notice thereof to the applicant, the Zoning Officer, each member of the Borough Council, to the Mayor and to the Secretary of the Borough.
  3. In addition to the written notice provided herein, written notice of the said hearing shall be conspicuously posted on the affected tract of land for a continuous period of at least seven days prior to the hearing.
  4. Written notice shall also be provided to any person who has made a timely request for the same, by registering with the Borough office in advance.

- D. Fees to accompany applications – Each application for an appeal, special exception, or variance as provided in this Chapter shall be accompanied by a fee payable to the Borough Treasurer according to a schedule of fees adopted and amended by Council to cover the following costs: compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs and the necessary administrative overhead connected with the hearing. The costs shall not include legal expenses of the Zoning Hearing Board, expenses for engineering, architectural or other technical consultants or expert witness costs.
- E. Expiration of special exceptions and variances – Unless otherwise specified by the Zoning Hearing Board, a special exception or variance shall expire if the applicant fails to obtain a building permit within six months from the date of authorization thereof.

## §124-902 Special Exception Standards and Criteria

- A. General to all zoning districts:
  - 1. In granting a special exception, the Zoning Hearing Board may attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the intent of the Zoning Ordinance as stated in §124-101 *Intent*.
  - 2. Where the zoning ordinance has stated special exceptions to be granted or denied by the Zoning Hearing Board pursuant to express standards and criteria, either in this Section or elsewhere in this Chapter, the Board shall hear and decide requests for such special exceptions in accordance with such standards and criteria.

## §124-903 Variances

- A. The Board shall hear requests for variances where it is alleged that the provisions of the zoning ordinance inflict unnecessary hardship upon the applicant. The Zoning Hearing Board may grant a variance, provided that all of the following findings are made where relevant in a given case:
  - 1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance.
  - 2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
  - 3. That such unnecessary hardship has not been created by the appellant.
  - 4. That the variance, if authorized, will not alter the essential character of the neighborhood or district

in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation at issue.
- B. In granting any variance, the Zoning Hearing Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the intent of the zoning ordinance as stated in §124-101 *Intent*.

## Article 10 Violations and Penalties

### §124-1001 Violations

- A. It shall be the duty of the Zoning Officer or other officials responsible for Code enforcement as designated by the Zoning Officer to take cognizance of violations of this Chapter. The official shall investigate each violation which comes to his or her attention, whether by observation or communication, and shall order, in writing, the correction of such conditions as are found to be in violation of this Chapter.
- B. Failure to secure a building permit when required, previous to the erection, construction, extension or addition of a building shall be a violation of this Chapter.

### §124-1002 Enforcement Notice

- A. If it appears to the Borough that a violation of this zoning ordinance has occurred, the Borough shall initiate enforcement proceedings by sending an enforcement notice as provided in this Section.
- B. The enforcement notice shall be sent to the owner of record of the parcel on which the violation has occurred, to any person who has filed a written request to receive enforcement notices regarding that parcel, and to any other person requested in writing by the owner of record.
- C. An enforcement notice shall state at least the following:
  1. The name of the owner of record and any other person against whom the Borough intends to take action.
  2. The location of the property in violation.
  3. The specific violation with a description of the requirements which have not been met, citing in each instance the applicable provisions of the ordinance.
  4. The date before which the steps for compliance must be commenced and the date before which the

steps must be completed.

5. That the recipient of the notice has the right to appeal to the Zoning Hearing Board within a prescribed period of time in accordance with the procedures set forth in this Chapter.
6. That failure to comply with the notice within the time specified, unless extended by appeal to the Zoning Hearing Board, constitutes a violation, with possible sanctions clearly described.

### **§ 124-1003 Enforcement Remedies**

- A. Any person, partnership or corporation or other entity who or which has violated or permitted the violation of the provisions of this zoning ordinance shall, upon being found liable thereof in a civil enforcement proceeding commenced by the Borough, pay a judgment of not more than \$500.00 plus all court costs, including reasonable attorney fees incurred by the Borough as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the magisterial district judge. If the defendant neither pays nor timely appeals the judgment, the Borough may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the magisterial district judge determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation or other entity violating this ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the magisterial district judge and thereafter each day that a violation continues shall constitute a separate violation. All judgments, costs, and reasonable attorney fees collected for the violation of this zoning ordinance shall be paid over to the Borough.
- B. The Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, charging the per diem fine pending a final adjudication of the violation and judgment.
- C. Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than the Borough the right to commence any action for enforcement pursuant to this Section.

### **§ 124-1004 Other Remedies**

In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained or any building, structure or land is used; or any tree, shrub, or other growth is maintained in violation of this Chapter or any regulations made pursuant hereto, in addition to other remedies provided by law, any appropriate action or proceeding by authorized legal process may be instituted or taken to prevent such lawful erection, construction or reconstruction, alteration, repair, conversion, maintenance or use, to restrain, correct or abate such violation, to prevent the occupancy of said building, structure or land or to prevent any illegal act, conduct, business or use in or about such premises.

## § 124-1005 Fees

- A. The Borough may establish reasonable charges for copies of Zoning Hearing Board documents in accordance with fee schedules adopted by resolution of the Borough Council.
- B. The fee charged for each application for an appeal, variance or special exception to the Zoning Hearing Board shall be paid at the time of filing such appeal. The fee shall be in accordance with the current fee schedule adopted by the Borough Council by resolution, which may be amended from time to time by Borough Council.

## Article 11 Amendments

### § 124-1101 Amendment by Governing Body

The Borough may, from time to time, amend, supplement, change, modify, or repeal this Chapter, including the zoning map or other supporting documents, by proceeding in the following manner and as otherwise required by law.

### § 124-1102 Amendment Procedure

- A. Before voting on the enactment or an amendment, Borough Council shall hold a public hearing thereon, pursuant to public notice. In addition, if the proposed amendment involves a zoning map change, notice of said public hearing shall be conspicuously posted at points deemed sufficient along the tract to notify potentially interested citizens. The affected tract or area shall be posted at least one week prior to the date of the hearing.
- B. In addition to the requirement that notice be posted under clause (A), where the proposed amendment involves a zoning map change, notice of the public hearing shall be mailed at least thirty days prior to the date of the hearing by first-class mail to the addresses to which real estate tax bills are sent for all real property located within the area being rezoned, as evidenced by tax records within the possession of the Borough. The notice shall include the location, date and time of the public hearing. A good faith effort and substantial compliance shall satisfy the requirements of this subsection.
  - 1. This clause shall not apply when the rezoning constitutes a comprehensive rezoning.
- C. In the case of an amendment, Borough Council shall submit each such amendment to the Narberth Planning Commission and at least thirty days prior to the hearing on such proposed amendment to provide the Planning Commission an opportunity to submit recommendations.
- D. If, after any public hearing held upon an amendment, the proposed amendment is changed substantially, or is revised, to include land previously not affected by it, Council shall hold another public hearing, pursuant to public notice, before proceeding to vote on the amendment.

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- E. The Borough shall submit all zoning text and zoning map amendments to the Montgomery County Planning Commission at least thirty days prior to the public hearing for recommendations.
- F. Within thirty days after enactment, a copy of the amendment to the zoning ordinance shall be forwarded to the Montgomery County Planning Commission for its files.

### § 124-1103 Application and Fees

- A. Every application for amendment of this Chapter shall first be presented to the Zoning Officer and shall contain the following:
  - 1. The applicant's name and address and his representative and the interest of every person represented in the application.
  - 2. A plan showing the extent of the area to be zoned, streets bounding and intersecting the area, the land use and zone classification of abutting districts and the photographs of the area to be rezoned and abutting areas.
  - 3. A statement of the circumstances in the proposed district and the abutting districts and any other factors on which the applicant relies as reason for supporting the proposed rezoning.
  - 4. The approximate time schedule for the beginning and completion of development in the area.
  - 5. A scaled site plan indicating the locations of structures, uses, and areas for off-street parking and loading.
  - 6. For a change or amendment to this Chapter and/or zoning map, the applicant or appellant shall pay a fee established by resolution by Borough Council which may be amended from time to time by resolution of Council for each application for such change.

## Article 12 Definitions

Accessory building – A building subordinate in size and location to the principal building on a lot and used for purposes customarily incidental to those located in the principal building.

Accessory use – A use located on the same lot with a principal use and clearly incidental or subordinate to and in connection with the principal use.

Addition – An extension or increase in interior or exterior floor area of a principal building, including outdoor decks, or height of a building or structure.

Address sign – A sign, generally applied to a building wall that displays a building's address.

Alley – A vehicular way located to the rear of lots providing access to service areas, parking, and accessory buildings or containing utility easements.

Apartment building – A building containing only multiple family dwelling units.

Apex – The highest point of a sign as measured from the point on the ground where its structure is located, or, if no sign structure is present, from the point on the ground directly below the sign itself.

Alteration – As applied to a principal building, a change or rearrangement in structural parts visible on the exterior of the building, openings for windows and doors, or the moving of a building from one location to another.

Automobile service – The servicing, repair, renting, or sale of automobiles; including the sale and installation of lubricants, tires, batteries and similar vehicle accessories, which may also include facilities used for polishing, greasing, washing, painting, body work, or cleaning vehicles.

Awning sign – Lettering applied directly on the valance or other vertical portion of an awning.

Balcony – An above-grade platform enclosed by a railing, wall, or balustrade that projects from the wall of a building.

Band sign – A sign that is attached flat on the exterior front, rear or side wall of any building or other structure. (Synonym: wall-mounted sign, fascia sign).

Bed and breakfast – A building used for the purpose of furnishing temporary lodging to guests, together with food service to such guests.

Blade sign – A sign mounted on the building façade, projecting at a 90 degree angle (synonym : projecting sign).

Block – A unit of land bounded by streets, open space, railroad rights of way, and rear lot lines for which the properties have a mailing address for that street within a range of 100 of each other, such as: 0-99; 100-199; 200-299, and including only properties on the same side of the street.

BMP (Best Management Practice) – Methods, measures, or practices used to prevent or reduce surface runoff and/or water pollution including, but not limited to, structural and nonstructural stormwater management practices and operation and maintenance procedures.

Buffer area – Space on a lot adjacent to the boundary of a property or district without structures.

Building – Any structure having enclosed walls and roof, intended for support or sheltering a use or occupancy, and attached to the land.

Building coverage – The building footprint(s) of all principal and accessory buildings on a lot expressed as a percentage of the total lot area.

Building footprint – A term used to describe the extent and location of all exterior walls, and the area therein contained, of a building on a lot. For the purposes of this Chapter, vertical party walls located on a lot line shall be treated as the limits of building footprint. Decks, porches, and other extensions of a building fixed to the ground shall likewise be included in the total.

Building height – The distance from the mean level of the ground located at the frontage line in its pre-development state to a point midway between the highest and lowest points of the roof of a building.

Carport – A structure erected over a driveway, entirely open on at least three sides exclusive of the necessary supporting columns and other customary architectural features.

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Channel letters – Three dimensional letters mounted individually to a rail or surface.

Child care center – A facility which is licensed to provide care for seven or more children at any one time, where the child care areas are not being used as a family residence.

Child care facility – A facility whose owner maintains a certificate of compliance with the Pennsylvania Department of Public Welfare in which children, unrelated to the operator, receive child care services according to standards of Pennsylvania State law (Title 55 Public Welfare, Part V, subpart D Article 1) as defined; child care centers, group child care homes, or family child care homes.

Civic/institutional building – A building originally designed to be used for the assembly of people, governmental administration, emergency services, and libraries, or similar governmental, educational, or cultural function.

Clearance – The height above the walkway, or other surface specified, of the bottom edge of an element.

Commercial building – A building with one or more office, professional service, or light-industrial use, and no residential uses.

Community service – Any nonresidential use provided to the public such as a community social group, food pantry, counseling agency, or similar service, and the meeting halls, offices, and facilities that support that use.

Condominium – Real estate, wherein portions are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions and organized in accordance with the Pennsylvania Uniform Condominium Act. (68 PA C.S.A. §3101 et seq.).

Courtyard – A frontage type with an open space along and extending from the primary frontage line.

Curb – The edge of the vehicular pavement that may be raised or flush to a swale. It usually incorporates the drainage system.

Detached house – A separate or disconnected house designed as a dwelling for fewer than three families.

Driveway – A private way providing for vehicular and pedestrian access between a public street and a parking area within a lot or property.

Dwelling, one-family – A building permanently occupied by one family on one lot.

Dwelling, two-family – A building permanently occupied by two families located on one lot, where living areas are completely separated by walls from each other and each unit has a separate entrance to the outside.

Dwelling, multifamily – A building or floors permanently occupied by more than two families on one lot, where living areas are completely separated by walls from each other. Common areas such as laundry facilities, hallways, storage areas, and shared entrance(s) may exist within the structure.

Eave – The lower edge of a roof that overhangs a wall or porch at the extent of a building's foundation, or in the case of flat roofs, the point that the roof meets an exterior vertical wall.

Elevation – Any exterior wall(s) of a building that is not a façade.

Encroach – To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a setback or above a height limit.

Encroachment – Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback or above a height limit.

Entertainment venue – Any building or portion of a building designed for assembly and viewing of live or recorded performing arts.

Expression line – A line prescribed at a certain height of commercial or mixed-use buildings along the width of a façade, expressed by a variation in material or by a limited projection such as a molding or balcony.

Exterior alteration – The alteration of any exterior features of a building such as roof pitch or the size of door and window openings that are visible from any frontage.

Façade – The exterior wall or walls of a building located at or near a frontage line.

Façade, front – All above-ground exterior walls of a building located at or near the primary frontage line .

Family – Any number of individuals living and cooking together as a single housekeeping unit, provided that not more than two of such number are unrelated to all of the others by blood, marriage, or legal adoption.

Family child care home – Any premises or dwelling unit other than the child's own home where the child care areas are being used as a family residence, operated for profit or not for profit, in which child care is provided at any one time on a regular basis to four, five, or six children, who are not relatives of the caregiver.

Fence – A structure made of posts, rails, a solid wall, or the like which is a visible barrier that serves as a boundary marker or means of protection, confinement or separation.

Financial institution – An institution (other than a retail bank) that is organized primarily for the purpose of investing and trading of stocks, bonds and other investments, insurance, and advising clients on financial matters.

Front landing – In the case of buildings with raised entrances, the exterior plane that is connected to and at the same elevation as the first floor of the structure.

Frontage – The area between a building façade and vehicular lanes, inclusive of its built and planted components.

Frontage buildout – The linear distance of the intersection of a building and the frontage line at ground level.

Frontage line – A line parallel or tangent to a street located at a distance equal to the setback.

Frontage line, primary – A line parallel or tangent to a street where the front façade is located at a distance equal to the front setback.

Fueling station – An establishment that accommodates or is designed to accommodate the sale of gasoline, diesel fuel, ethanol, or any other fuel for vehicles by dispensing it directly into vehicles or approved containers.

Funeral home – A building used for the preparation of the deceased for burial and the display of the deceased and rituals connected therewith before burial or cremation.

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## DEFINITIONS

Gable – A triangular portion of an end wall between the edges of a sloping roof.

Gallery – A use within a building where works of art are displayed and sold to the public as a regular business activity.

Gambrel roof – A symmetrical four- sided roof that overhangs a façade or elevation and has vertical gable ends. The upper slope is positioned at a shallower angle than the lower slope.

Garage – An enclosed accessory building with a door or part of a principal building used for parking spaces.

General office – An office use not otherwise defined as professional office or medical office in this Chapter. This use shall include neither retail nor industrial uses, but may include business or vocational training.

Gross floor area – The sum of the gross horizontal areas of all floors in a building, measured from the exterior face of exterior walls, or from the center line of a wall separating two buildings. The gross floor area shall include, but is not limited to, atriums, balconies, and other similar interior horizontal areas. The gross floor area shall not include basement areas used exclusively for storage, nor shall it include permitted outdoor or display areas

Group child care home – A facility in which care is provided for more than six but less than twelve children, at any one time, where the child care areas are being used as a family residence.

Habitable – Areas within buildings suitable for living for work authorized with a Certificate of Occupancy by the Building Inspector.

Hedge – Any continuous line of vegetation which serves as a boundary marker or means of protection or confinement.

Impervious coverage – The amount of impervious cover on a lot expressed as a percentage of the total lot area.

Impervious cover – Any material placed on or above the earth that prevents the natural percolation of water. Examples include, but are not limited to, structures (including eaves, roofs, and roof overhangs); paved parking areas, driveways, and roads; buildings, sidewalks, patios and decks, sport courts, and similar surfaces. Pervious materials such as gravel, crushed stone, or pavers without an improved infiltration facility shall be regarded as impervious cover.

Infiltration facility – A structure or landscape feature that promotes the movement of water into the soil, where it is absorbed by plant roots, evaporated, or percolates downward to recharge groundwater.

Land development – The improvement of one lot or two or more continuous lots, tracts, or parcels of land for any purpose involving a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups, or other features.

Living area – Interior spaces of dwellings that include areas for cooking, sleeping, and bathing shared by one family.

Lot area – The total area of a lot as described on a deed filed with the Montgomery County Recorder of Deeds for a particular tax parcel less the area dedicated for public or private vehicular and pedestrian rights of way.

Lot layer – An area of a lot defined by its distance and limit from the principal road.

Lot line – A line defining the limits of a property exclusive of areas dedicated to public or private rights of way.

Manufacturing – The mechanical or chemical transformation of materials or substances into new products, including assembly or component parts and the production or refining of goods, materials or substances into new products.

Marquee – A projecting structural feature of a building that provides shelter and sign space.

Medical office – A place where medical or dental care is furnished to persons or animals on an outpatient basis by one or more doctors, dentists or veterinarians, without overnight boarding of animals or outside runs.

Message board – A sign with changeable text.

Mixed-use building – A multi-story building intended to provide a vertical mix of uses.

Multifamily house – A building occupied by more than two families, but fewer than six, living independently of one another, organized as a single structure with or without a shared entrance to some or all of the dwellings.

Museum – A use within a building where works of art or objects of interest are displayed and viewed by the public, but not offered for sale on a regular basis.

Nameplate – A sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.

No-impact home-based business – A business or commercial activity administered or conducted as an accessory use that is clearly secondary to the use as a residential dwelling and that involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use, further defined by Act 247 – the PA Municipalities Planning Code.

Nonconforming lot – A lot the area or dimension of which was lawful prior to the adoption or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.

Nonconforming building – A structure or part of a structure that does not comply with the applicable provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment.

Nonconforming use – A use, whether of land or of a building, which does not comply with the applicable use provisions in the zoning ordinance or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of such ordinance or amendment.

Outdoor display case – A sign consisting of a lockable metal or wood-framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support.

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## DEFINITIONS

Parking space – An area of a public street or lot or private lot used for the storage of vehicles. With respect to parking spaces on lots, a driveway(s) or parking aisles shall provide access to and from the street and be considered separate from the parking spaces.

Party wall – A continuous vertical wall in common with and completely separating two adjacent buildings located on a lot line.

Patio – An open area typically with a hard surface placed upon the ground adjacent or attached to a principal building having no enclosing walls, roof or shelter from the weather.

Personal service – An establishment that provides a service oriented to personal needs of the general public and that does not involve primarily retail or wholesale sales or services to businesses.

Pilaster – A slightly projecting column that is built into or applied to the face of a wall.

Porch – A roofed area that is attached to and has direct access to the principal building.

Portico – A roofed area that is attached to and has direct access to the principle building, typically smaller than a porch.

Principal building – The building on a lot that is the largest on a lot and houses the principal use(s).

Principal road – A road bordering a property that existing buildings on the block face.

Principal use(s) – The main use(s) of land or structures, as distinguished from an accessory use.

Professional office – A use that involves administrative, clerical, real estate, financial, governmental, certain professional operations, or operations of a similar character that are not reasonably expected to result in regular, frequent client/customer visits to the office space. The following uses are specifically excluded from the definition of office use for purposes of this Section and shall not be permitted: medical and dental offices, clinics, laboratories, retail, call-centers, vocational training centers, child care, industrial, consumer banking, temporary lodging, photographic studios and/or television or radio broadcasting studios, and personal service or therapeutic uses, including psychological and psychiatric uses. Professional offices shall contain no more than one employee per 150 square feet.

Restaurant – A store where prepared food or drink is sold to patrons and consumed on premises in an area dedicated for this purpose.

Retail bank – A financial or fiduciary institution, including a savings and loan, finance company, credit union and other similar institutions; that has routine interactions with the public and may include automatic teller machines.

Ridge – The horizontal line along which the tops of the rafters of a roof meet.

Right-of-way – The full width of the deeded public or private street; in most cases, it includes the cartway, adjoining sidewalk, and planting strip if present.

Roof, primary – Any roof plane whose rafters rest on a load bearing exterior wall at the height of a first or second floor eave or overhanging a wall or porch.

Roof, secondary – Any roof plane that is not a primary roof such as dormer or porch roofs.

Row house – A single-family dwelling that shares one or two vertical party walls on a lot line with another dwelling of the same type along the primary frontage line in a group of such dwellings numbering no less than three.

School – A building designed and used for human educational purposes, including only the following: preschool, nursery school, elementary and secondary schools, colleges, universities, junior colleges and vocational and technical schools. A school may be either private or public.

Setback (front, side, or rear) – The area of a lot measured from a lot line to a façade or elevation that is maintained clear of permanent structures not to include portions of the structure authorized as an encroachment.

Shared parking ratio – An accounting of parking spaces that are available to more than one use on a lot or shared between adjoining lots.

Shed awning – An awning with two short sides in addition to the main canopy.

Shingle sign – A small blade sign usually mounted on the ground floor level displaying a building's professional tenant directory.

Shopfront – A frontage on the first floor that is primarily transparent and faces a frontage line. Sidewalk – The paved area for pedestrians adjoining the street within or adjoining the dedicated public right-of-way not including the width of the curb.

Sidewalk sign – A moveable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians.

Sign band – The horizontal signage area on a valance or marquee.

Small restaurant – A store where prepared food is sold to patrons and consumed on premises in an area dedicated for this purpose that is less than or equal to 500 square feet.

Stoop – A frontage, usually elevated above grade that connects the front door of a building to a sidewalk.

Store – Any retail establishment selling any merchandise to patrons that includes areas for the display and storage of goods that does not have an area dedicated for eating food.

Story – A habitable floor within a principal building, not to include basements or attics; or in the case of accessory buildings where the accessory use is located.

Studio – An establishment in which fine art or crafts are manufactured and sold to customers, or fine arts training classes are held.

Street line – The line of dedication in the case of a dedicated street and a line 25 feet each side of the center line in the case of a private road.

String course – A thin continuous projecting course of brickwork or stone that runs horizontally around a building, typically to emphasize the junction between floors.

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## DEFINITIONS

Structured parking – Parking spaces in a decked configuration developed above or below grade in either a separate building or as an integral part of a principal use; not including single-level parking within a structure or garage.

Subdivision – The division or union of a lot or lots into a new lot or lots including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution, transfer of ownership, or of building or land development.

Sun shade – A permanently affixed, non-moveable, and durably constructed shield or canopy projecting from an exterior wall of a building designed to permit maximum solar heating during the shortest day of the year and maximum solar cooling during the longest day of the year.

Temporary lodging – A dwelling rented or otherwise used by a family for less than one continuous month.

Temporary market – A transient gathering of retail businesses in a location such as a parking lot or building.

Terrace – A frontage usually elevated above grade and open for seating.

Tree pit – An excavated opening in the sidewalk for planting trees.

Twin house – A pair of single-family dwellings designed as a single structure with substantially similar halves that shares a vertical party wall on a lot line along the primary frontage line.

Valance – The portion of an awning that hangs perpendicular to the sidewalk.

Window sign – A sign placed or painted on the interior of a shopfront window or the window of a business door.

Yards (front, side, or rear) – The area between the appropriate setbacks and the street line.

Yard sign – A permanent freestanding sign in the frontage, including a supporting post or posts.

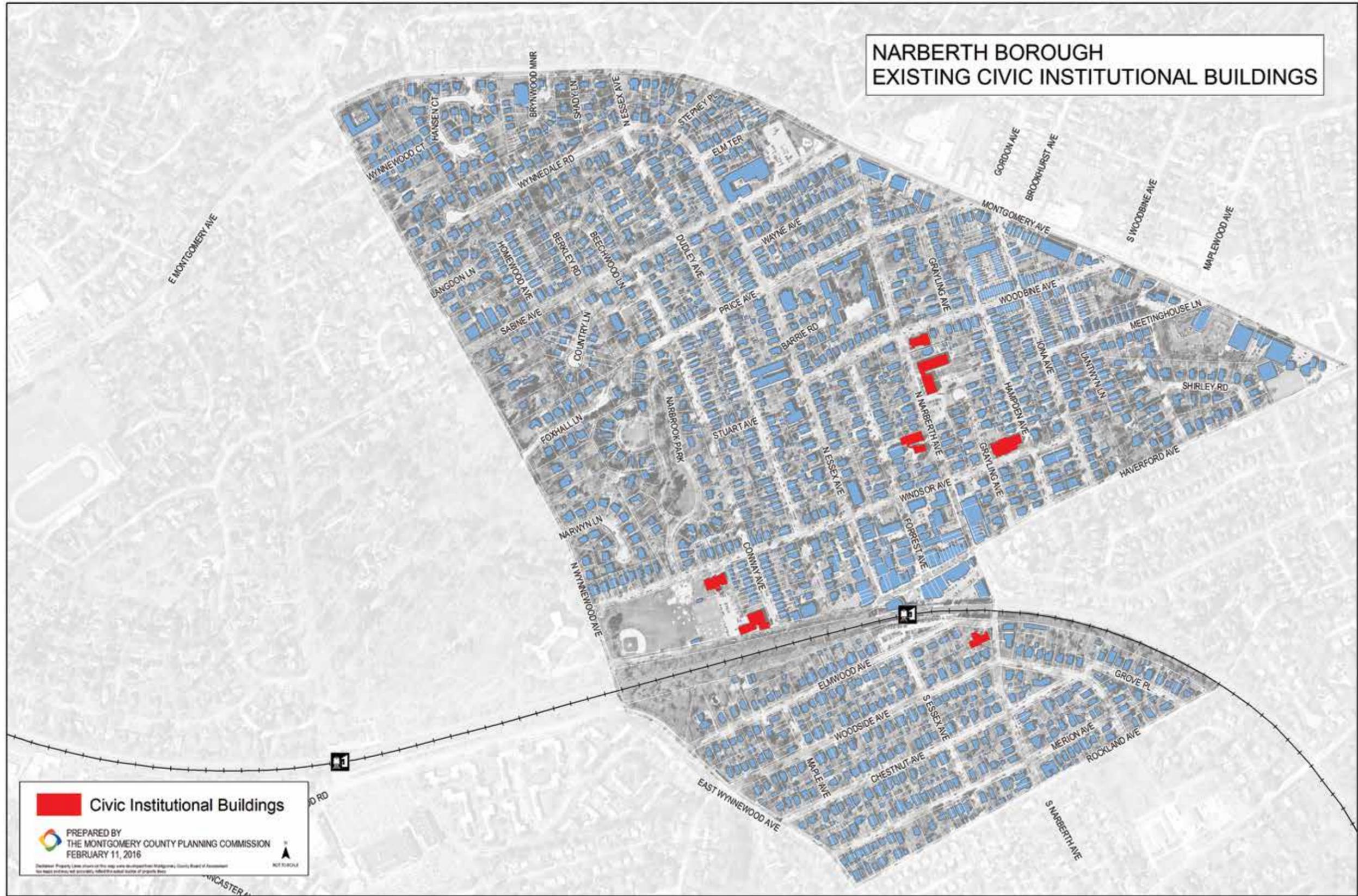
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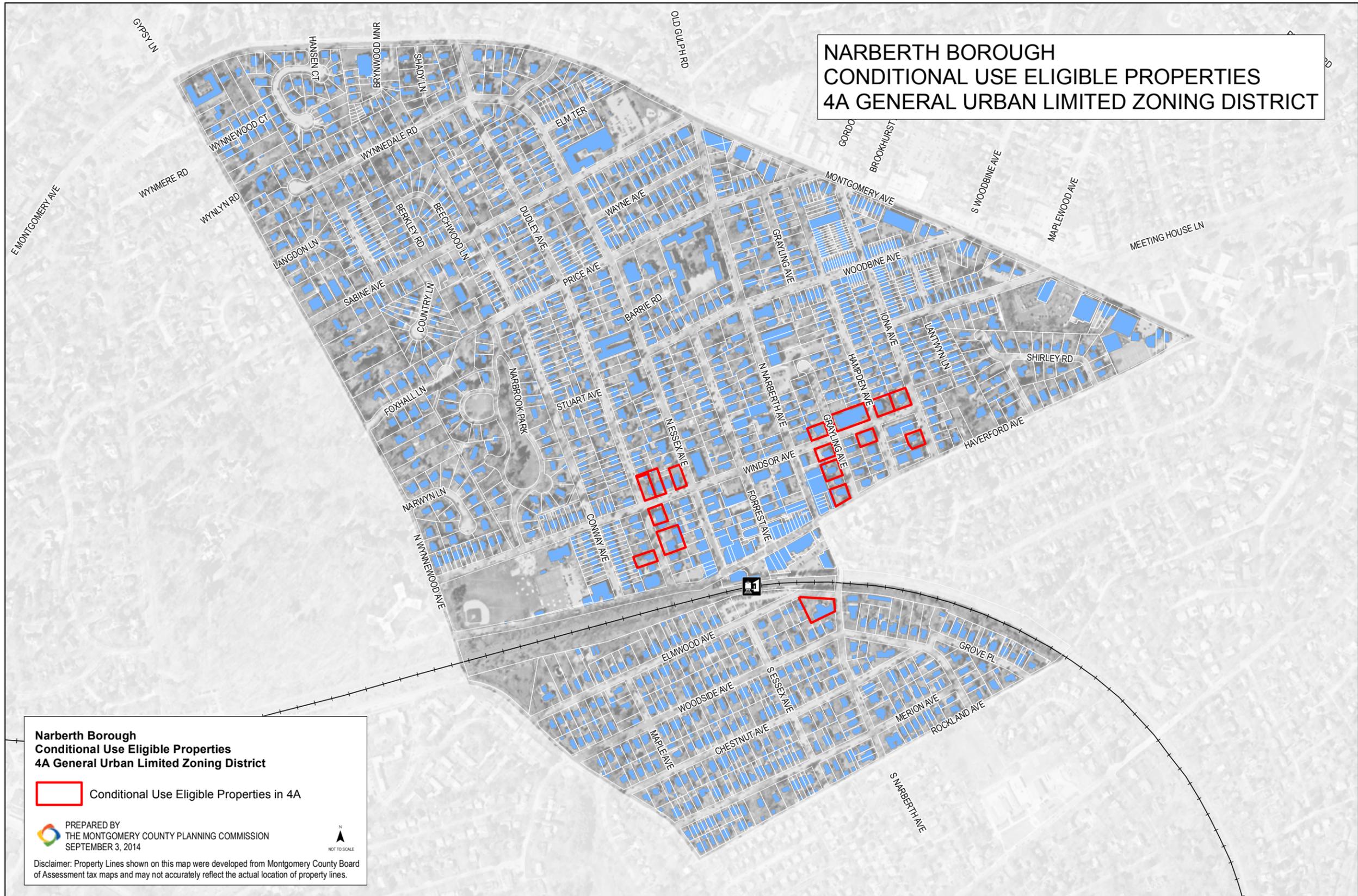
# APPENDICES

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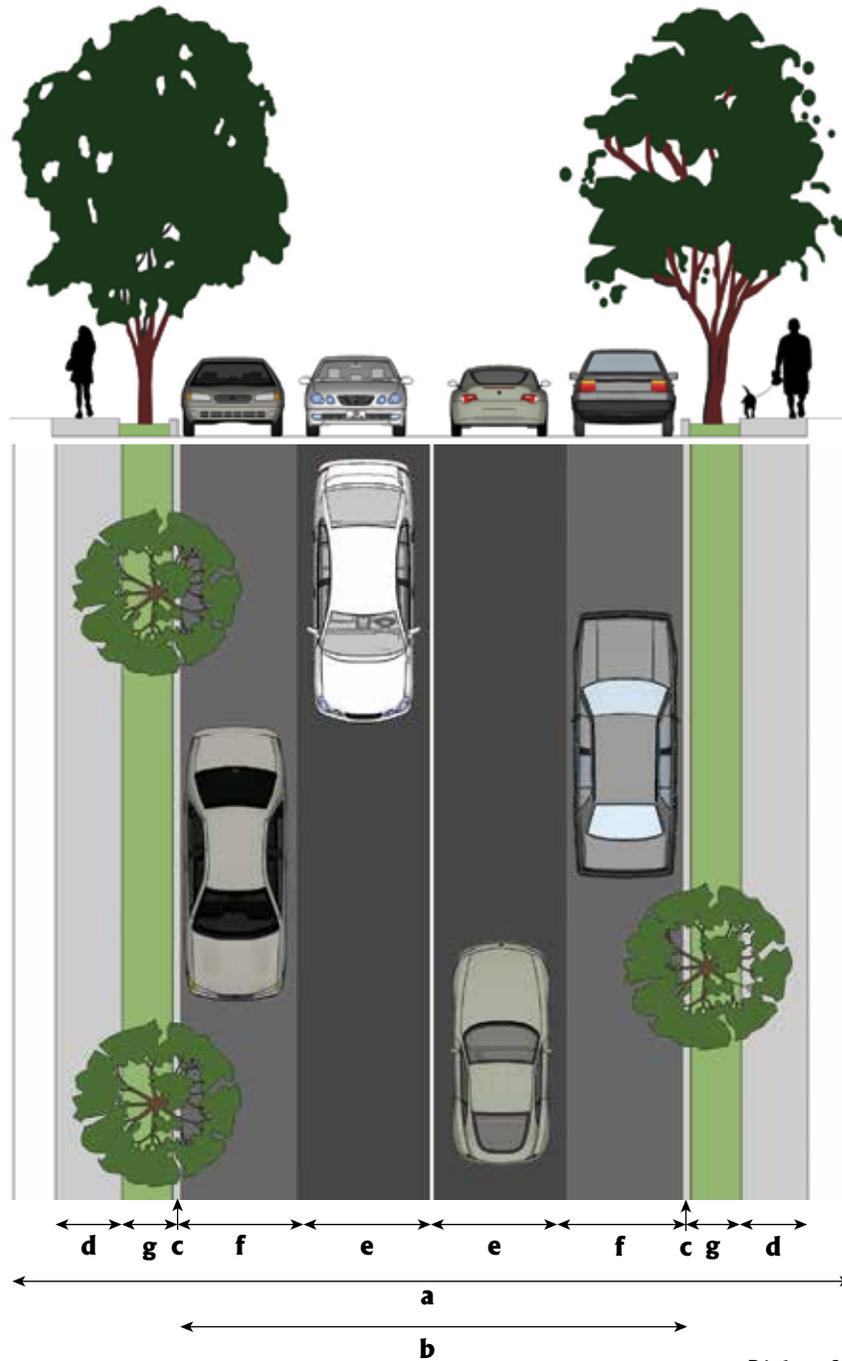




**Streets**

Section 124-701

Condition A: Two-Way Travel and Two Lanes of Parking



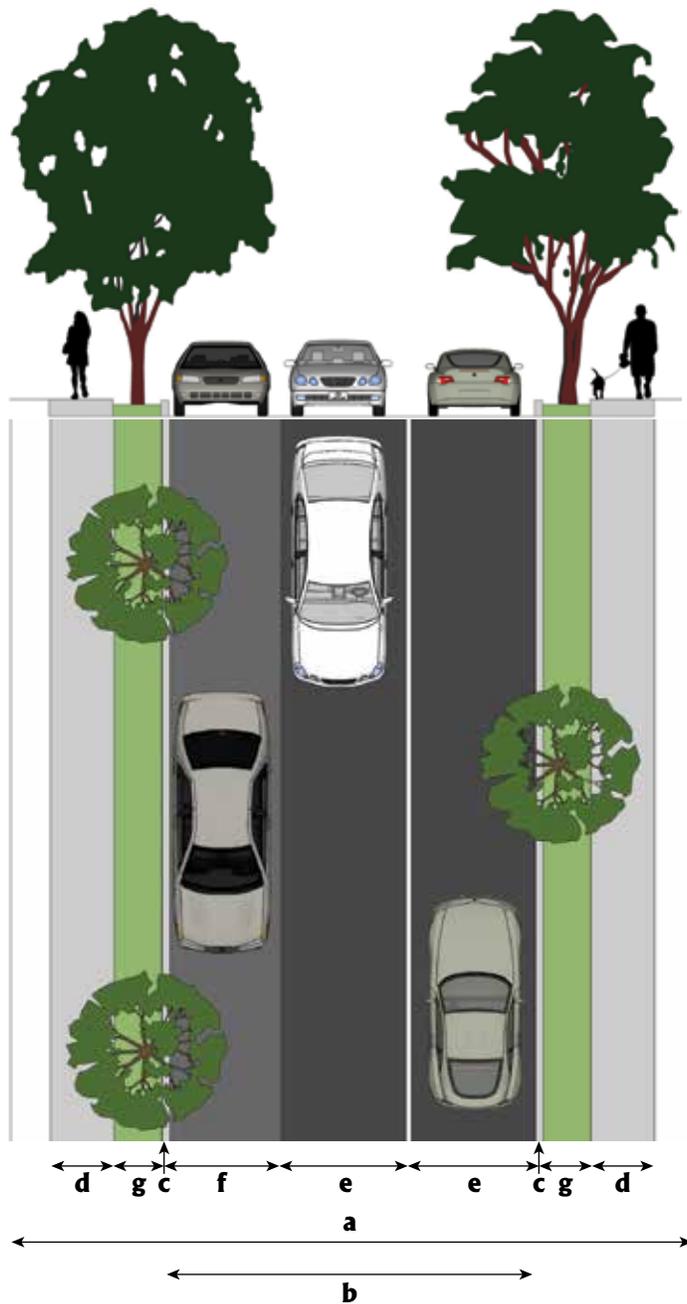
- a - Right-of-Way
- b - Cartway
- c - Curb width equals 6"
- d - Sidewalk
- e - Travel Lane
- f - Parking Lane
- g - Planting Strip (if present)

examples provided for illustrative purposes only

**Streets**

Section 124-701

Condition B: Two-Way Travel and One Lane of Parking



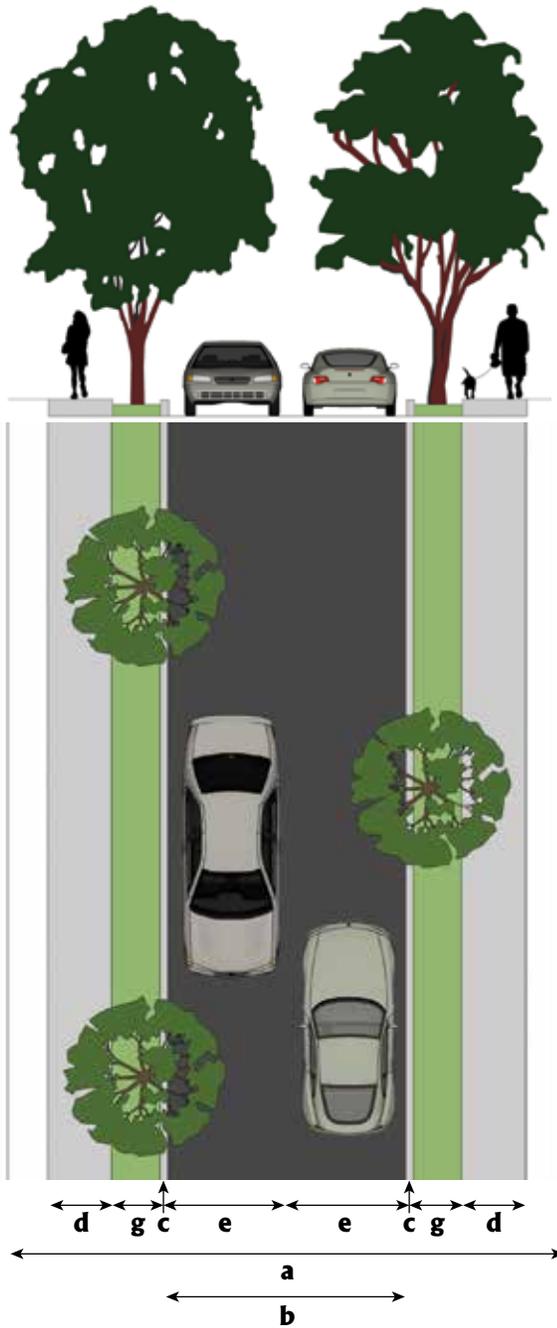
- a - Right-of-Way
- b - Cartway
- c - Curb width equals 6"
- d - Sidewalk
- e - Travel Lane
- f - Parking Lane
- g - Planting Strip (if present)

examples provided for illustrative purposes only

**Streets**

Section 124-701

Condition C: Two-Way Travel without On-Street Parking



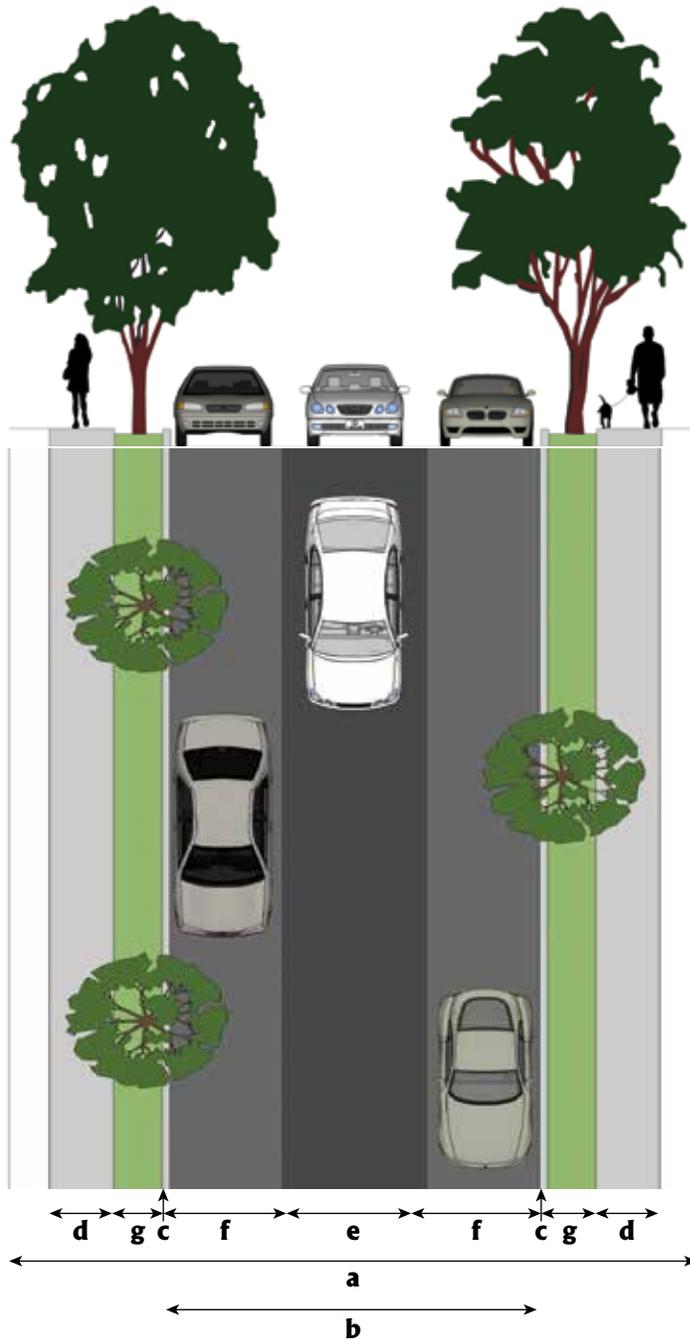
- a - Right-of-Way
- b - Cartway
- c - Curb width equals 6"
- d - Sidewalk
- e - Travel Lane
- f - Parking Lane (not applicable)
- g - Planting Strip (if present)

examples provided for illustrative purposes only

**Streets**

Section 124-701

Condition D: One-Way Travel with Two Lanes of Parking



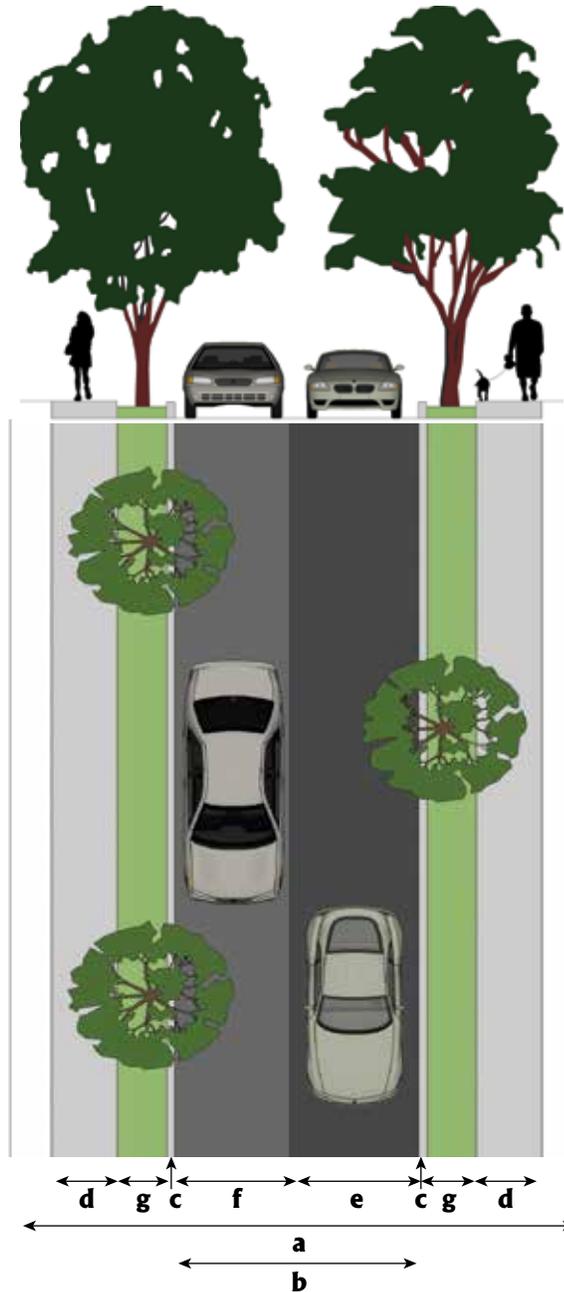
- a - Right-of-Way
- b - Cartway
- c - Curb width equals 6"
- d - Sidewalk
- e - Travel Lane
- f - Parking Lane
- g - Planting Strip (if present)

examples provided for illustrative purposes only

**Streets**

Section 124-701

Condition E: One-Way Travel with One Lane of Parking



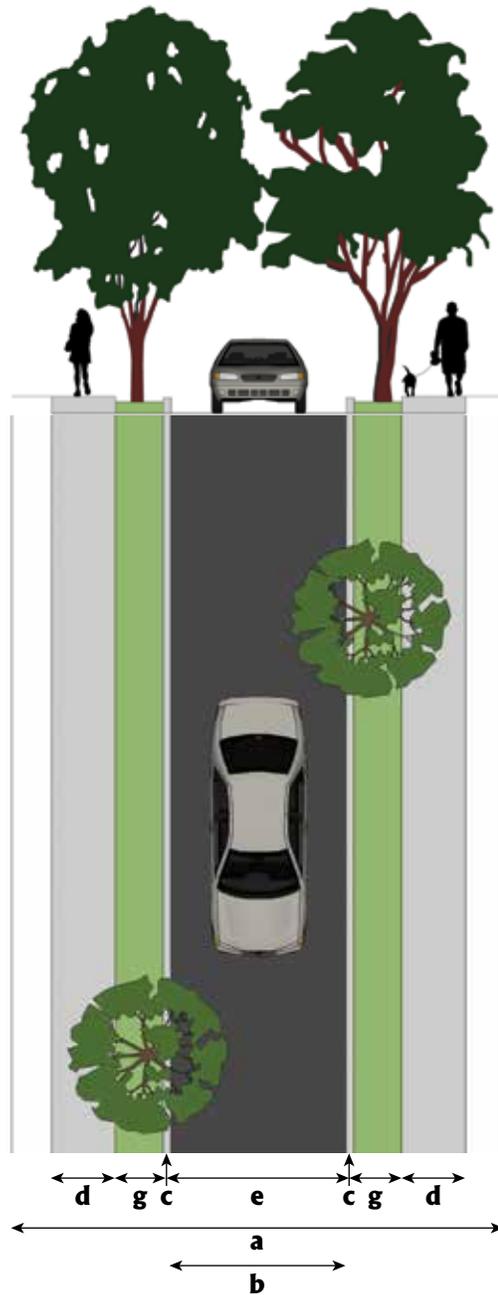
- a - Right-of-Way
- b - Cartway
- c - Curb width equals 6"
- d - Sidewalk
- e - Travel Lane
- f - Parking Lane
- g - Planting Strip (if present)

examples provided for illustrative purposes only

**Streets**

Section 124-701

Condition F: One-Way Travel without On-Street Parking



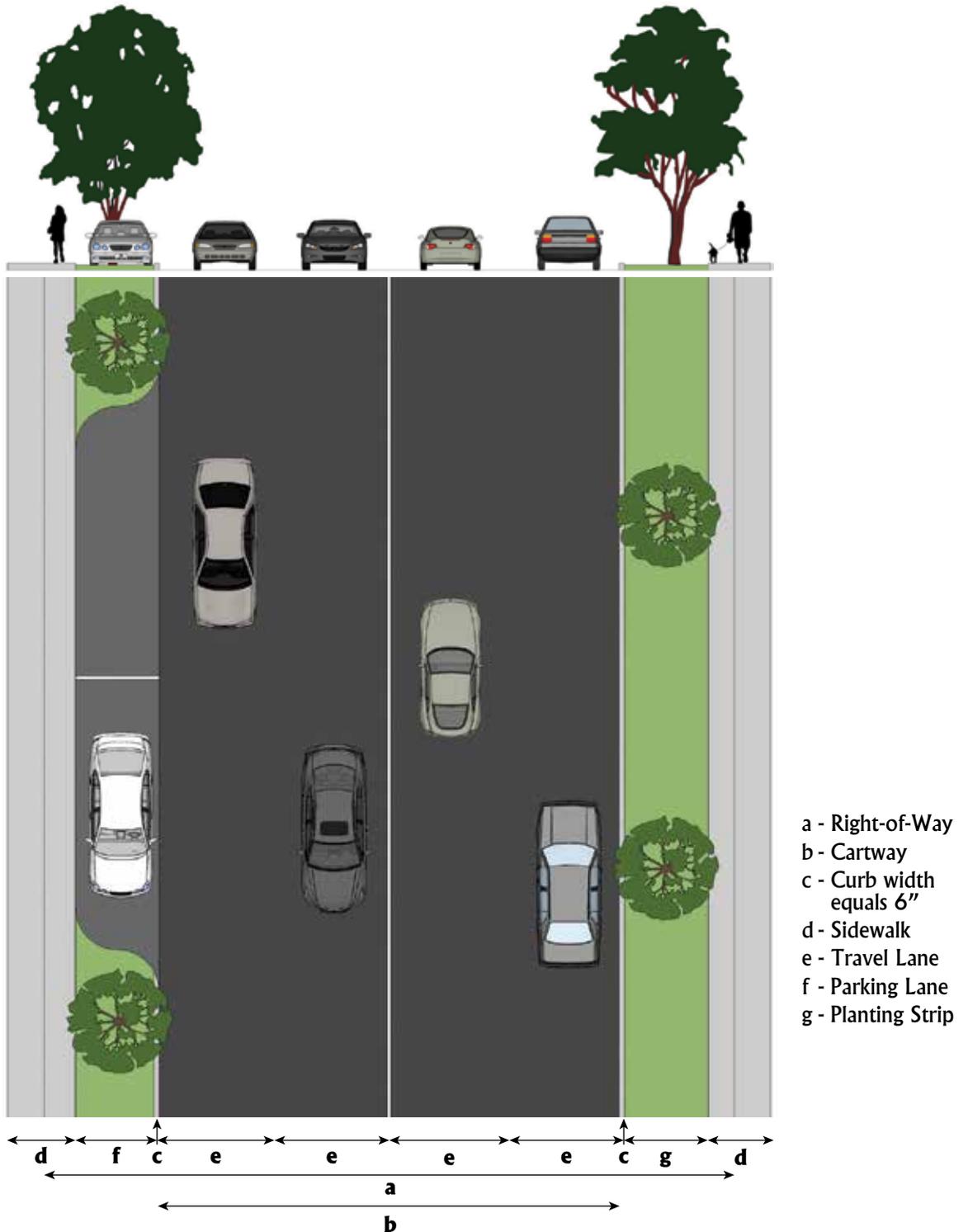
- a - Right-of-Way
- b - Cartway
- c - Curb width equals 6"
- d - Sidewalk
- e - Travel Lane
- f - Parking Lane (not applicable)
- g - Planting Strip (if present)

examples provided for illustrative purposes only

**Streets**

Section 124-701

Condition G: Four Travel Lanes with Parking Lanes or Wide Planting Strip



examples provided for illustrative purposes only

**Table (11) Street Dimension Standards**

Block	Name	Condition	a	b	c	d	e	f	g	Direction	Parking	Number of Sidewalks
			Right-of-Way Width	Cartway Width	Curb Width	Sidewalk Width	Travel Lane Width	Parking Lane Width	Planting Strip Width			
200	BARRIE	B	36'	20'	6"	4'	■	■	0	2	1	1
500	BEECHWOOD	B	36'	20'	6"	4'	■	■	2'	2	1	2
600	BERKLEY	B	50'	22'	6"	4'	■	■	0	2	1	1
000	BRYNWOOD	C	12'	18'	6"	N/A	■	■	0	1	0	N/A
000	CHESTNUT	B	44'	26'	6"	4'	■	■	3'	2	1	2
100-399	CHESTNUT	A	44'	26'	6"	4'	■	■	3'	2	2	2
100	CONWAY	D	50'	30'	6"	4'	■	■	0	1	2	2
500	CONWAY	B	50'	30'	6"	4'	■	■	0	2	1	1
200 - 499	CONWAY	A	50'	30'	6"	4'	■	■	0	2	2	2
400	COUNTRY	B	50'	24'	6"	4'	■	■	0	2	1	2
100	DUDLEY	D	50'	30'	6"	4'	■	■	0	1	2	2
200-599	DUDLEY	A	50'	30'	6"	4'	■	■	0	2	2	2
200	ELM TERRACE	A	40'	22'	6"	4'	■	■	2'	2	2	2
000-099	ELMWOOD	A	44'	26'	6"	4'	■	■	4'	2	2	2
100-299	ELMWOOD	B	44'	26'	6"	4'	■	■	4'	2	1	2
100-199	ESSEX (N)	D	50'	30'	6"	6 - 12'	■	■	0	1	2	2
100-400	ESSEX (S)	B	44'	25'	6"	4'	■	■	3'	2	1	2
200-499	ESSEX (N)	B	50'	30'	6"	4'	■	■	0	2	1	2
500-699	ESSEX (N)	B	50'	32'	6"	4'	■	■	2'	2	1	2
100	FORREST	A	50'	30'	6"	6 - 12'	■	■	0	2	2	2
200	FORREST	A	50'	28'	6"	4'	■	■	0	2	2	2
100	FOXHALL	A	50'	30'	6"	4'	■	■	0	2	2	2
300	GRAYLING	A	50'	28'	6"	4'	■	■	0	2	2	2
100-299	GRAYLING	A	50'	28'	6"	4'	■	■	2'	2	2	2
400	GROVE	A	44'	24'	6"	4'	■	■	4'	2	2	2
300	HAMPDEN	A	50'	25'	6"	4'	■	■	0	2	2	1
100-299	HAMPDEN	A	50'	30'	6"	4'	■	■	0	2	2	2
000	HANSEN	A	50'	30'	6"	4'	■	■	0	2	2	2
000	HAVERFORD	E	33'	24'	6"	4'	■	■	0	1	1	1
100	HAVERFORD	F	33'	24'	6"	4'	■	■	0	1	0	1
200- 301	HAVERFORD	D	33'	21'	6"	6 - 12'	■	■	0	1	2	2
302 - 699	HAVERFORD	C	33'	24'	6"	4'	■	■	0	2	0	2
500	HOMEWOOD	A	50'	30'	6"	4'	■	■	0	2	2	2
100 - 199	IONA	B	50'	30'	6"	4'	■	■	0	2	1	2
200 - 399	IONA	A	50'	28'	6"	4'	■	■	1'	2	2	2
000	LANGDON	A	50'	30'	6"	4'	■	■	3'	2	2	2
200	LANTWYN	B	20'	16'	6"	4'	■	■	0	2	1	1

Block	Name	Condition	a	b	c	d	e	f	g	Direction	Parking	Number of Sidewalks
			Right-of-Way Width	Cartway Width	Curb Width	Sidewalk Width	Travel Lane Width	Parking Lane Width	Planting Strip Width			
300	LANTWYN	B	20'	16'	6"	4'	■	■	0	2	0	1
100 - 299	MAPLE	A	44'	26'	6"	4'	■	■	0	2	2	2
300	MEETING HOUSE	A	50'	28'	6"	4'	■	■	0	2	2	2
100-399	MERION	A	44'	26'	6"	4'	■	■	3'	2	2	2
1000-1200	MONTGOMERY	G	66'	44'	6"	6'	■	■	4'	2	0	2
600-999	MONTGOMERY	G	66'	44'-60'	6"	6'-12'	11'	8'	8'	2	0-2	2
100	NARBERTH (N)	D	50'	30'	6"	6'-12'	■	■	0	1	2	2
000 - 099	NARBERTH (S)	B	50'	24'	6"	6'-12'	■	■	0	2	1	2
200-499	NARBERTH (N)	B	50'	30'	6"	4'	■	■	0	2	1	2
300 - 401	NARBERTH (S)	B	40'	24'	6"	4'	■	■	2'	2	1	2
	*NARBROOK PARK	C or F	38.5" or 26.5'	14'6"	N/A	4'	■	■	8'	1 or 2	0	1 or 2
000 - 099	NARWYN	A	50'	30'	6"	4'	■	■	0	2	2	1
000 - 399	PRICE	A	50'	28	6"	4'	■	■	0	2	2	2
100 - 299	ROCKLAND	B	35'	24'	6"	4'	■	■	0	2	1	2
300 - 499	ROCKLAND	B	35'	24'	6"	4'	■	■	4'	2	1	2
000 - 299	SABINE	A	50'	30'	6"	4'	■	■	0	2	2	2
600	SHADY	C	16'	16'	6"	4'	■	■	0	2	0	2
000	SHIRLEY	B	33'	20	6"	4'	■	■	0	2	1	2
200	STEPNEY	B	50'	22	6"	4'	■	■	3'	2	1	2
000	STUART	A	44'	24	6"	4'	■	■	0	2	2	2
200	WAYNE	B	50'	24	6"	4'	■	■	0	2	1	2
200	WILLIAMS	D	40'	22	6"	4	■	■	2'	1	2	2
000-199	WINDSOR	A	50'	30	6"	4'	■	■	0	2	2	2
200 - 250	WINDSOR	E	50'	30'	6"	4'	■	■	0	1	1	2
251 - 399	WINDSOR	D	50'	30'	6"	4'	■	■	0	2	2	2
000 - 399	WOODBINE	A	50'	30'	6"	4'	■	■	0	2	2	2
000 - 100	WOODSIDE	A	44'	26'	6"	4'	■	■	3'	2	2	2
200 - 599	WOODSIDE	A	44'	26'	6"	4'	■	■	4'	2	2	2
100	WYNNEDALE	A	50'	24'	6"	4'	■	■	5.5'	2	2	2
300	WYNNEWOOD (S)	C	50'	28'	6"	4'	■	■	0	2	0	2
000 - 399	WYNNEWOOD (N)	C	50'	28'	6"	4'	■	■	6'	2	0	2
400 +	WYNNEWOOD (N)	C	50'	24'	6"	4'	■	■	6'	2	0	2
000	WYNNEWOOD CT	B	40'	23	6"	4	■	■	0	2	1	2

\*Narbrook Park – roads are privately owned and should conform to the standards of the record plan for the development.

■ existing conditions

N/A not applicable to this block

**TABLE (12) PARKING CREDITS**

Block	Name	Block Total Linear Feet	Block Parkable Linear Feet	Ratio	Linear Feet Along Property Frontage for One Credit
200	BARRIE	485	402	0.83	24.13
500	BEECHWOOD	758	330	0.44	45.94
600	BERKLEY	371	199	0.54	37.29
000	CHESTNUT	667	606	0.91	22.01
100	CHESTNUT	1749	1284	0.73	27.24
200	CHESTNUT	866	628	0.73	27.58
300	CHESTNUT	434	296	0.68	29.32
100	CONWAY	974	485	0.50	40.16
200	CONWAY	563	398	0.71	28.29
300	CONWAY	547	344	0.63	31.80
400	CONWAY	686	478	0.70	28.70
500	CONWAY	400	366	0.92	21.86
400	COUNTRY	722	0	0	no credit
100	DUDLEY	1187	618	0.52	38.41
200	DUDLEY	1575	1222	0.78	25.78
300	DUDLEY	1137	826	0.73	27.53
400	DUDLEY	1324	1045	0.79	25.34
500	DUDLEY	956	732	0.77	26.12
200	ELM TERRACE	450	313	0.70	28.75
100	ELMWOOD	1513	677	0.45	44.70
200	ELMWOOD	693	452	0.65	30.66
000-099	ELMWOOD	909	713	0.78	25.50
100	ESSEX (N)	1186	622	0.52	38.14
200	ESSEX (N)	1879	554	0.29	67.83
300	ESSEX (N)	712	536	0.75	26.57
400	ESSEX (N)	696	560	0.80	24.86
500-699	ESSEX (N)	757	333	0.44	45.47
100	FORREST	649	236	0.36	55.00
200	FORREST	2016	1548	0.77	26.05
100	GRAYLING	1054	683	0.65	30.86
200	GRAYLING	1298	1115	0.86	23.28
300	GRAYLING	1526	1246	0.82	24.49
400	GROVE	1143	965	0.84	23.69
100	HAMPDEN	562	358	0.64	31.40
200	HAMPDEN	1395	1063	0.76	26.25
300	HAMPDEN	312	259	0.83	24.09
200	HVERFORD	1063	792	0.75	26.84
500	HOMEWOOD	705	421	0.60	33.49
100	IONA	500	183	0.37	54.64

Block	Name	Block Total Linear Feet	Block Parkable Linear Feet	Ratio	Linear Feet Along Property Frontage for One Credit
200	IONA	1559	995	0.64	31.34
300	IONA	458	392	0.86	23.37
200 - 300	LANTWYN	1424	593	0.42	48.03
100	MAPLE	550	450	0.82	24.44
300	MEETING HOUSE	904	648	0.72	27.90
100	MERION	1930	1574	0.82	24.52
200	MERION	671	577	0.86	23.26
300	MERION	693	534	0.77	25.96
1200-1300	MONTGOMERY	n/a	0	0	no credit
100	NARBERTH (N)	964	430	0.45	44.84
100	NARBERTH (S)	454	0	0	no credit
200	NARBERTH (N)	1962	861	0.44	45.57
200	NARBERTH (S)	475	173	0.36	54.91
300	NARBERTH (N)	1389	603	0.43	46.07
300	NARBERTH (S)	1053	942	0.89	22.36
400	NARBERTH (N)	497	198	0.40	50.20
400	NARBERTH (S)	744	257	0.35	57.90
100	PRICE	484	341	0.70	28.39
200	PRICE	1403	956	0.68	29.35
300	PRICE	300	282	0.94	21.28
100	ROCKLAND	316	0	0	no credit
100	SABINE	234	176	0.75	26.59
200	SABINE	1220	705	0.58	34.61
000 - 099	SABINE	2367	1444	0.61	32.78
000	STUART	338	242	0.72	27.93
200	WAYNE	1597	489	0.31	65.32
200	WILLIAMS	220	220	1	20.00
100	WINDSOR	797	458	0.57	34.80
301	WINDSOR	203	87	0.43	46.67
000 - 099	WINDSOR	961	310	0.32	62.00
302-399	WINDSOR	804	445	0.55	36.13
200	WOODBINE	585	493	0.84	23.73
300	WOODBINE	873	700	0.80	24.94
000 - 099	WOODBINE	428	340	0.79	25.18
100	WOODSIDE	1926	1292	0.67	29.81
200	WOODSIDE	884	742	0.84	23.83
300	WOODSIDE	1291	596	0.46	43.32
000 - 099	WOODSIDE	853	672	0.79	25.39
400-500	WOODSIDE	1043	341	0.33	61.17

**TABLE (13) FRONT YARD SETBACKS BY BLOCK**

**TABLE (14) FRONT FAÇADE MEASURES BY BLOCK**

Street Name	Block Number	Average Façade Area (sq. ft.)	Street Name	Block Number	Average Façade Area (sq. ft.)
BARRIE ROAD	N/A	487	MONTGOMERY	1200	745
BEECHWOOD	N/A	756	MONTGOMERY	1300	732
BERKLEY	N/A	496	ESSEX (N)	200	594
BRYNWOOD	N/A	205	ESSEX (N)	300	474
CHESTNUT	00	490	ESSEX (N)	400	683
CHESNUT	100	730	ESSEX (N)	500/600	660
CHESTNUT	200	679	NARBERTH (N)	200	634
CHESTNUT	300	839	NARBERTH (N)	300	800
CONWAY	100	707	NARBERTH (N)	400	691
CONWAY	200	377	NARBERTH (S)	300	986
CONWAY	300	432	NARBROOK PARK	N/A	593
CONWAY	400	620	NARWYN	N/A	696
COUNTRY	N/A	699	PRICE	100	472
DUDLEY	200	644	PRICE	200	482
DUDLEY	300	397	PRICE	300	504
DUDLEY	400	365	ROCKLAND	100	529
DUDLEY	500	270	SABINE	00	720
ELM	N/A	609	SABINE	200	430
ELMWOOD	00	683	SHIRLEY	N/A	336
ELMWOOD	100	764	SHIRLEY	N/A	639
FORREST	200	495	STEPNEY	N/A	650
FOX HALL	N/A	540	WAYNE	N/A	664
GRAYLING	200	886	WILLIAMS	N/A	607
GRAYLING	300	536	WINDSOR	00	503
GROVE	N/A	533	WINDSOR	100	455
HAMPDEN	200	607	WOODBINE	00/100	401
HANSEN	N/A	717	WOODBINE	200	988
HAVERFORD	500	676	WOODSIDE	00	597
HOMEWOOD	N/A	656	WOODSIDE	100	736
IONA	200	481	WOODSIDE	200	615
LANGDON	N/A	495	WOODSIDE	300	651
LANTWYN	N/A	763	WOODSIDE	400/500	583
MEETING HOUSE	N/A	390	WYNNEDALE	N/A	629
MERION	100	655	WYNNEDALE	N/A	687
MERION	200	550	WYNNEWOOD	200	731
MERION	300	419	WYNNEWOOD	500	515
MONTGOMERY	1000	595	WYNNEWOOD CT	N/A	425
MONTGOMERY	1100	535			

**Diagram: Lot Layers**

**Explanation of Standards**



*The following instructions are not regulatory and are provided for informational purposes in application of the zoning standards.*

Definition of **lot layer** (Article 12) – “An area of a lot defined by its distance and limit from the principal road.”

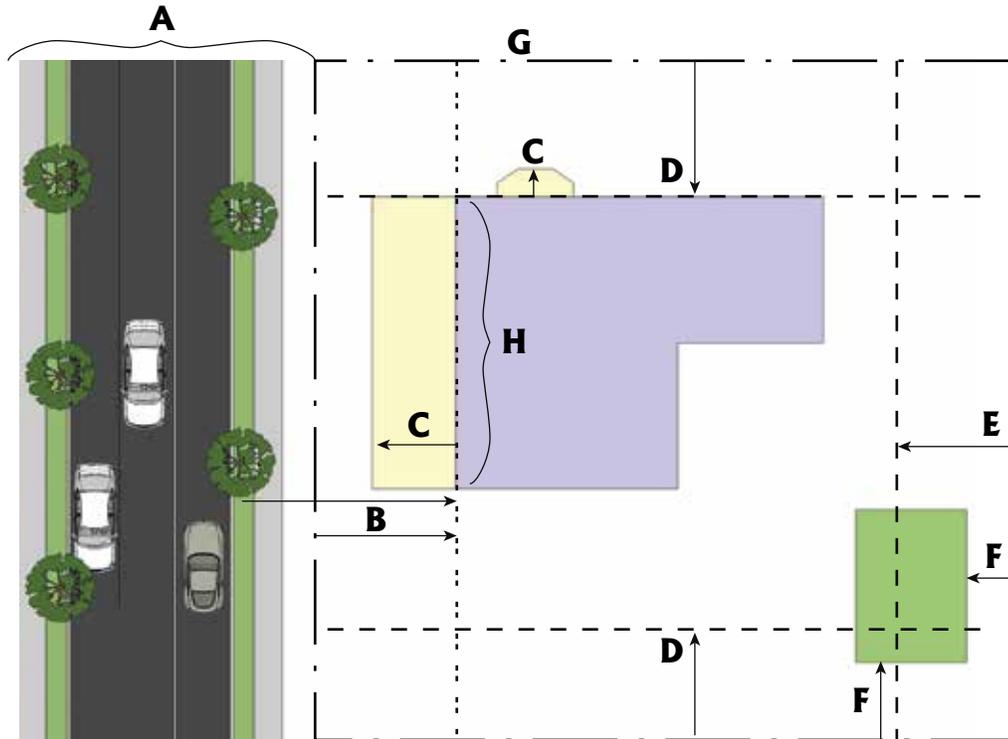
Lot layers help define the location of additions, parking, storage of trash, etc. depending on the district the property is located in. The first lot layer is a semi-private space usually reserved for front yards and porches in residential districts and sidewalks in commercial areas. Buildings are required to be built along the primary frontage line to frame and enclose public and semi-private spaces.

Article 5 Section 124-503 *Frontages*, specific to the 3a, 3b, 3c, and 4a zoning districts – “The first lot layer may not be paved except for driveways and paths for walking that connect the entrance of the principal building to the sidewalk”.

Article 6 Section 124-601.B *Parking Design*, specific to the 3a, 3b, 3c, 4a zoning districts – “Parking may only be located in the second or third lot layer”.

**Diagram: Site Planning for Mid-Block Lots**

**Explanation of Standards**



**Site Planning Standards for Mid-Block Lots**

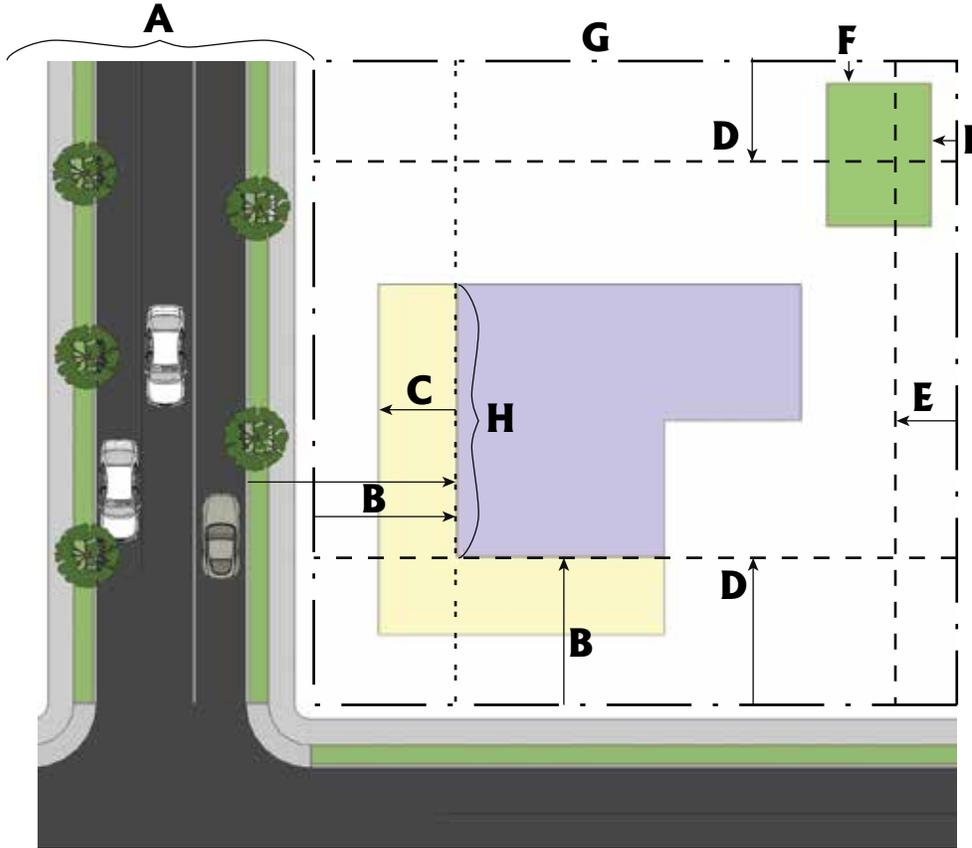
- A** The legal right-of-way width varies depending on the street. Most rights-of-way are 50 feet wide.
- B** Because right-of-way widths vary, some districts measure the front yard setback from the curb and calculate the median of all examples on the block, while other districts measure from the edge of the road right-of-way. In almost all cases, the intent is for new structures to match the front setback of existing buildings on the block.
- C** Features like porches and bay windows may be located in setback areas and are called encroachments.
- D** Side yard setback for principal buildings.
- E** Rear yard setback for principal buildings.
- F** Side and rear yard setbacks for accessory buildings are usually less than for principal buildings. Shared garages can even be built across property lines.
- G** Lot line.
- H** Frontage buildout is expressed as a minimum and maximum percentage of the primary frontage line that must be occupied by the principal building.

*The following instructions are not regulatory and are provided for informational purposes.*

	Principal Building Footprint
	Encroachments
	Accessory Building Footprint
	Building Setback Line
	Primary Frontage Line

**Diagram: Site Planning for Corner Lots**

**Explanation of Standards**



**Site Planning Standards for Corner Lots**

- A** The legal right-of-way width varies depending on the street. Most rights-of-way are 50 feet wide.
- B** The primary façade should be set back according to front yard setback standards. The other façade facing the side street needs to comply with the front yard setback when other homes face the side street. When that isn't the case, a smaller side yard setback is all that is needed.
- C** Features like porches may be located in setback areas and are called encroachments.
- D** Front or side yard setback for the principal building depending on existing conditions on the block.
- E** Rear yard setback for principal buildings.
- F** Side and rear yard setbacks for accessory buildings are usually less than those of principal buildings. Shared garages can even be built across property lines.
- G** Lot line.
- H** Frontage buildout is expressed as a minimum and maximum percentage of the primary frontage line that must be occupied by the principal building.

*The following instructions are not regulatory and are provided for informational purposes.*

**Which façade is the primary one?**

Corner properties should face the street that others on the block do. This is usually the street for which the property is addressed. The other façade facing the side street should be set back as if it were a front yard when other homes face the side street. In cases where no homes face the side street, a smaller side yard setback is all that is needed.

	Principal Building Footprint
	Encroachments
	Accessory Building Footprint
	Building Setback Line
	Primary Frontage Line

**Diagram: Front Façade****Explanation of Standards**

*The following instructions are not regulatory and are provided for informational purposes in application of the zoning standards.*

Definition of **front facade** (Article 12) – “All above-ground exterior walls of a building that is set along the primary frontage line.”

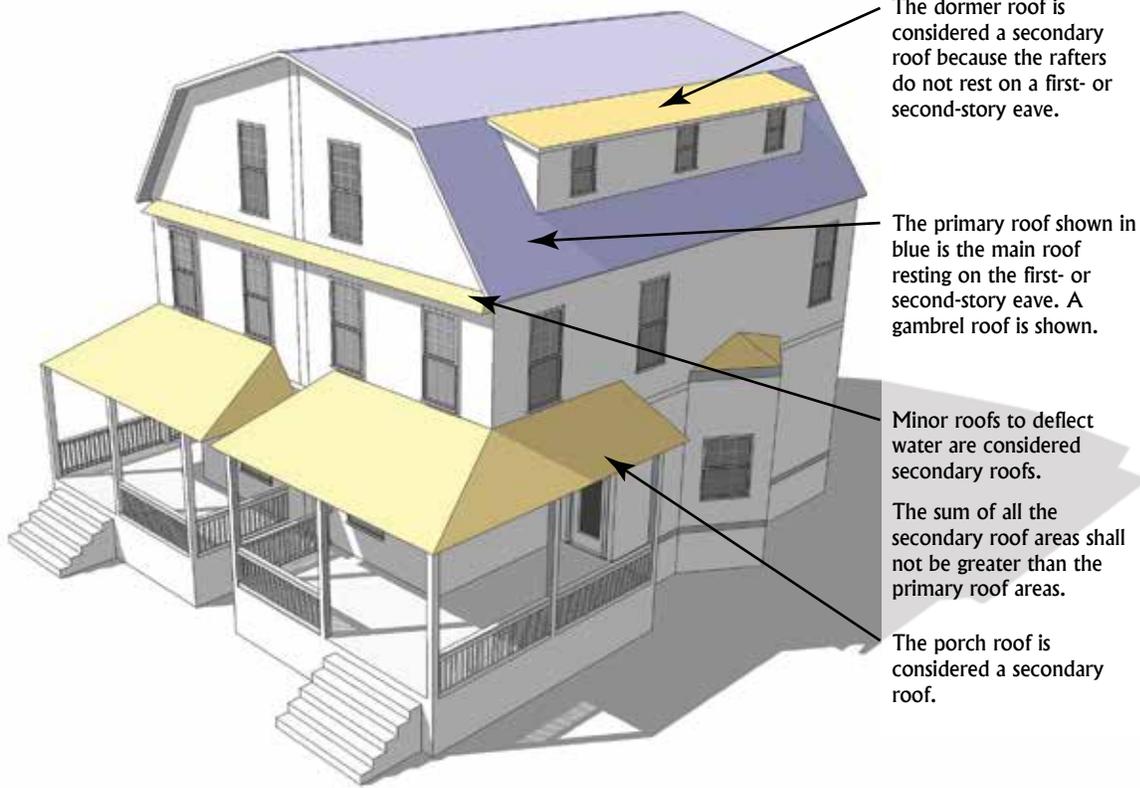
Definition of **primary frontage line** (Article 12) – “A line parallel or tangent to a street where the front façade is located at a distance equal to the front setback.”

Article 5, Section 124-501.D *Front Facade* – Applicable only to detached house, twin house, and multifamily house building types located in the 3a, 3b, and 3c zoning districts. “The cumulative area of the front facade viewed as an elevation and including all exterior walls within 6 feet of a plane extending the width of the frontage upwards to the maximum building height permitted in each zoning district shall be within a range of 30% of the average of this area of all existing detached house, twin house, and multifamily house building types on the block.”

Article 5, Section 124-502.B *Specific to Detached Building Type* – The ratio of openings to wall area in the front façade shall be a minimum of 20% and a maximum of 50%.

**Diagram: Roofs**

**Explanation of Standards**



*The following instructions are not regulatory and are provided for informational purposes in application of the zoning standards.*

Below is a summary of definitions and standards that may be applicable:

Definition of **primary roof** (Article 12) – “Any roof plane whose rafters rest on a load bearing exterior wall at the height of a first or second floor eave or overhanging a wall or porch.”

Definition of **secondary roof** (Article 12) – “Any roof plane that is not a primary roof such as dormer or porch roofs.”

Article 5, Section 124-501.C *Roofs on buildings:* “Specific to roofs on detached house, twin house, and multifamily house building types located in the 3a, 3b, and 3c zoning districts in the second lot layer.”

Taller buildings with a ridge greater than 30 feet must have a more steeply pitched roof, with a minimum of 8 inches of rise for every foot of run.



When measuring the pitch of a gambrel roof, measure the rise as the distance from the eave to the highest ridge and the run from the highest ridge to the eave. Pitch equals a/b.





**Narberth Borough Hall**

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