

Table 6.2. Bryn Mawr Medical District (BMMD) Dimensional Standards

| Lot Occupation | |
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| Lot width | n/a |
| Lot area | See Note 1. |
| Impervious coverage ² | |
| BMMD-1 | 80% maximum |
| BMMD-2 and BMMD-3 | 85% maximum |
| Building area ³ | |
| BMMD-1 | 60% maximum |
| BMMD-2 and BMMD-3 | 75% maximum |
| Open space | n/a |
| Setbacks (feet) | |
| BMMD-1 | |
| Street (buildings up to 65 feet in height) | 30 minimum |
| Street (buildings over 65 feet in height) | 120 minimum, plus 1 for each 1 foot above 65 feet) |
| BMMD-2 | |
| Front (minimum) | 0 ⁴ |
| Front (maximum) | 12 ⁵ |
| Side | 0 or 10 minimum ⁶ |
| Rear | 0 ⁷ |
| BMMD-3 | |
| Front (minimum) | 0 ⁴ |
| Side | 0 or 10 minimum ⁶ |
| Rear | 0 ⁷ |
| Building Height (maximum)⁸ | |
| Building: BMMD-1 | 14 stories or 140 feet ⁹ |
| Building: BMMD-2 and BMMD-3 | 6 stories or 60 feet |
| Parking (structured) | 5 stories or 50 feet |
| Abutting MDR¹⁰ | |
| 25 feet to 40 feet separation | 3 stories or 35 feet |
| 40 feet to 60 feet separation | 4 stories or 45 feet |
| 60 feet or more separation | 5 stories (maximum height 140 feet) |
| Row house | 3 stories or 45 feet ¹¹ |

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| Floor Area Ratio (FAR) | |
|-------------------------------|---|
| FAR: BMMD-1 | 2.2 maximum |
| FAR: BMMD-2 | 2.0 maximum |
| FAR: BMMD-3 | 0.85 maximum |
| NOTES: | |
| 1 | See § <u>155-6.2B(9)</u> . |
| 2 | The impervious surface may exceed the maximum permitted on such lot, provided that it is subject to a common covenant as set forth in § <u>155-6.2G</u> and such excess does not cause the impervious surfaces on all lots within such district and subject to the common covenant to exceed such maximum. |
| 3 | The building area on any single lot within the BMMD District may exceed the maximum permitted on such lot, provided that it is subject to a common covenant as set forth in § <u>155-6.2G</u> , and provided that such excess does not cause the building area on all lots within such district and subject to the covenant to exceed the maximum. |
| 4 | When a permitted nonresidential use or aboveground parking structure in the BMMD District is across the street from a residential use in LDR or MDR, the minimum front yard setback in the BMMD District shall be 50 feet. When a permitted residential use in the BMMD District is across the street from a residential use in LDR or MDR, the minimum front yard setback in the BMMD District shall be 10 feet. |
| 5 | When across the street from a residential use in a residential district the minimum standards shall apply. See Note 4 above. |
| 6 | Shall be 25 feet minimum where nonresidential use abuts single-family detached residential use or shall be 10 feet where a residential use abuts a residential use. |
| 7 | Shall be 25 feet minimum when a nonresidential use abuts a single-family detached residential use and 25 feet minimum for single-family residential use. |
| 8 | The maximum height of any building at the right-of-way line shall not exceed three stories or 45 feet, unless there is a minimum of 90 feet between the facing building or buildings across the street right-of-way and the proposed building, in which case the maximum height at the right-of-way line shall not exceed 60 feet. Portions of the building exceeding these limits shall be set back a minimum of 12 feet from the right-of-way line. |
| 9 | Per setback regulations |
| 10 | The separation applies from the proposed building to the nearest residential property line. |
| 11 | May be 50 feet if row house serves as a buffer |