

**CHADDS FORD TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA**

ORDINANCE No. 166

AN ORDINANCE AMENDING THE ZONING MAP OF CHADDS FORD TOWNSHIP, AS INCORPORATED BY CHAPTER 135 OF THE CODE OF CHADDS FORD TOWNSHIP KNOWN AS THE CHADDS FORD TOWNSHIP ZONING ORDINANCE, ARTICLE III ("ESTABLISHMENT OF ZONING DISTRICTS"), SECTION 135-6 ("DISTRICT BOUNDARIES"), TO INCLUDE PROPERTY ON THE WESTERN SIDE OF WILMINGTON PIKE (S.R. 0202) AND SOUTH OF BRITONS BRIDGE ROAD HAVING PARCEL ID NUMBERS 04000035600 (1430 WILMINGTON PIKE), 04000035700 (11 OAKLAND ROAD), AND 04000035701 (0 WILMINGTON PIKE) WITHIN THE BOUNDARY OF THE PBC-1 PLANNED BUSINESS CENTER-1 ZONING DISTRICT OF CHADDS FORD TOWNSHIP.

WHEREAS, Chadds Ford Township desires to provide more appropriate commercial use for properties located along the western side of Wilmington Pike (S.R. 0202).

WHEREAS, the existing zoning designation has proven to be a limitation in the redevelopment of the existing property for viable commercial use.

WHEREAS, the Board of Supervisors desires to remediate the limitation imposed by the existing zoning district and to apply a zoning district that will open the doors to more viable commercial use.

NOW, THEREFORE, the Board of Supervisors of Chadds Ford Township, Delaware County, Pennsylvania, hereby ordains:

SECTION 1. ZONING MAP AMENDMENT.

The Zoning Map of Chadds Ford Township, which is adopted and referenced in Article III entitled "Establishment of Zoning Districts," Section 135-6 entitled "District boundaries," of the Chadds Ford Township Zoning Ordinance, shall be amended to change the zoning designation of the following parcels:

Portion of Parcel ID Number 04000035600 (1430 Wilmington Pike) currently zoned PBC Planned Business Center Zoning District shall be rezoned to PBC-1 Planned Business Center-1 Zoning District.

Portion of Parcel ID Number 04000035700 (11 Oakland Road) currently zoned PBC Planned Business Center Zoning District shall be rezoned to PBC-1 Planned Business Center-1 Zoning District.

Portion of Parcel ID Number 04000035701 (0 Wilmington Pike) currently zoned PBC Planned Business Center Zoning District shall be rezoned to PBC-1 Planned Business Center-1 Zoning District.

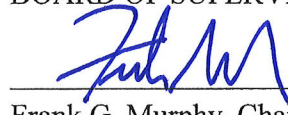
The new zoning district designation for the parcels set forth above is depicted on the excerpt of the Zoning Map, titled Zoning Map Amendment, which is attached to this Ordinance as Exhibit "A." This Zoning Map Amendment shall be incorporated into the official Zoning Map of Chadds Ford Township, as herein amended.

SECTION 2. INCONSISTENT ORDINANCES REPEALED. Any Ordinances or Resolutions or parts thereof of Chadds Ford Township, Delaware County, Pennsylvania that conflict with this Ordinance are hereby repealed.

SECTION 3. SEVERANCE. The provisions of this Ordinance are severable, and if any part hereof shall be held or declared illegal, invalid or unconstitutional by any court of competent jurisdiction, the decision shall not affect or impair any of the remaining provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid or unconstitutional article, section, subsection, clause, sentence or part thereof had not been included herein.

ENACTED and ORDAINED by the Chadds Ford Township Board of Supervisors this 3rd day of February, 2021.

CHADDS FORD TOWNSHIP
BOARD OF SUPERVISORS

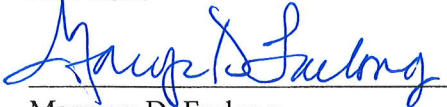


Frank G. Murphy, Chairperson



Samantha Reiner, Vice Chairperson

ATTEST:



Maryann D. Furlong
Township Manager/Secretary

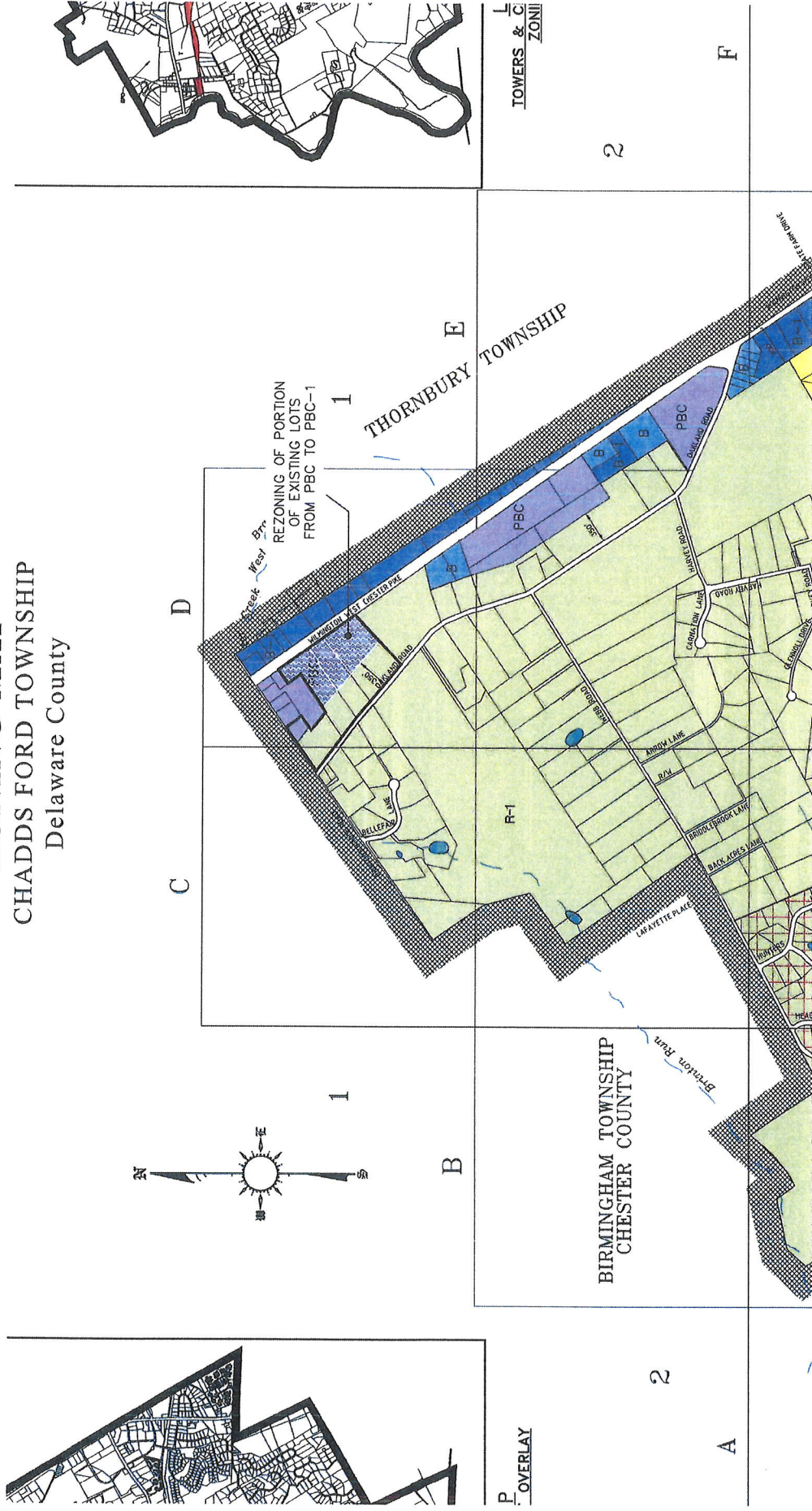


Noelle Barbone, Supervisor

ZONING MAP

CHADDS FORD TOWNSHIP

Delaware County



ZONING MAP AMENDMENT