

**TOWNSHIP OF RADNOR
DELAWARE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2012 - 01

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280 OF THE RADNOR TOWNSHIP CODE, ZONING, BY ADDING DEFINITIONS FOR BED AND BREAKFAST AS A SPECIAL EXCEPTION USE PERMITTED WITHIN THE AGRICULTURAL-CONSERVATION DISTRICT AND THE WAYNE BUSINESS OVERLAY DISTRICT; AND ESTABLISHING REGULATIONS FOR A BED AND BREAKFAST USE PERMITTED BY SPECIAL EXCEPTION IN RADNOR TOWNSHIP.

ARTICLE I.

Chapter 280 of the Radnor Township Code, Zoning, is hereby amended by adding the following definitions to Section 280-4 of the Radnor Township Code:

BED AND BREAKFAST HOME — An owner-occupied single-family house where short-term lodging rooms (guest rooms) with meals are provided for compensation.

BED AND BREAKFAST USE — A portion of an owner-occupied single-family house dedicated solely to the Bed and Breakfast Home operation, including, but not limited to, short term lodging rooms (guest rooms), bathrooms, and common areas.

ARTICLE II.

Chapter 280 of the Radnor Township Code, Zoning, is hereby amended by adding Bed and Breakfast as a use permitted by Special Exception within the Agricultural-Conservation District by adding a new Subsection §280-9.G(2) that shall read as follows:

- (2) A bed and breakfast use in accordance with the requirements set forth in §280-115.3.

ARTICLE III.

Chapter 280 of the Radnor Township Code, Zoning, is hereby amended by adding Bed and Breakfast as a use permitted by Special Exception within the Wayne Business Overlay District by adding a new Subsection §280-53.7.G(1) that shall read as follows:

G. The following uses, only when authorized as a special exception by the Zoning Hearing Board, subject to the general standards prescribed in §280-145.

- (1) A bed and breakfast use in accordance with the requirements set forth in §280-115.3.

ARTICLE IV.

Chapter 280 of the Radnor Township Code, Zoning, is hereby amended by adding general requirements for a Bed and Breakfast use permitted by Special Exception by adding the following new Section §280-115.3 to the Radnor Township Code:

280-115.3. Bed and Breakfast permitted by special exception.

A Bed and Breakfast is permitted by special exception within a lawful single-family dwelling unit under the Radnor Township Zoning Ordinance, provided all of the following requirements are met:

- A. The bed and breakfast home and use can only be established in a single-family dwelling existing as of the date of the adoption of this amendment.
- B. The bed and breakfast home and use shall be an accessory use to a single-family dwelling and shall be subordinate to the residential use of the premises. The bed and breakfast use shall be owned and operated by the homeowners.
- C. Each guest room of the bed and breakfast home must comply with Radnor Township building, health, and safety codes.
- D. There will be no change in the outside appearance of the building and/or premises nor any visible or audible evidence detectable from the lot as to the presence of a bed and breakfast home, except for signage as permitted under Article XXI Signs of this Chapter.
- E. No meals shall be served to the general public. Meals may be served to overnight guests of the bed and breakfast home. No separate kitchen or cooking facility shall be allowed in any guest room. All food service shall comply with Federal, State, and County regulations for the preparation, handling, and serving of food.
- F. The minimum off-street parking requirements are as follows: one (1) parking space is provided per guest unit or guest room and one (1) parking space for each employee of the bed and breakfast home. In addition, any applicable parking requirements for the single-family dwelling shall be met. All parking areas shall be paved or graveled.
- G. Where deemed necessary to preserve and protect the residential nature of the neighborhood, the Board may require a landscape buffer, fence, or other screening

between the bed and breakfast home's parking area and any neighbor properties or streets.

- H. There shall be no bed and breakfast use within 1,000 feet of any other bed and breakfast use.
- I. Guests shall not remain in the same bed and breakfast for more than fourteen (14) consecutive days.
- J. The use of any on-site amenities such as a swimming pool or tennis court shall be restricted to use by overnight guests staying at the bed and breakfast, as well as the homeowners and their private guests.

ARTICLE V.

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

ARTICLE VI.

Severability. If any section, paragraph, sub-section, 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.


ARTICLE VII.

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

ENACTED AND ORDAINED this 27th day of February, 2012.

RADNOR TOWNSHIP

By: *William A. Spingler*
Name: William A. Spingler
Title: President

ATTEST: 
Robert A. Zienkowski, Secretary