

Ordinance No. 98-04

An Ordinance of the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania amending Article VII of the Township Zoning Ordinance by correcting agency names, deleting the definition of "lower floor" and revising references to flood heights in Sections 703B1c, 703B1e, 703B2g, 703C3, 704A1a and 707A to read "the one hundred year flood heights".

The Board of Supervisors of West Pikeland Township does hereby enact and ordain as follows:

Section 1. Section 701 of the Zoning Ordinance is hereby amended by the deletion of "lowest floor" and the definition of it immediately following.

Section 2. Section 703B1(c) is hereby amended by the insertion in the final phrase thereof of the words "the one hundred year" between the words "increase in" and the words "flood heights".

Section 3. Section 703B1(e) whereby amended by the insertion in the final phrase thereof of the words "the one hundred year" between the words "increase in" and the words "flood heights".

Section 4. Section 703B2g is hereby amended by the insertion in the final phrase thereof of the words "the one hundred year" between the words "increase in" and the words

"flood heights" and by the deletion in line 3, second paragraph thereof of the word "small" and the substitution of the word "small".

Section 5. Section 703C3 is hereby amended by the insertion in the proviso of the first sentence thereof of the words "one hundred year" between the words "increase in" and the words "the flood heights".

Section 6. Section 703C1(a) is hereby amended by the deletion of the word "requirements" and the substitution therefor of the word "requirements".

Section 7. Section 704A1 is hereby amended by the insertion between the words "increase in" and the words "heights within" of the words "100 year flood".

Section 8. Section 704A(14) is hereby amended by the deletion of the word "arachaeological" and the substitution therefor of the word "archaeological".

Section 9. Section 704A(15) is hereby amended by the deletion of the word "requessted" and the substitution therefor of the word "requested".

Section 10. Section 707A is hereby amended by the insertion between the words "any increase in" and the words "flood heights" of the words "one hundred year".

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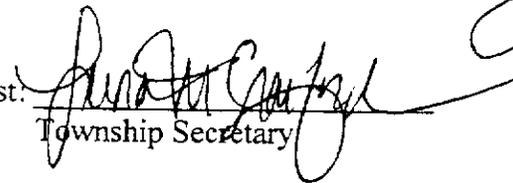
Section 11. Section 707C, D and K are hereby amended by the substitution wherever appearing for the "Department of Community Affairs" of the words "Department of Community and Economic Development".

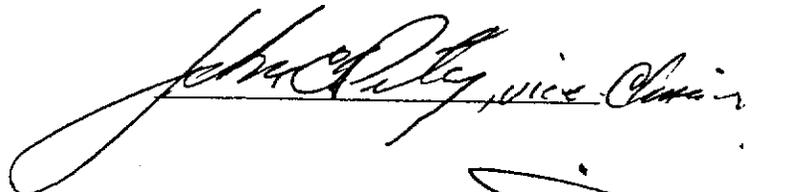
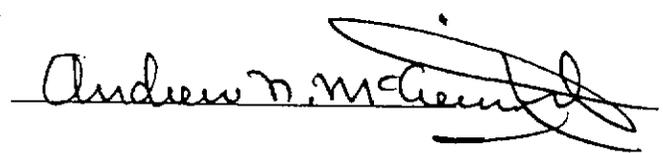
Section 12. Sections 703B2f, 703B2g and 707K are hereby amended by the substitution therein for "Department of Environmental Resources" of "Department of Environmental Protection" and in Section 703B2g of the "Bureau of Waterways Engineering" for "Bureau of Dams and Waterway Management".

Enacted and ordained this 3 day of August, 1998.

Board of Supervisors of West Pikeland Township

By: \_\_\_\_\_

Attest:   
Township Secretary

  
John P. Kelly, vice-Chair  
  
Andrew N. McCune

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Section 4. Section 703B2g is hereby amended by the insertion in the final phrase thereof of the words "the one hundred year" between the words "increase in" and the words

"flood heights" and by the deletion in line 3, second paragraph thereof of the word "small" and the substitution of the word "small".

Section 5. Section 703C3 is hereby amended by the insertion in the proviso of the first sentence thereof of the words "one hundred year" between the words "increase in" and the words "the flood heights".

Section 6. Section 703C1(a) is hereby amended by the deletion of the word "requirements" and the substitution therefor of the word "requirements".

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Section 9. Section 704A(15) is hereby amended by the deletion of the word "requested" and the substitution therefor of the word "requested".

Section 10. Section 707A is hereby amended by the insertion between the words "any increase in" and the words "flood heights" of the words "one hundred year".

Section 11. Section 707C, D and K are hereby amended by the substitution wherever appearing for the "Department of Community Affairs" of the words "Department of Community and Economic Development".

Section 12. Sections 703B2f, 703B2g and 707K are hereby amended by the substitution therein for "Department of Environmental Resources" of "Department of Environmental Protection" and in Section 703B2g of the "Bureau of Waterways Engineering" for "Bureau of Dams and Waterway Management".

Enacted and ordained this 3 day of August, 1998.

Board of Supervisors of West Pikeland Township

By: \_\_\_\_\_

*John P. Kelly, vice Chair*

Attest: *[Signature]*  
Township Secretary

*Andrew D. McCune*

WEST PIKELAND ORDINANCE NO. \_\_\_\_\_ OF 1998

AN ORDINANCE AMENDING THE WEST PIKELAND TOWNSHIP ZONING ORDINANCE PROVIDING FOR ADDITIONAL USES WITHIN THE "BUSINESS" DISTRICT BY EXCEPTION AND ESTABLISHING A NEW COMMERCIAL-INDUSTRIAL DISTRICT.

West Pikeland Township Board of Supervisors hereby ordains that the Zoning Ordinance of 1976, as heretofore amended, is hereby further amended as follows:

A. Article V, Section 501 is hereby amended by the addition of a new Section 501(g), as follows:

Section 501(g). The following additional uses when authorized by the Zoning Hearing Board is a special exception, in accordance with the standards for the grant thereof contained in this Ordinance and subject to all other applicable and general standards set forth in this Ordinance:

1. Motor vehicle service station, provided that all facilities will be located and all services shall be conducted within the confines of the lot, and all repair work, lubrication or washing shall be performed within the completely enclosed building or shall be screened or located so as not to be visible from a public highway;
2. Motor vehicle sales, rental or parking lot; printing establishment;
3. Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as any uses permitted in this district, provided the same are not noxious, offensive, hazardous or otherwise prohibited under Section 1005 and are not otherwise specifically provided for in another district under this Ordinance.

B. A new Article V.A is hereby added to the Zoning Ordinance as follows:

Article V.A - I Restricted Industrial District

Section 500A Purpose.

The purpose of the Restricted Industrial District is to provide a location within the Township for late, non-nuisance manufacturing, research, warehousing and similar operations, together with uses as may be incidental to these operations.

**Section 501A Use Regulations.**

A building or group of buildings may be erected, altered for use, and a lot may be used or occupied for any of the following purposes when authorized, in each case by the Zoning Hearing Board as a special exception, provided that each such use shall comply with the standards set forth in this Ordinance for the grant of special exception and any applicable general standards herein, and no such use shall create objectionable conditions as provided under Section 1005 of this Ordinance.

1. General office.
2. Laboratory for research, testing and development.
3. Wholesaling, warehousing and distributing.
4. Yard for storage, sale or distribution of lumber or building materials or products of manufacturing uses permitted in the Township, provided that any area used for outdoor storage is located so as not to be visible from an adjacent property or is enclosed and suitably screened from the surrounding area by satisfactory planting or other barrier not less than six (6) feet in height.
5. Animal hospital.
6. Light manufacturing, assembly, compounding of products from materials previously manufactured or processed.
7. Accessory uses and improvements customarily incidental to the above, when located on the same lot.
8. Any other use or activity which is of the same general character as any of the above and not otherwise provided for under this Ordinance and any other lawful use not otherwise provided for in this Zoning Ordinance as long as it is consistent with the health, safety and welfare and any applicable general standards of this Ordinance.
9. Each property, since it contains a historical structure upon a proposed building, be reviewed by the Historic Review Board (HARB) for its impact upon the property.

Section 502A Area, Height and Special Design Regulations.

- A. Lot area and width. Lot area of not less than two (2) acres per principal use shall be provided. Lot shall be not less than two hundred (200) feet wide at the building line nor less than one hundred fifty (150) feet wide at the street line.
- B. Building and floor area. Not more than thirty percent (30%) of the area of each lot may be occupied by buildings and the total floor area of all building on the lot shall not exceed eighty percent (80%) of the lot area.
- C. Building placement requirements. No building shall be located less than seventy-five (75) feet from the street line or one hundred (100) feet from the street center line, which ever is greater. No building shall be located less than forty (40) feet from a side or rear property line.
- D. Height regulations. No building shall exceed thirty-five (35) feet in height, subject to the definition of "height of building" under this Ordinance.
- E. Special design requirements. I Restricted Industrial Districts are designed primarily to provide for modern, light, non-nuisance research, office and processing uses which do not detract from the residential or nonindustrial character of surrounding areas, or prejudice the use of adjoining tracts for other light industrial uses. Therefore, in addition to the applicable provisions of other general regulations of this Ordinance, the following specific regulations shall apply:
- (1) Each use permitted in this district shall be conducted within a completely enclosed building, provided that outdoor storage may be allowed in conjunction with a permitted use if the area used for storage is located or screened so as not be visible from an adjoining property line.
  - (2) The area surrounding each permitted building shall be suitable and attractively landscaped, and each building shall be designed so as to minimize its traditional industrial appearance and shall, insofar as is practicable, afford minimal external evidence of the nature of the operation conducted therein.
  - (3) All equipment shall be operated by electric power, oil, gas or other smokeless fuel and each use shall provide and utilize such smoke, odor, dust, noise, or other controlled devices as are necessary to assure that the use will not constitute an objectionable condition as

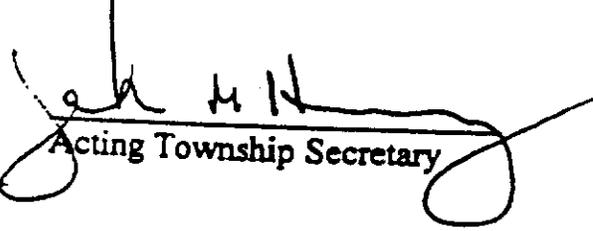
prohibited under Section 1005.

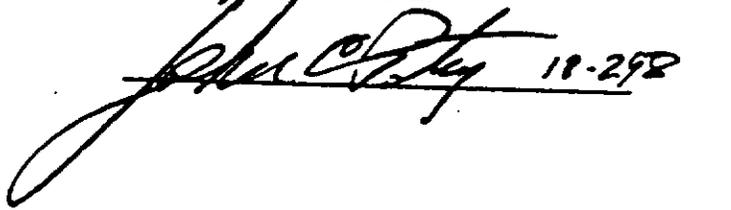
- (4) No products or goods shall be publicly displayed on the premises.
- (5) Adequate provision shall be made for water supply, sewage and waste disposal. Where public water and sewer facilities are not used, such facilities shall be approved by the Township or other appropriate governmental agency.
- (6) Along each rear or side property line which abuts a residence district, or Township boundary line, or property used for residential purposes, a buffer yard shall be provided which shall not be less than one hundred (100) feet in width except when the zoning district and the adjoining township permits substantially similar uses. this required yard shall be measured from the boundary line or from the street line where a street constitutes the boundary. Thirty (30) feet of such yard space nearest the residential district or use or Township boundary line shall be used only as a buffer planting strip. Such buffer planting strip shall be landscaped for the full width (or as otherwise specified below), and shall create a screen of sufficient density not to be seen through and of sufficient height to constitute an effective screen and give immediately visual screening to an abutting property or district. The required screen shall be permanently maintained and shall constitute a planting of dense evergreens or a compact evergreen hedge, or, where otherwise specifically designated, an appropriate wall, fence, suitable planting, natural vegetation or combination thereof. The remaining seventy (70) feet of space may be used for off-street parking for any permitted purposes other than a building or permanent structure or any processing activity.
- (7) Where necessary, adequate provision shall be made to supplement public fire fighting facilities.
- (8) Each use shall comply with the general standards set forth in this Ordinance. The standards applicable to uses in the B Business District under Article X, General Regulations, and under Article XIII, Signs, shall apply also to uses in the Restricted Industrial District.
- (9) Each of the designated properties in the proposed Restricted Industrial Commercial District contains an historic structure. Therefore, the design for any new proposed structure for the site must be submitted to the Historic Architectural Review Board for review and approval.

- C. The zoning map of West Pikeland Township is hereby amended to redesignate the areas shown on the map attached hereto as Restricted Industrial Commercial District. Such district shall include tax parcel nos. 34-4-18.1, 19.1, 25.1, and 26 as shown on the attached map.
- D. This Ordinance shall become effective immediately. This Ordinance is enacted and ordained on the 2nd day of November, 1998.

Approved and adopted by the Board of Supervisors this 2nd day of November, 1998.

Attest:

  
Acting Township Secretary

  
Chairman 11/2/98  
  
11-2-98

