

ORDINANCE NO. 2013-12

RADNOR TOWNSHIP

AN ORDINANCE OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280, ZONING, OF THE CODE OF THE TOWNSHIP OF RADNOR, ESTABLISHING REGULATIONS TO PERMIT MUNICIPAL SERVICES/USES AS AN ACCESSORY USE IN ALL ZONING DISTRICTS ON LANDS OWNED, OPERATED, LEASED, AND/OR MAINTAINED BY RADNOR TOWNSHIP.

P R E A M B L E

The Radnor Township Board of Commissioners does hereby ENACT and ORDAIN, as follows:

Section 1.

Article XX General Regulations is hereby amended by adding a new Section 115.5 as follows:

Section 115.5 Municipal Services/Uses

When approved by the Board of Commissioners and located on lands owned, operated, leased and/or maintained by Radnor Township, the following services/uses shall be permitted as accessory uses in all zoning districts:

- A. All township buildings, structures, services, and uses including, but not limited to the following: governmental offices; garages for the storage of tools, equipment and vehicles; police and emergency services; transportation and pedestrian safety improvements; utilities; renewable energy facilities; recreational facilities and appurtenances; information resources; signs; and the use of land for the stockpiling of materials used by the municipality in its municipal functions.
- B. Preferred Parking: One (1) off-street parking space for every four (4) seats in meeting areas or one (1) off-street parking space for each two hundred (200) square feet of gross floor area, whichever requires the greater number of off-street parking spaces, plus one (1) off-street parking space for every employee. This standard shall be used as a guideline only. Required parking shall be based on the needs as determined by the Board of Commissioners.
- C. Area and Dimensional Requirements: Any improvement project shall be subject to the underlying district regulations unless otherwise approved by the Board of Commissioners.

- D. Natural resource protection and buffer yards shall be as required in the underlying district unless otherwise approved by the Board of Commissioners.
- E. Notice of any proposed project shall be provided to adjacent property owners within 500 feet of the subject site.
- F. Wherever there is a conflict or inconsistency between these regulations and other definitions and regulations of the Zoning Code, those regulations set forth in this section shall govern.

Section 2. Repealer.

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 3. Severability.

If any clause, sentence, paragraph, section, subsection, part, or provision of this Ordinance is, for any reason, found to be unconstitutional, illegal, or invalid by a court of competent jurisdiction, such unconstitutionality, illegality, or invalidity shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid. It is hereby declared as the intent of the Board of Commissioners of Radnor Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid clause, sentence, paragraph, section, subsection, part, provision, or part thereof not been included therein.

Section 4. Effective Date.

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

ENACTED and *ORDAINED* this 12 day of August, 2013.

RADNOR TOWNSHIP

By:



Name: Elaine P. Schaefer

Title: President

ATTEST:



Robert A. Zienkowski, Secretary