

ORDINANCE NO. 2019-15

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP ZONING ORDINANCE TO ALLOW TOWNHOUSE DEVELOPMENTS IN CERTAIN AREAS OF THE C-3 SERVICE COMMERCIAL DISTRICT AND TO PROVIDE REGULATIONS THEREFORE

IT IS HEREBY ORDAINED AND ENACTED by the Board of Commissioners of Radnor Township, Delaware County, Pennsylvania as follows:

Section 1.

Chapter 280. Zoning

Article I. §280-4 B. Definitions

The definition of Dwelling in §280-4 B. is hereby amended to add a definition of Townhouse which shall read as follows:

(4) **TOWNHOUSE**

A building containing three (3) or more dwelling units with each dwelling unit designed and occupied exclusively as a residence for one (1) family, having independent outside access, and attached to but separated from adjoining dwellings by not more than two (2) party walls.

Article X111. C-3 Service Commercial District

§280-54. Purpose and objectives; application of regulations.

A. C-3 Service Commercial Districts make appropriate provision for a wide range of highway-oriented retail, automotive and heavier service-type business activities which ordinarily require main-highway locations and cater to transient as well as to local customers, **and for an appropriate mix of residential and nonresidential uses.** Among the objectives of C-3 Service Commercial Districts are:

(4) To buffer adjacent existing and proposed residential uses from commercial uses where there is not access to an Arterial highway.

§280-55. Use regulations.

A detached **nonresidential** building may be erected or used and a lot may be used or occupied for any one of the following **nonresidential** purposes, provided that the use and conversion of any existing dwelling **to a non-residential use** shall comply with the provisions of §280-45.

Townhouse dwelling units are permitted subject to compliance with the requirements below.

I. A townhouse development, provided the site area is located in excess of 450 feet from an arterial street, as defined in §255-6D of the Subdivision and Land Development Ordinance, and is adjacent to or across the street from a Residence District listed in §280-5. Townhouses shall meet the requirements of §280-93.

J. Accessory uses, as permitted in §280-47J.

§280-56. Area and height regulations.

A. Lot area and width. Every lot shall have a lot area of not less than 30,000 square feet, and such lot shall be not less than 150 feet in width at the building line.

(1) Lot area and width exception for townhouses. Each townhouse dwelling unit shall meet the lot and area requirements below, provided that a townhouse development may be located on a single lot provided that the development complies with §280-36 (Special regulations for multiple-dwelling groups) and either the Pennsylvania Planned Community Act or the Pennsylvania Condominium Act, and further provided that each townhouse unit demonstrates compliance with the lot area and width requirements below. Except where exceptions are provided below, townhouses shall comply with the requirements of §280-56.

Minimum lot area per dwelling unit 3,250 square feet

*Minimum lot width for
each group of townhouses
(3 dwelling units or more)*

*100 feet at building
setback line*

*Minimum lot width
for each townhouse*

20 feet

Minimum yards:

Front (from existing curb line)

25 feet

Side (between buildings)

*25 feet aggregate, 10 feet minimum
(between buildings), 10 feet from
property line for end units*

Rear

25 feet

Lot Coverage

60% maximum impervious surface

**Key- Bold and Italics = Proposed Additions to Code*

Section 2. Repealer. All ordinances or parts of ordinances which are directly inconsistent herewith are hereby repealed.

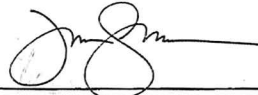
Section 3. Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section 4. Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and ORDAINED this 26th day of October, 2020.

**RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

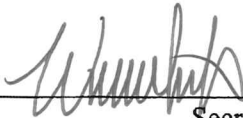
By:



Name: Jack Larkin, Esquire

Title: President

ATTEST:



Secretary