

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280, ZONING, OF THE CODE OF THE TOWNSHIP OF RADNOR, ESTABLISHING A NEW DISTRICT, THE GARRETT HILL ZONING DISTRICT; SETTING FORTH NEW DEFINITIONS WITHIN THE DISTRICT, CREATING AREAS OF SPECIAL CLASSIFICATION WITHIN THE DISTRICT, INCLUDING GARRETT AVENUE NEIGHBORHOOD (GH-N), GARRETT AVENUE (GH-GA), CONESTOGA ROAD (GH-CR), BUSINESS CAMPUS (GH-BC), AND PARKS AND OPEN SPACE (GH-OS); ESTABLISHING NEW DIMENSIONAL CRITERIA, USES PERMITTED BY RIGHT AND SPECIAL EXCEPTION, PARKING REQUIREMENTS, AND DESIGN CRITERIA WITHIN THE GARRETT HILL ZONING DISTRICT AND THE SUBAREAS WITHIN THE DISTRICT; AND REZONING PORTIONS OF THE C-1, C-3, CO, PLU AND R-5 ZONING DISTRICTS TO GARRETT HILL ZONING DISTRICT.

*WHEREAS*, the Radnor Township Board of Commissioners adopted the Garrett Hill Master Plan on July 21, 2008, establishing development policies for the Garrett Hill area, including proposed zoning amendments to preserve existing development patterns while establishing a community vision for the Garrett Hill area; and

*WHEREAS*, the Garrett Hill Master Plan is a continuation of the goals and recommendations from the Radnor Township 2003 Comprehensive Land Use Plan; and

*WHEREAS*, the Garrett Hill Master Plan recommends the establishment of multiple sub-districts within the Garrett Hill area in order to encourage reinvestment and the continuation of the Garrett Hill District as a historic village community; and

*WHEREAS*, Sections 604(1) and (5) of the Pennsylvania Municipalities Planning Code, 53 P.S. 10604(1), (5), require that zoning ordinances be designed to promote and facilitate proper community development, and to make provisions for transportation improvements and recreational facilities, and further require the protection of historic values, and to accommodate reasonable overall community growth and opportunities for the development of a variety of residential dwelling types and non-residential uses; and

*WHEREAS*, Section 605 of the Pennsylvania Municipalities Planning Code, 53 P.S. 10605, permits special classifications to be made within any zoning district for the purpose of making transitional provisions at or near the boundaries of districts, and for the regulation of public buildings, public grounds, historical places, and other areas within the municipality having a special character or use affecting and affected by their surroundings.

*NOW, THEREFORE*, be it *ORDAINED* and *ENACTED* that the Board of Commissioners does hereby amend Chapter 280, Zoning, of the Radnor Code of Ordinances as follows:

**Section 1.** A new Article XIA, Garrett Hill Zoning District, is hereby added to Chapter 280 to read as follows:

**§280-49.1. Legal basis.**

A new Article XIA creating provisions for the "Garrett Hill Zoning District" within Chapter 280 (Zoning) of the Township Zoning Code is enabled through provisions of the Pennsylvania Municipalities Code, PL 805, No. 247, as reenacted and amended.

**§280-49.2. Purpose & intent of regulations.**

Article XIA of the Zoning Code is hereby enacted to provide and manage opportunities for development and redevelopment within the "Garrett Hill Zoning District" (hereinafter "GHZD") as set forth in the Garrett Hill Master Plan adopted by the Board of Commissioners on July 21, 2008, and revised July 20, 2009, as set forth in **Exhibit "A."** These regulations are intended to provide for maintaining and/or improving the character of Garrett Hill, for an appropriate mix of residential and non-residential uses within the GHZD and provide for enhanced vibrancy through building, site, and streetscape design.

**§280-49.3. Designation of district boundaries.**

The GHZD shall be all properties within the boundaries designated in the Garrett Hill Zoning District Map as set forth on **Exhibit "B"**.

**§280-49.4. Conflict with other code sections.**

The definitions and regulations set forth in this article shall apply to the GHZD. Wherever there is a conflict or inconsistency between the GHZD regulations and other definitions and regulations of the Zoning Code, those regulations set forth in this article shall govern development and redevelopment within the GHZD.

**§280-49.5. Definitions.**

As used in this article the following terms shall have the meanings indicated:

**ACCESSORY USE**

A use of a building, structure or land that is not a principal permitted use but which is customarily incidental and subordinate to the principal permitted use on the same lot.

**ARCHITECTURAL OFFSETS**

Portions of a building wall along a street which are offset so as to create articulation of the building wall. These offsets shall be 90 degrees perpendicular to the building and shall be a minimum of 12 inches in depth. These offsets shall also be carried throughout the roof planes or shall coincide with a perpendicular change in the direction of the roof slope. (See Figure 1).

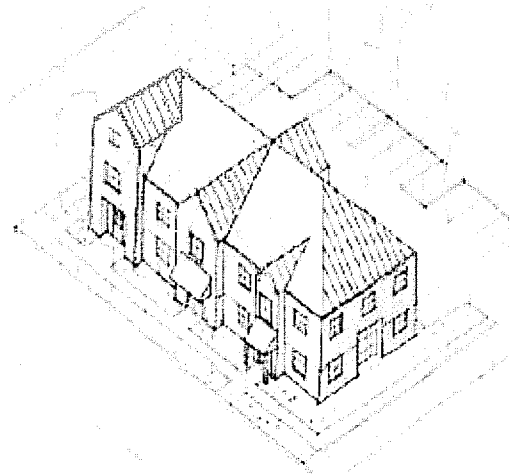


Figure 1

**BAR**

An establishment used for the serving of alcoholic beverages, including liquor, beer and/or wine, by the drink to the general public, whether or not it serves food. It may provide musical or other entertainment as an incidental or accessory function.

**BOARD**

The Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania.

#### BUILDING

Any structure permanently located on land having enclosing walls and a roof. This shall include a parking structure.

#### BUILDING LINE

The line within a lot delineating the front yard setback; a line parallel to the street right-of-way at a distance measured from the centerline of the cartway.

#### BUILDING, PRINCIPAL or PRINCIPAL STRUCTURE

The main building on a lot or any building that is not an accessory building. The principal building shall contain the principal use or, in the case of a mixed use district, uses on the lot.

#### BUILDING HEIGHT

The greatest vertical distance between the mean level at existing grade in front of a building or structure along a street right-of-way measured to the top ridge of a sloped roof or the top of a roof parapet. Chimneys and uninhabited spires shall not be included when measuring height; however, elevator penthouses and stair towers shall be included. Roof mounted HVAC equipment shall be placed in the center interior area of the roof, and shall be screened from visibility from the public cartway.

#### BUILDING LENGTH

The linear distance in feet between the outside exterior walls of a building measured from side-to-side, perpendicular to the cartway.

#### BUILDING WIDTH

The linear distance in feet between the outside exterior walls of a building measured from side-to-side, parallel to the cartway.

#### CHILD DAY-CARE CENTER

A state-licensed and/or registered facility in which care is provided or is intended to be provided for five or more children at any age at any time.

#### CHILD DAY-CARE HOME

A state-licensed and/or registered single-family dwelling in which child care is provided at any time for not more than five children under the age of 16, including any children under the age of 16 who are residents of the dwelling.

#### CONCRETE APRON

An extension of a slab that provides a transition from slab to grade.

#### DEMOLITION

The tearing down or razing of 75% of a structure's external walls down to the foundation. This shall not include structurally integral party walls.

#### DEPARTMENT

The Community Development Department of Radnor Township.

#### DOMICILIARY CARE UNIT

An existing building or structure designed for a single family dwelling unit for one family that provides 24 hour supervised living arrangements by the family residing therein for not more than five unrelated persons 18 years of age or above who are dependent physically, mentally or emotionally.

#### DRIVE-IN

An establishment whose business includes serving food to the public for consumption on the premises by order from and service to vehicular passengers outside the structure.

#### DRIVE-THRU

An establishment that dispenses products or services to patrons who remain in vehicles.

#### DWELLING

A building or structure, or part of a building or structure, designed for living quarters for one family.

DWELLING, SINGLE-FAMILY, ATTACHED

A building containing one dwelling unit and having two party walls in common with other buildings (such as a rowhouse or townhouse). The end unit for each row of dwelling units shall be a single-family semidetached dwelling unit.

DWELLING, SINGLE-FAMILY, DETACHED

A building containing one dwelling unit and having two side yards.

DWELLING, SINGLE-FAMILY, SEMI-DETACHED

A building containing one dwelling unit, having one side yard and one party wall in common with another building.

FULL-SERVICE AUTOMOBILE REPAIR

A business that offers all aspects of mechanical repairs or servicing of automobiles, trucks or similar motor vehicles. Services shall not include the dispensing of fuel, quick service operations or body shops.

GARRETT HILL MASTER PLAN

The Garrett Hill District Master Plan as adopted by the Board of Commissioners on July 21, 2008.

GARRETT HILL ZONING DISTRICT (GHZD)

The area defined as such in the Garrett Hill Master Plan.

HABITABLE AREA

An interior space within a structure for living or working.

HABITABLE SQUARE FOOTAGE

Areas of a building that have a minimum vertical distance of 7 feet 6 inches from finished floor to finished ceiling.

HEALTH OFFICER

The Health Officer of Radnor Township.

HIP ROOF

A roof with sloped sides and ends or end.

LANDSCAPED AREA

An area unoccupied by pavement or structures and open to the sky in either a landscaped, grassed, wooded or otherwise natural condition, which may include recreational fields and lawns.

LOT AREA

The area contained within the property lines of an individual parcel of land, excluding any area within a street right-of-way, but including the area of any easement.

LOT LINE (PROPERTY LINE)

A line dividing one lot from another.

LOT WIDTH

Width of a lot measured at the street right-of-way line for the various zoning districts per this article.

MIXED-USE BUILDING

A building that permits more than one use.

OFFICE, BUSINESS

The use of space primarily for conducting affairs of a business, profession, service industry or government activity.

OFFICE, MEDICAL

A place where medical or dental care is furnished to persons or animals on an outpatient basis by one or more doctors, dentists or veterinarians, without overnight boarding of animals or outside runs.

OFFICE, PROFESSIONAL

An office that includes accountants, attorneys, psychologists, insurance agents, real estate agents or other professionals providing direct services to clients.

OFF-STREET PARKING

An area other than a street or alley used exclusively for the parking of currently registered and licensed motor vehicles or bicycles.

## ON-STREET PARKING

The space for the parking of motor vehicles located on the street in front of a building.

## PERSONAL CARE SERVICES

Establishments primarily engaged in providing services involving the care of a person such as beauty shops, barbershops, nail salons, shoe repair, salons, and tanning. This definition includes incidental uses and additional related cosmetic and/or beauty services such as facials, waxing and the retail sale of cosmetic products.

## PRINCIPAL USE

The main or primary use of property or structure measured in terms of the area occupied by such use.

## RESTAURANT

An establishment primarily engaged in preparing and serving food and beverages for consumption on or off the premises. Delivery and catering services may also occur. Sales of alcoholic beverages shall be ancillary to the overall establishment.

## ROOF

The exterior surface on the top of a building.

## SHARED PARKING

A public or private parking area used jointly by two or more owners or uses regardless of whether they are on separate properties.

## SIGN, PROJECTING

Any sign which is attached to a building or other structure and extends beyond the line of said building or structure and is perpendicular to the face of the building.

## STORY

That part of a building or structure between any floor and the floor or the roof next above.

## STRUCTURED PARKING

A building, or portion of a building in which vehicles are parked or stored.

## STREET

A public or private thoroughfare used in or intended to be used for passage or travel by motor vehicles. Streets are further classified according to the functions they perform.

- (1) ARTERIALS – Major regional highways, with full or partial access control, designed for a large volume of through traffic. An ADT count of 10,000 trips is expected.
- (2) COLLECTORS – Streets which primarily serve to connect local streets with arterials and ADT count of 651 to 3,500 trips is expected.
- (3) LOCAL STREETS – Streets used primarily to provide access to more heavily traveled streets for abutting properties in internally developed areas. An ADT count of up to 650 trips is expected.

## STUDIO

An establishment in which fine art or crafts are made or manufactured by visual artists and craftspeople. A studio is characterized by artists engaged in an occupation, vocation or trade requiring special dexterity and artistic skill in the production of a unique art or craft object.

## TOWNSHIP

The Township of Radnor, a home rule municipality in Delaware County, Pennsylvania.

## TOWNSHIP CODE

The Code of the Township of Radnor, Delaware County, Pennsylvania.

**§280-49.6. Garrett Avenue Neighborhood (GH-N).**

The Garrett Avenue Neighborhood District is composed largely of single-family homes, some containing home occupations. The purpose of this District is to preserve the small-scale single-family residential character while providing for low-impact home based business opportunities.

**Area/Yard/Setback/Coverage/Height Regulations**

**Building Line & Setbacks**

<b>Front Yard</b>	
Minimum	26'
Maximum	36'
<b>Side (Distance from Side Lot Lines)</b>	
For detached structures	
Parking access	10'
Minimum side w/o parking access	3'
For semi-detached structures	
	10'
<b>Rear (Distance from Rear Lot Line)</b>	20'

**Building Size**

<b>Building Height &amp; Rooflines<sup>1,2</sup></b>	
Not to exceed	30'
Minimum roof pitch	6:12
Maximum roof pitch	18:12
<b>Building Dimensions</b>	
Maximum width	30'
Maximum building coverage on lot	35%

<sup>1</sup> Flat and hip roofs are prohibited.

<sup>2</sup> The habitable square footage of the third story of any building shall not exceed 60% of the square footage of the second story.

**Lot Development Standards**

Minimum lot size	3,000 sf
Maximum lot width	70'
Maximum impervious coverage	60%
Interior lots shall be prohibited	

**Use Regulations**

**Permitted Primary Uses**

**Residential**

Single-family detached dwelling

Single-family semi-detached dwelling

**Permitted Accessory Uses and Structures**

Non-traffic home occupation

Off-street parking and loading area

Shed, greenhouse, or gazebo

Detached deck

Swimming pool

**Permitted Uses by Special Exception**

Traffic home occupation

Child day care home

Domiciliary care unit

**Accessory Structure Height & Setback Regulations**

**Maximum height** 20'

**Setbacks**

From principal building 10'

From lot line 3'

**§280-49.7. Garrett Avenue (GH-GA).**

The Garrett Avenue Mixed Use District contains a mix of residential and small-scale commercial uses. The purpose of this district is to provide for single-family residential and small-scale commercial development integrated into and compatible with a residential neighborhood.

**Area/Yard/Setback/Coverage/Height Regulations**

**Setbacks**

**Front Yard**

Minimum	26'
Maximum	36'

**Side (Distance from Side Lot Lines)**

Commercial and/or residential attached structures	0'
For detached structures	
Parking access	12'
Side w/o parking access	5'
For semi-detached structures	12'
At end of row for attached structures	12'

**Rear (Distance from Rear Lot Line) for Primary and Accessory Structures**

Adjacent to residential	15' <sup>1</sup>
Adjacent to commercial	5'

<sup>1</sup> An opaque evergreen vegetated buffer at least six feet in height and three feet in depth at time of planting shall be provided and maintained.

**Building Size**

**Building Height & Rooflines<sup>2,3,4</sup>**

Maximum height with pitched roof	30'
Maximum height with flat roof	25'
Minimum roof pitch	6:12
Maximum roof pitch	18:12

**Building Dimensions**

Maximum width	65' <sup>5</sup>
Maximum building coverage on lot	70%

<sup>2</sup> Cornices shall be incorporated as a design element in buildings with flat roofs and shall be subject to review by the Design Review Board.

<sup>3</sup> Hip roofs shall be prohibited.

<sup>4</sup> The habitable square footage of the third story of any building shall not exceed 60% of the square footage of the second story.

<sup>5</sup> Any building or set of attached buildings more than 30 feet wide must use architectural offsets to "read" as a series of buildings no wider than 30 feet as seen in Figure 1.

**Lot Development Standards**

Minimum lot size	3,000 sf
Maximum lot width	100'
Maximum impervious coverage	80%
Interior lots shall be prohibited	

**Use Regulations**

**Permitted Primary Uses**

**Residential**

Single-family detached dwelling
Single-family semi-detached dwelling
Single-family attached dwelling

**Commercial**

Personal care services
Tailor
Florist
Small appliance repair
Business office
Professional office
Surface off-street parking

**Mixed-Use**

Commercial structure containing one accessory dwelling unit
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**Permitted Accessory Uses and Structures**

Non-traffic home occupation
Off-street parking and loading area
Shed, greenhouse, or gazebo
Detached Deck
Swimming pool

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**Permitted Uses by Special Exception**

Traffic home occupation<sup>1</sup>

Child day care home

Domiciliary care unit

**Accessory Structure Height Regulation**

Maximum height 20'

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<sup>1</sup> Traffic home occupations shall also be permitted by special exception in any mixed-use dwelling unit.



**§280-49.8. Conestoga Road (GH-CR).**

The Conestoga Road District contains a mix of small-scale commercial uses and residential development. The purpose of this district is to provide for mixed use development that combines retail, office, and residential uses in the corridor or on a single site.

**Area/Yard/Setback/Coverage/Height Regulations**

**Setbacks**

**Front Building Line**

On an arterial street with perpendicular parking	43'
On an arterial street without perpendicular parking	30'
On a collector or local street with perpendicular parking	43'
On a collector or local street without perpendicular parking	30' w/ parallel parking 22' w/o parallel parking

**Side (Distance from Side Lot Lines)**

Commercial and/or residential attached structures	0'
For detached structures	
Parking access	12'
Side w/o parking access	5'
For semi-detached structures	12'
At end of row for attached structures	12'

**Rear (Distance from Rear Lot Line) for Primary and Accessory Structures**

Adjacent to residential	15' <sup>1</sup>
Adjacent to commercial	5'

<sup>1</sup> An opaque evergreen vegetated buffer at least six feet in height and three feet in depth at time of planting shall be provided and maintained.

**Building Size**

**Building Height & Rooflines<sup>2,4</sup>**

Maximum height with pitched roof	35'
Maximum height for flat roofed building	30'
Minimum roof pitch	6:12
Maximum roof pitch	18:12

**Building Dimensions**

Maximum footprint	7,500sf <sup>3</sup>
Maximum building coverage on lot	80%

<sup>2</sup> Cornices shall be incorporated as a design element in buildings with flat roofs and shall be subject to review by the Design Review Board.

<sup>3</sup> Any building more than 30 feet wide must use architectural offsets to "read" as a series of buildings no wider than 30 feet as seen in Figure 1.

<sup>4</sup> The habitable square footage of the third story of any building shall not exceed 60% of the square footage of the second story.

**Lot Development Standards**

Minimum lot size	4,000 sf
Maximum lot width	150'
Maximum impervious coverage	95%
Interior lots shall be prohibited	

**Use Regulations**

**Permitted Primary Uses**

**Commercial**

Personal care service
Prepared food store or catering establishment
Tailor
Small appliance repair shop
Business office
Professional office
Medical office
Retail store
Restaurant
Self-service and/or full-service laundry
Dry cleaning pick up or wet cleaning
Place of worship
Beer distributor
Florist
Locksmith
Builder/contractor's office
Off-street parking

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**Mixed-Use**

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Commercial structure containing one or more dwelling units

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**Permitted Accessory Uses and Structures**

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Non-traffic home occupations

Off-street parking and loading area

Shed, greenhouse, or gazebo

Structured parking

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**Permitted Uses by Special Exception**

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Traffic home occupation<sup>1</sup>

Full service auto repair

Bar

Child daycare home

Domiciliary care unit

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**Accessory Structure Height Regulation**

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Maximum height	20'
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<sup>1</sup> Traffic home occupations shall also be permitted by special exception in any mixed-use dwelling unit.

**§280-49.9. Business Campus (GH-BC).**

The Rosemont Business Campus District contains a business park. The purpose of this District is to provide for a high-quality business campus environment that is compatible with surrounding residential and small-scale commercial uses.

**Development Standards:**

**Minimum Setbacks**

Front Building Line	90'
Side (Distance from Side Lot Lines)	20' <sup>1</sup>
Rear (Distance from Rear Lot Line)	25' <sup>1</sup>
Riparian buffer setback	35'

<sup>1</sup> Adjacent to any residential district or use, an opaque vegetated buffer at least six feet in height and ten feet in depth at time of planting shall be provided and maintained.

**Building Size**

Maximum Building Height	
Up to 3 stories, not to exceed:	35'
Maximum building coverage on lot	20%

**Lot Development Standards<sup>2, 3</sup>**

Minimum lot size	
Two stories or less	20,000 sf
Three stories	30,000 sf
Minimum lot width	100'
Minimum landscaped area	50%
Minimum distance between buildings on a lot	25'

<sup>2</sup> Areas designated for refuse disposal shall be screened and maintained in accordance to the following options:

- (1) Six-foot high sight-tight fence.
- (2) Eight-foot high opaque screen of evergreen trees or shrubs, planted in a double staggered row.

<sup>3</sup> No products or goods shall be displayed on the exterior of the premises or from show windows in the buildings.

**Land Use**

**Primary Uses**

Business office
Professional office
Medical office
Bank or financial institution
Studio

**Accessory Uses**

Off-street parking and loading area
Storage within a completely enclosed building in conjunction with a permitted use <sup>4</sup> .

<sup>4</sup> Accessory storage buildings are to be compatible with the architecture and scale of the existing buildings located within the GH-BC District and the overall Garrett Hill Zoning District, subject to review by the Design Review Board.

**Permitted Uses by Special Exception**

Day care center, including private kindergarten
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**Accessory Structure Height and Regulation**

Maximum height	One story, not to exceed 20'
Minimum setbacks	
Front building line	90'
Side (distance from side lot line)	20' <sup>5</sup>
Rear (distance from rear lot line)	3' <sup>5</sup>
Riparian buffer setback	35'

<sup>5</sup> Adjacent to any residential district or use, an opaque vegetated buffer at least six feet in height and six feet in depth a time of planting shall be provided and maintained.

**§280-49.10. Parks & Open Space (GH-OS).**

The Parks and Open Space District contains Clem Macrone Park. The purpose of this district is to preserve the GHZD's parks for use as low-intensity recreation and open space.

**Area/Yard/Setback/Coverage/Height Regulations**

**Minimum Setbacks**

Front Building Line	85'
Side (Distance from Side Lot Lines)	75'
Rear (Distance from Rear Lot Line)	75'
Riparian buffer setback	35'

**Building Size**

Maximum Building Height	20'
Maximum building coverage on lot	5%

**Lot Development Standards**

Minimum lot size	20,000 sf
Minimum landscaped area	85%

**Use Regulations**

**Permitted Primary Uses**

Open space
Public park
Playground
Natural turf playing fields
Playing courts
Track
Trails
Picnic Pavilion, with or without water supply & cooking facilities
Nature center

**Permitted Accessory Uses and Structures**

Off-street parking and loading area
Storage shed
Restrooms

**Accessory Structure Height & Setback Regulations**

Maximum height	20'
Setbacks from any lot line	30'

**§280-49.11. Special regulations for the GHZD.**

A. When the principal building on the property is demolished, and it is not currently located at the front building line for each District, the new building shall be rebuilt to the front building line. All new or relocated buildings shall have at least 75% of the front building width meeting the building line. For the purposes of this requirement, architectural offsets will be considered to be located on the building line. Architectural offsets shall not be closer to the street than the building line. This provision shall not apply to GH-BC.

B. No permanent storage of merchandise, articles or equipment shall be permitted outside a building. No goods, articles or equipment shall be offered for sale in the minimum front yard setback. All items displayed outside the premises must be stored inside the building after business hours. No kiosks, newspaper stands or similar uses shall be allowed outside of any building. No vending machines shall be located in the front yard setback.

C. No drive-through or drive-ins shall be permitted within the GHZD.

D. Every use, other than a motor vehicle or bicycle parking lot shall be completely enclosed within a building. This shall not apply to uses provided in the Parks and Open Space District.

E. The following standards shall apply to mixed-use structures in the Conestoga Road (GH-CR) District:

- (1) Residential uses shall be prohibited on the ground floor of any structure containing both commercial and residential uses.

- (2) There shall not be any mix of uses on the same floor. In the event a common area is used for both residential and non-residential purposes, e.g., elevator lobbies, stairwells, utility areas, etc., such area shall be permitted and not considered a use as long it is an unoccupiable space. There shall be no non-residential uses located on floors above a residential use.

F. The following standards shall apply to mixed-use structures in the Garrett Avenue (GH-GA) District:

- (1) Residential uses shall be permitted on the ground floor of any structure containing both commercial and residential uses.

- (2) There shall not be any mix of uses above the first floor. In the event a common area is used for both residential and non-residential purposes, e. g. elevator lobbies, stairwells, utility area, etc., such areas shall be permitted and not considered a use as long as it is an unoccupiable space.

- (3) There shall be no non-residential uses located on floors above a residential use.

G. Attached buildings shall have differentiated building materials and/or architectural offsets so that they are articulated as individual buildings, subject to review by the Design Review Board.

**§280-49.12. On-street, off-street parking and loading requirements.**

A. Off-Street Parking. Off-street parking shall comply with the following requirements:

- (1) Dwelling unit – two spaces per dwelling unit for up to two bedrooms. All other units shall be required to provide one

- space per bedroom up to a maximum of four spaces.
- (2) Business, professional or medical office use – one space for each 285 sq. ft. of floor area.
  - (3) Retail use – one space for each 300 sq. ft. of floor area.
  - (4) Personal services –one space per 300 sq. ft. of floor area.
  - (5) Place of worship – one space per 150 sq. ft. of floor area.
  - (6) Restaurant – one space per three seats, plus one space per two employees on the shift of greatest employment.
  - (7) Bar – one space per 75 gross sq. ft. of floor area.
  - (8) Bank – one space for each 300 sq. ft. of floor area.
  - (9) Automobile service – one space per 150 sq. ft. of floor or ground area devoted to service or repair.
  - (10) Studio – one space per 285 sq. ft. of floor area.
- B. All private garages shall be located to the rear of the principal structure.
- C. Vehicles in structured parking shall not be visible from the street. On the ground floor structured parking shall be “wrapped” with occupiable commercial space. On upper floors, it shall be screened by an architectural façade or occupiable residential or commercial space.
- D. §280-104 Off Street Loading and §280-105 Access and Highway Frontage shall apply to the GH-BC District.
- E. On-street credit. All commercial properties located adjacent to a public right-of-way where on-street parking is permitted may, at the discretion of the Township Zoning Officer, receive credit for one off-street parking stall for each 22 linear feet of abutting right-of-way for parallel parking, and 9 linear feet of abutting right-of-way for perpendicular parking, excluding curb cuts. This provision shall be applied for on-street parking on the same side of the street as the proposed land use. In considering credit for on street parking, all fractional spaces shall be rounded down.
- F. In the GH-N, GH-GA, and GH-CR districts, where a sidewalk is between the street and an adjacent parking area, the parking area shall be buffered by a masonry wall (subject to review by the Design Review Board) not less than 18 inches high or more than 30 inches high and not less than 12 inches in width or by an opaque vegetative buffer in the form of a hedge or otherwise not less than 24 inches high and not to exceed 48 inches in height.
- G. Shared parking. The use of shared parking shall comply with the following requirements:
- (1) Applicants for the shared parking provision shall be required to show shared parking is within walking distance as demonstrated by traveling along the public right-of-way to each use (using the Walking Distance listed in #4 below).
  - (2) A Shared Parking Agreement (two businesses and/or property owners) or District (more than two businesses and/or property owners), which involves contractual agreement between users, is required. A Shared Parking Agreement allows users an opportunity, if they choose, to redesign parking lots to be more efficient in serving multiple users. This may consist of making new curb

cuts between parking lots, eliminating buffer strips between lots, restriping lots, or redesigning internal traffic circulation and pedestrian walkways. The Shared Parking Agreement shall:

- (a) Have a minimum term of 10 years.
  - (b) Be approved by the Township Solicitor.
  - (c) Be in a form suitable for recording.
- (3) The minimum amount of shared parking required shall be calculated according to the following formula (see Table 1):
- (a) Calculate the minimum amount of parking required for each land use as if it were a separate use.
  - (b) To determine peak parking requirements, multiply the minimum parking required for each proposed land use by the corresponding percentage in the table below for each of the six time periods.
  - (c) Calculate the column total for each of the six time periods.
  - (d) The column (time period) with the highest value shall be the minimum parking requirement.

(4) Walking Distance:

- (a) Less than 100 feet: residences, professional services, medical clinics, domiciliary care unit, child day care home, laundry, dry cleaning pickup or wet cleaning.
- (b) Less than 500 feet: employees, overflow parking.
- (c) Less than 200 feet: all other uses.

**Shared parking calculation example:**

Mixed use development with:

- 3,000 square feet of retail
- 5,000 square feet of office
- 10 apartment dwellings

Use of shared parking reduces required spaces from 48 to 39. (See calculations below.)

**Parking required for each use separately**

Use	Parking Required w/o Shared Parking	Spaces Required
10 apartments	2/DU	20
5,000 sf office	3.5/1,000 sf	17.5
3,000 sf retail	3.3/1,000 sf	10.0
		<b>48 total</b>

**Table 1: Mixed Use & Shared Parking Calculations**

Uses	Monday - Friday			Saturday - Sunday		
	8 am - 6 pm	6 pm - 12 am	12 am - 8 am	8 am - 6 pm	6 pm - 12 am	12 am - 8 am
	<b>Residential</b>	60%	100%	100%	80%	100%
<b>Office</b>	100%	10%	5%	5%	5%	5%
<b>Commercial</b>	90%	60%	5%	100%	60%	5%
<b>Restaurant</b>	70%	100%	10%	70%	100%	20%
<b>Bar</b>	70%	100%	100%	70%	100%	100%
<b>Place of worship</b>	20%	40%	5%	100%	50%	5%

**Parking Required Under Shared Parking Calculation**

Uses	Monday-Friday			Saturday and Sunday		
	8am-6pm	6pm-12am	12am-8am	8am-6pm	6pm-12am	12am-8am
Residential	0.6	1	1	0.8	1	1
	<u>x 20</u>	<u>x 20</u>	<u>x 20</u>	<u>x 20</u>	<u>x 20</u>	<u>x 20</u>
	12	20	20	16	20	20
Office	1	0.1	0.05	0.05	0.05	0.05
	<u>x 17.5</u>	<u>x 17.5</u>	<u>x 17.5</u>	<u>x 17.5</u>	<u>x 17.5</u>	<u>x 17.5</u>
	17.5	1.75	0.88	0.88	0.88	0.88
Commercial	0.9	0.6	0.05	1	0.6	0.05
	<u>x 10</u>	<u>x 10</u>	<u>x 10</u>	<u>x 10</u>	<u>x 10</u>	<u>x 10</u>
	9	6	.5	10	6	.5
<b>Total Spaces</b>	<b>38.5</b>	27.75	21.38	26.88	26.88	21.38

Rounding up to the next whole number, a minimum of 39 parking spaces is required in this example.

**§280-49.13. Mechanical, electrical equipment and trash.**

Mechanical/Electrical equipment mounted on the ground and areas for trash disposal shall be located in the rear of buildings and screened from view with materials that are compatible with the architecture of the building. Trash collection areas shall be enclosed by a fence on three sides, with gates to remove containers. Chain link fencing shall not be used as a dumpster screen. The gate and enclosure shall be maintained by the business operator. Where dumpsters are enclosed, the screening shall be at least two feet taller than the dumpster but shall not exceed six feet in height. Where topography may expose interiors of trash collection areas to view, screening shall be correspondingly taller. Trash collection areas shall have a concrete apron.

**§280-49.14. Projecting signs.**

In addition to the sign requirements of Article XXI of Chapter 280-121, Signs in Residential and Similar Districts and 280-122, Signs in Commercial Districts, projecting signs attached perpendicular to the façade shall be permitted subject to the following requirements:

- A. Signs may have a backing, or be constructed of shapes, or single letter forms, or a combination hereof.
- B. No projecting sign shall be lower than nine feet above street grade or higher than 12 feet above street grade.
- C. No part of a projecting sign shall extend into vehicular traffic areas, and any part extending over pedestrian areas shall have a minimum clearance of nine feet.
- D. No projecting sign may be larger than six square feet. Only the area of one face of the sign shall be used in determining square footage.
- E. Signs shall not be wider than 36 inches and shall not be less than 12 inches tall.
- F. Only one projecting sign per building face (wall) of a business property shall be permitted.
- G. Projecting signs shall be pinned away from the building wall at least two inches and no more than six inches.
- H. No projecting sign may be closer than 12 feet to any other projecting sign.
- I. Appropriate materials for projecting signs shall include:
  - (1) Carved, sandblasted, or painted wood.
  - (2) Painted placard.
  - (3) Painted metal.
- J. Prohibited materials shall include:
  - (1) Plastic and Vinyl.



(2) Highly reflective materials.

(3) Neon lighting.

K. Mounting brackets shall be made of non-rusting metal. No wires or cables shall be used to support the projected sign.

L. Signs shall not be permitted to swing.

M. Signs shall not be internally illuminated.

**§280-49.15. Special exception uses.**

A. A Bar shall meet the following requirements:  
The structure housing the bar shall be located at least 1,000 feet from the nearest property line of land occupied by another bar. Any existing premises used as a bar shall not be deemed a violation of these regulations and shall be regulated as a permitted use until such time as it ceases operation as a bar for a period 12 months or more.

B. A full service auto repair shall meet the following requirements:

(1) The structure housing the full service auto repair shall be located at least 250 feet from the nearest property line of land occupied by another full service auto repair.

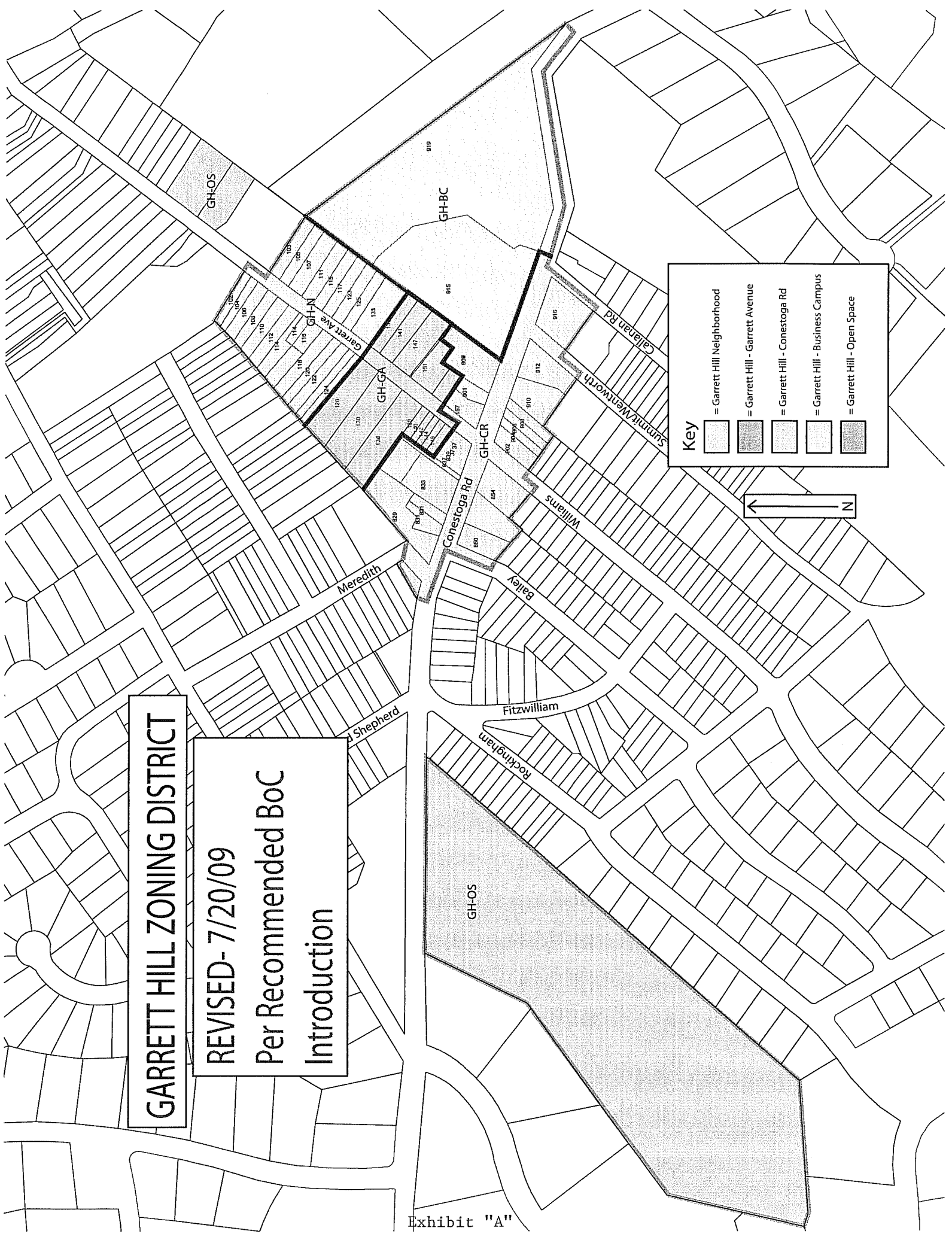
(2) Hours of operation shall not commence before 8:00 a.m. or extend beyond 8:00 p.m. Hours shall be prohibited on Sundays.

(3) The materials, design and configuration of the building and the operating practices of the business shall minimize and mitigate any sound or noise propagation from the operation of the business into residential areas and adjacent properties.



# GARRETT HILL ZONING DISTRICT

REVISED- 7/20/09  
Per Recommended BoC  
Introduction



PROPERTIES REZONED TO GH-CR

PROP_ADDR	OWNER	CITY	STATE	FOLIO	EXISTING ZONING	PROPOSED ZONING
850 CONESTOGA RD	MICHALSKI JOHN J & SANDRA M	ROSEMONT	PA	36070435600	C-1	GH-CR
852 CONESTOGA RD	TILLMAN ANDREW P & BARBARA L	BRYN MAWR	PA	36070435700	C-3	GH-CR
854 CONESTOGA RD	TILLMAN ANDREW P & BARBARA L	BRYN MAWR	PA	36070435700	C-3	GH-CR
902 CONESTOGA RD	GARRETT HILL REAL ESTATE	BRYN MAWR	PA	36070435800	C-1	GH-CR
904 CONESTOGA RD	GARRETT HILL REAL ESTATE	BRYN MAWR	PA	36070435900	C-1	GH-CR
906 CONESTOGA RD	MARK YUK SUEN TAM ET AL	BRYN MAWR	PA	36070436000	C-1	GH-CR
908 CONESTOGA RD	MARK YUEN DUN ETUX	ROSEMONT	PA	36070436100	C-1	GH-CR
910 CONESTOGA RD	DIFELICE ANTONIO &	BRYN MAWR	PA	36070436300	C-1	GH-CR
912 CONESTOGA RD	DIFELICE ANTHONY &	BRYN MAWR	PA	36070436400	C-1	GH-CR
916 CONESTOGA RD	NORCINI KENNETH P	BRYN MAWR	PA	36070436500	C-1	GH-CR
829 CONESTOGA RD	DOYLE & HEMCHER	BRYN MAWR	PA	36070439800	C-1	GH-CR
831 CONESTOGA RD	BOTT ROBERT J JR	BRYN MAWR	PA	36070439900	C-1	GH-CR
831 CONESTOGA RD	IACOBUCCI STEPHEN J & ANDREA	BRYN MAWR	PA	36070439901	C-1	GH-CR
833 CONESTOGA RD	DOYLE & HEMCHER INC	BRYN MAWR	PA	36070440000	C-1	GH-CR
839 CONESTOGA RD	DOYLE & HEMCHER INC	BRYN MAWR	PA	36070440001	C-1	GH-CR
901 CONESTOGA RD	VERRUNI LOUIS JR & VERA	BRYN MAWR	PA	36070440100	C-1	GH-CR
905 CONESTOGA RD	NUDY DOMINICK & JEAN	BRYN MAWR	PA	36070440400	C-1	GH-CR
907 CONESTOGA RD	NUDY DOMINICK & JEAN	BRYN MAWR	PA	36070440400	C-1	GH-CR
909 CONESTOGA RD	NUDY DOMINICK & JEAN	BRYN MAWR	PA	36070440400	C-1	GH-CR
835 CONESTOGA RD	SANTACROCE RAYMOND & ANTON	BRYN MAWR	PA	36070458700	C-1	GH-CR
841 CONESTOGA RD	SANTACROCE RAYMOND & ANTON	BRYN MAWR	PA	36070458700	C-1	GH-CR
839 CONESTOGA RD	SANTACROCE RAYMOND & ANTON	BRYN MAWR	PA	36070458700	C-1	GH-CR
837 CONESTOGA RD	SANTACROCE RAYMOND & ANTON	BRYN MAWR	PA	36070458700	C-1	GH-CR
159 GARRETT AVE	SPANO BROS LLC	BRYN MAWR	PA	36070461600	C-1	GH-CR
827 CONESTOGA RD	KINGSLAND WILLIAM C & MARY B	BRYN MAWR	PA	36070492000	R-5	GH-CR

PROPERTIES REZONED

GH-GA

TO

PROP_ADDR	OWNER	CITY	STATE	ZIP	FOLIO	EXISTING ZONING	PROPOSED ZONING
126 GARRETT AVE	COOLEY HAZEL	BRYN MAWR	PA	19010	36070458100	C-1	GH-GA
130 GARRETT AVE	JOKESA LP	BRYN MAWR	PA	19010	36070458200	C-1	GH-GA
136 GARRETT AVE	DELAURETIS LUIGI	BRYN MAWR	PA	19010	36070458300	C-1	GH-GA
138 GARRETT AVE	GIRONELLI THOMAS C	BRYN MAWR	PA	19010	36070458400	C-1	GH-GA
140 GARRETT AVE	PAPAY PAUL M & ANNE R	BRYN MAWR	PA	19010	36070458401	C-1	GH-GA
142 GARRETT AVE	PAPAY PAUL M & ANNE R	BRYN MAWR	PA	19010	36070458402	C-1	GH-GA
144 GARRETT AVE	GIRONELLI THOMAS C	BRYN MAWR	PA	19010	36070458500	C-1	GH-GA
146 GARRETT AVE	PAPAY PAUL M & ANNE R	BRYN MAWR	PA	19010	36070458600	C-1	GH-GA
137 GARRETT AVE	CREARY WINSTON AND PATRICIA	BRYN MAWR	PA	19010	36070461100	C-1	GH-GA
141 GARRETT AVE	COLLINS JOHN J III &	BRYN MAWR	PA	19010	36070461200	C-1	GH-GA
147 GARRETT AVE	CRAIG VINCENT	BRYN MAWR	PA	19010	36070461300	C-1	GH-GA
151 GARRETT AVE	DIPIETRO RONALD & MICHAEL &	BRYN MAWR	PA	19010	36070461400	C-1	GH-GA
157 GARRETT AVE	SPANIO BROS LLC	BRYN MAWR	PA	19010	36070461500	C-1	GH-GA

**PROPERTIES REZONED TO GH-N**

PROP_ADDR	OWNER	CITY	STATE	ZIP	FOLIO	EXISTING ZONING	PROPOSED ZONING
102 GARRETT AVE	MARCHESANI ANTHONY & ROBIN	BRYN MAWR	PA	19010	36070456700	C-1	GH-N
104 GARRETT AVE	PAPAY PAUL & ANNE	BRYN MAWR	PA	19010	36070456800	C-1	GH-N
106 GARRETT AVE	JAMISON DAVID A & SARAH	BRYN MAWR	PA	19010	36070456900	C-1	GH-N
108 GARRETT AVE	DEANGELO WILLIAM	BRYN MAWR	PA	19010	36070457000	C-1	GH-N
110 GARRETT AVE	DEANGELO WILLIAM	BRYN MAWR	PA	19010	36070457100	C-1	GH-N
112 GARRETT AVE	EUSTACE CHARLES &	BRYN MAWR	PA	19010	36070457200	C-1	GH-N
114 GARRETT AVE	GRAY PAUL THOMAS	BRYN MAWR	PA	19010	36070457300	C-1	GH-N
114 R GARRETT AVE	HOWARD SUMONIA	ROSEMONT	PA	19010	36070457400	C-1	GH-N
116 GARRETT AVE	FAUNTROY CARMEN M	BRYN MAWR	PA	19010	36070457500	C-1	GH-N
118 GARRETT AVE	PRATER BENJAMIN	BRYN MAWR	PA	19010	36070457700	C-1	GH-N
120 GARRETT AVE	WILLIAMS PANDORA	BRYN MAWR	PA	19010	36070457800	C-1	GH-N
122 GARRETT AVE	PLISINSKI GARY J & JEANNETTE &	BRYN MAWR	PA	19010	36070457900	C-1	GH-N
124 GARRETT AVE	IANNACONE CHARLES A	BRYN MAWR	PA	19010	36070458000	C-1	GH-N
103 GARRETT AVE	VETRI MICHAEL &	BRYN MAWR	PA	19010	36070460100	C-1	GH-N
105 GARRETT AVE	NATOW JASON	BRYN MAWR	PA	19010	36070460200	C-1	GH-N
107 GARRETT AVE	SHI YI QING &	BRYN MAWR	PA	19010	36070460300	C-1	GH-N
111 GARRETT AVE	ALBRECHT NICHOLAS J &	BRYN MAWR	PA	19010	36070460400	C-1	GH-N
117 GARRETT AVE	HEMCHER DANIEL J III &	BRYN MAWR	PA	19010	36070460500	C-1	GH-N
117 GARRETT AVE	JOSEPH SUMANTH	BRYN MAWR	PA	19010	36070460600	C-1	GH-N
123 GARRETT AVE	ROBUCA ASSOCIATES	BRYN MAWR	PA	19010	36070460700	C-1	GH-N
125 GARRETT AVE	ROBUCA ASSOCIATES	BRYN MAWR	PA	19010	36070460800	C-1	GH-N
131 GARRETT AVE	MAJID NASIRA YASMIN	BRYN MAWR	PA	19010	36070461000	C-1	GH-N
133 GARRETT AVE	MAJID NASIRA YASMIN	BRYN MAWR	PA	19010	36070461000	C-1	GH-N

PROP\_ADDR  
301 IVEN AVE  
301 IVEN AVE

OWNER  
RADNOR TOWNSHIP  
RADNOR TOWNSHIP

CITY  
RADNOR  
RADNOR

STATE FOLIO  
PA 36070439150  
PA 36070459900

EXISTING ZONING  
PLU  
PLU

PROPOSED ZONING  
GH-OS  
GH-OS

PROPERTY REZONED

PLU TO

GH-OS

PROPERTIES REZONED    TO    GH-BC

PROP_ADDR	OWNER	CITY	STATE	ZIP	FOLIO	EXISTING ZONING	PROPOSED ZONING
915 CONESTOGA RD	ROSEMONT OFFICE CAMPUS ASS/BRYN MAWR	PA	PA	19010	36070440410	CO	GH-BC
919 CONESTOGA RD	ROSEMONT OFFICE CAMPUS ASS/BRYN MAWR	PA	PA	19010	36070440411	CO	GH-BC