

Table 6.4. Bryn Mawr Village District (BMV) Dimensional Standards

Lot Occupation	
Lot width	n/a
Lot area	n/a
Impervious coverage	
BMV1	90% ¹
BMV2	70% ²
BMV3 and BMV4	70% ³
Open area (BMV1)	20% minimum ⁴
Setbacks (Build-to Line) (feet)	
Principal Building	
Front [See § <u>155-6.4B(1).</u>]	0 maximum ⁵
Side	0 ⁶
Rear	
Abutting commercial	0
Abutting residential	25 minimum
Building Height (stories)	
Minimum	
BMV1, BMV2, BMV3, BMV4	2/26 feet
Street wall maximum	
BMV1, BMV2, BMV3, BMV4	3/38 feet
Total maximum (base)/[increase]	
BMV1	(4)/[5]
BMV2	(3)/[3]
BMV3	(3)/[4] ⁷
BMV4	(3)/[3]
Stepback minimum (base)/[increase]	
BMV1	(10 feet)/[15 feet]
BMV3	(none)/[10 feet] ⁸
Intensity⁹	
FAR (base) [increase]	
BMV1	(2.1 maximum)[2.5 maximum]
BMV2	(1.6 maximum)[1.6 maximum]
BMV3, BMV4	(1.6 maximum)[2.0 maximum]

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NOTES:

- 1 Impervious coverage may be increased at a rate of one square foot of additional impervious surface for each two square feet of grade-level green roof that is open and accessible to the public.
- 2 100% for structured parking facilities open to the public
- 3 100%, subject to compliance with the greening standards
- 4 See § 155-6.4B(3).
Where the right-of-way is closer than 10 feet from the curblineline, the build-to line shall be a minimum of 10 feet to 15 feet from the curblineline.
- 5 On Lancaster Avenue and Bryn Mawr Avenue, the build-to line shall be a minimum of 12 feet to 15 feet from the curblineline, unless the construction is an expansion of an existing building which is less than 12 feet from the curblineline. In such case the expansion may continue the build-to line established by the existing building, but in no case shall the expansion be less than 10 feet from the curblineline.
Any portion of a new building or addition to an existing building above three stories or 38 feet above grade shall be stepped back from the build-to line a minimum of 10 feet.
- 6 If a new or expanded structure is not built up to the side lot line, the new or expanded portion of the building shall be set back a minimum of 10 feet from the side lot line.
- 7 A parking structure may be increased in height subject to the regulations in § 155-6.4D(2).
- 8 A fifteen-foot stepback is required for a building authorized under § 155-6.4D(2)(d).
- 9 Refer to § 155-6.4D.