LAND USE ORDINANCE

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#### **SIGNS**

Section 15-270	Definitions
Section 15-271	Permit Required for Signs
Section 15-272	Signs Excluded From Regulation
Section 15-273	Certain Temporary Signs: Permit Exemptions and Additional
	Regulations
Section 15-274	Determining the Number of Signs
Section 15-275	Computation of Sign Area
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Section 15-278	Number of Freestanding Signs
Section 15-279	Subdivision and Multi-Family Development Entrance Signs
Section 15-280	Location and Height Requirements
Section 15-281	Sign Illumination and Signs Containing Lights
Section 15-282	Miscellaneous Requirements
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# **Article XVIII**

#### **PARKING**

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Section 15-291	Number of Parking Spaces Required
Section 15-292	Flexibility in Administration Required
Section 15-292.1	Payment of Fee in Lieu of Providing Parking Spaces
Section 15-293	Parking Space Dimensions
Section 15-294	Required Width of Parking Area Aisles
Section 15-295	General Design Requirements
Section 15-295.1	Design Standards for Bicycle Parking
Section 15-296	Vehicle Accommodation Area Surfaces
Section 15-297	Joint Use of Required Parking Spaces
Section 15-297.1	Creation of Public Parking Lots from Private Parking Areas
Section 15-298	Satellite Parking
Section 15-299	Special Provisions for Lots with Existing Buildings and lots within
	Neighborhood Preservation Districts
Section 15-300	Loading and Unloading Areas
Section 15-301	No Parking Indicated Near Fire Hydrants
Section 15-302	Limitation on the Total Lot Coverage Devoted to Surface Parking
Section 15-303	Reserved

# **Article XIX**

#### **SCREENING AND TREES**

#### Part I. Screening

Section 15-304 Section 15-305 Section 15-306 Section 15-307 Section 15-308 Section 15-309 Section 15-310 Section 15-311 Section 15-311.1 Section 15-312 Section 15-313	Board Findings Concerning the Need for Screening Requirements General Screening Standards Compliance with Screening Standards Descriptions of Screens Table of Screening Requirements Flexibility in Administration Required Combination Uses Landscaping Plan Screening of Flag Lots in the Historic District (HD) Protective Buffer Along Major Roads Reserved
Part II. Shading and Tree Protection	
Section 15-314 Section 15-315 Section 15-316 Section 15-317 Section 15-318	Board Findings and Declaration of Policy on Shade Trees Required Trees along Dedicated Streets Retention and Protection of Large Trees Shade Trees in Parking Areas Protection of Trees during Construction

#### **Article XX**

Performance Security May Be Required

Regulation of Forestry Activities

#### **AMENDMENTS**

Section 15-319

Section 15-319.1

Section 15-320	Amendments in General
Section 15-321	Initiation of Amendments
Section 15-322	Planning Board and Other Advisory Consideration of Proposed
	Amendments
Section 15-323	Hearing Required: Notice
Section 15-324	Board Action on Amendments
Section 15-325	Ultimate Issue Before Board on Amendments
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# **Article XXI**

#### Part I. NEIGHBORHOOD PRESERVATION

Section 15-330 Section 15-331	Neighborhood Preservation District Commission Powers and Duties of the Neighborhood Preservation District Commission
Section 15-332	Review Process for Certain Projects Within a Neighborhood
	Preservation District; Delay of Permit Issuance
Section 15-333	Commission Rules, Procedures and Guidelines
Section 15-334	Procedure for Designating a Neighborhood Preservation District
Section 15-335	Reserved
	Part II. HISTORIC PRESERVATION
Section 15-336	Historic District Commission
Section 15-337	Powers and Duties of Historic District Commission
Section 15-338	Procedure for Designating or Amending a Historic District
Section 15-339	Certificates of Appropriateness
Section 15-340	Historic District Commission Recommendation on Permit and Other Applications



#### INFORMATION REQUIRED WITH APPLICATIONS

- A-1 In General
- A-2 Written Applications
- A-3 Development Site Plans
- A-4 Graphic Materials Required for Plans
- A-5 Existing Natural, Man-Made, and Legal Features
- A-6 Proposed Changes in Existing Features or New Features
- A-7 Documents and Written Information in Addition to Plans
- A-8 Number of Copies of Plans and Documents



#### SPECIFICATIONS ON DRIVEWAY ENTRANCES



#### SPECIFICATIONS FOR STREET DESIGN AND CONSTRUCTION

- C-1 Design Speed, Sight Distance, Centerline Radius
- C-2 Cut and Fill Slopes
- C-3 Sign Distances at Intersections
- C-4 Radius at Street Intersections
- C-5 Clearing and Grubbing
- C-6 Grading and Compaction
- C-7 Street Base
- C-8 Street Surfaces
- C-9 Pavement Section Variations
- C-10 Street Cross Sections
- C-11 Curb and Gutter
- C-12 Sidewalks
- C-13 Wheel Chair Ramps
- C-14 Storm Water Run-off Control
- C-15 Sedimentation Control

#### **STANDARD DRAWINGS**

No. 1	Sight Distance for No Stop Condition
No. 2	Sight Distance for Stop Condition (Secondary State Road)
No. 3	Sight Distance for Stop Condition (Primary State Road)
No. 4	Curb and Gutter
No. 5	No Curb and Gutter
No. 6	Residential Street-No Curb and Gutter
No. 7	Residential Street-Curb and Gutter
No. 8	Standard Curb and Gutter
No. 9	Standard Wheel Chair Ramp
No. 10	Standard Catch Basin
No. 11	Storm Water Manhole
No. 12	Yard Inlet Cover
No. 13	Yard Inlet
No. 14	Sedimentation Control
No. 15	Single Driveway-Open Ditch
No. 16	Symmetrical Cul-De-Sac With Center Island
No. 17	Mountable Curb – Cul-De-Sac Island
No. 18	Alley with Curb & Gutter
No. 19	T-Turnaround
No. 20	Branch Turnarounds
No. 21	Minor Street Without Curb & Gutter &
	Minor Street With Curb & Gutter
No. 22	Local Street Without Curb & Gutter &
	Local Street With Curb & Gutter
No. 23	Subcollector Street Without Curb & Gutter &
	Subcollector Street With Curb & Gutter
No. 24	Mortarless Laid Brick Pavers for Sidewalks
No. 25	Mortarless Laid Brick Pavers for Sidewalks
No. 26	Collector Street – Curb & Gutter
No. 27	Alternative Street Standards



#### VEHICLE ACCOMMODATION AREA SURFACES

- D-1 Paved SurfacesD-2 Unpaved Surfaces
- D-3 Alternate Parking Space Treatment



#### SCREENING AND TREES – GUIDE FOR LANDSCAPING

- E-1 Guide for Protecting Existing Trees
- E-2 Standards for Street and Parking Lot Trees
- E-3 Formula for Calculating Twenty Per Cent Shading of Vehicle Accommodation Areas
- E-4 Typical Parking Lot Planting Islands
- E-5 Guide for Planting Trees
- E-6 Typical Opaque Screens
- E-7 Typical Semi-Opaque Screens
- E-8 Typical Broken Screens
- E-9 Guide for Planting Shrubs
- E-10 Lists of Recommended Trees and Shrubs
- E-11 Small Trees for Partial Screening
- E-12 Large Trees for Evergreen Screening
- E-13 Large Trees for Shading
- E-14 Small Shrubs for Evergreen Screening
- E-15 Large Shrubs for Evergreen Screening
- E-16 Assorted Plantings for Broken Screens
- E-17 List of Invasive Plant Species



- F-1 Community Noise Measurement Data Sheet
- F-2 Computational Work Sheet



# METHOD FOR CALCULATING POINT VALUES FOR ACTIVE RECREATION FACILITIES



#### **EXAMPLE OF SECTION 15-92.1, SPECIAL EXCEPTION**



STORM DRAINAGE DESIGN MANUAL



NOISE LEVELS [dB(A)] FOR COMMON INDOOR/OUTDOOR SOUNDS



DESIGN AND MANAGEMENT HANDBOOK FOR PRESERVATION AREAS IN LOWER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



VILLAGE MIXED USE & AFFORDABLE HOUSING VERNACULAR STANDARDS