

AN ORDINANCE

NO. 4320

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 155 Thereof, Entitled Zoning, Article V, Uses, Table 5.3, Use Regulations, IN Institution Nature Preserve, Environmental Use Regulations, To Provide That Such Uses Must Conclude By 9:00 P.M. Sunday Through Thursday And By 11:00 P.M. On Friday And Saturday; To Remove Specific Regulations For Education Events; And To Provide That Outdoor Events Are Limited To A Maximum Of 35 Per Year.

The Board of Commissioners of the Township of Lower Merion hereby ordains:

Section 1. The Code of the Township of Lower Merion, Chapter 155, Zoning, Article V, Uses, Table 5.3, Use Regulations, IN Institution Nature Preserve, Environmental use regulations, is hereby amended as follows:

Table 5.3. Use Regulations		
Uses	Use Permitted	IN
Institutional		
Environmental	R	<p>Environmental (nature preserve) or estate preservation lots are permitted subject to the following:</p> <ul style="list-style-type: none"> (1) Shall be in compliance with § 155-4.4, Institutional districts. (2) On lots of minimum 25 contiguous acres with frontages on primary, secondary and/or tertiary streets, permitted uses are: <ul style="list-style-type: none"> (a) Preservation, management and/or enhancement of land areas for outdoor passive recreation and/or scenic enjoyment for the benefit of the general public from dawn to no later than 9 PM, except as permitted in subsection (3)(b) below, including, but not limited to, educational, garden and cultural experiences and events, provided that a conservation easement for the estate preservation lot is approved and recorded by the Township. (b) The preservation and/or enhancement of an historic structure, including the adaptive reuse of the historic resource and existing associated structures for historical, environmental, horticultural, cultural, arts, genealogical and musical purposes, provided that a guarantee for the permanent preservation of the principal historic structure is provided. (3) Permitted uses are further regulated as follows: <ul style="list-style-type: none"> (a) The adaptive reuse of the principal historic structures and accessory structures may include facilities with associated offices, subject to: <ul style="list-style-type: none"> [1] The number of employees working within the structures is limited to one person per 500 square feet of floor area dedicated to the use, not including the employees employed for the preservation, management and enhancement of the property. [2] On-site parking shall be provided as specified in Article VIII, Parking Standards. (b) Outdoor events with outdoor amplified music, such as special exhibits, fairs,

Table 5.3. Use Regulations		
Uses	Use Permitted	IN
		<p>galas, retreats and performances, subject to:</p> <p>[1] A maximum of 35 events per year.</p> <p>[2] The event hours are limited to between 9:00 a.m. and 9:00 p.m., Sunday through Thursday, and 9:00 a.m. and 11:00 p.m., Friday and Saturday.</p> <p>[3] Any amplified sound source shall be directed away from adjacent residences and comply with the Township Noise Ordinance, Chapter 105.</p> <p>[4] No activity, including temporary parking, associated with such events can take place within 100 feet of property lines.</p> <p>[5] If an event requires more parking than exists at the site, temporary parking may be permitted on the lawn areas on the lot if located more than 100 feet away from any property line. If temporary parking cannot be accommodated on lawn areas on the lot, an off-site parking location shall be provided along with a shuttle service to shuttle attendees to and from the event.</p> <p>(c) A maximum of two dwelling units are permitted in each historic structure existing on the date the property was placed on the Historic Inventory. Use of the dwelling units is limited to employees, caretakers or advisors to the entity(ies) using the property for its permitted purposes.</p>

Section 2. Nothing in this Ordinance or in Chapter 155 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 155 prior to adoption of this amendment.

Section 3. The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid, or unconstitutional by any court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provisions had not been included herein.

Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

Approved by the Board this 19th day of November, 2025.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary