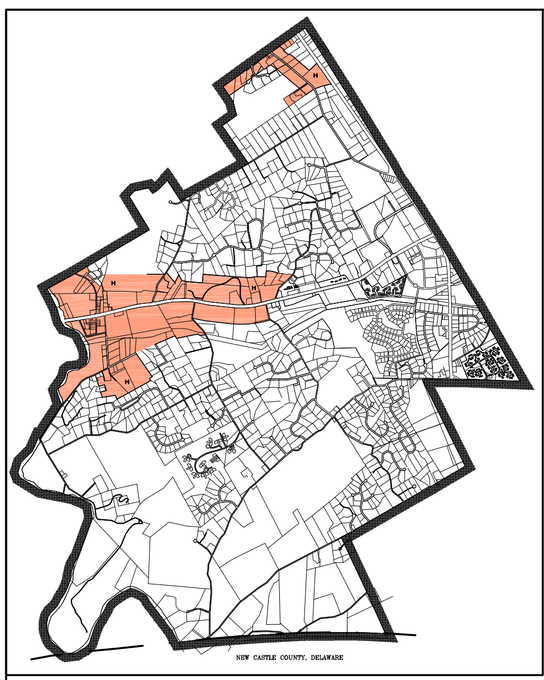
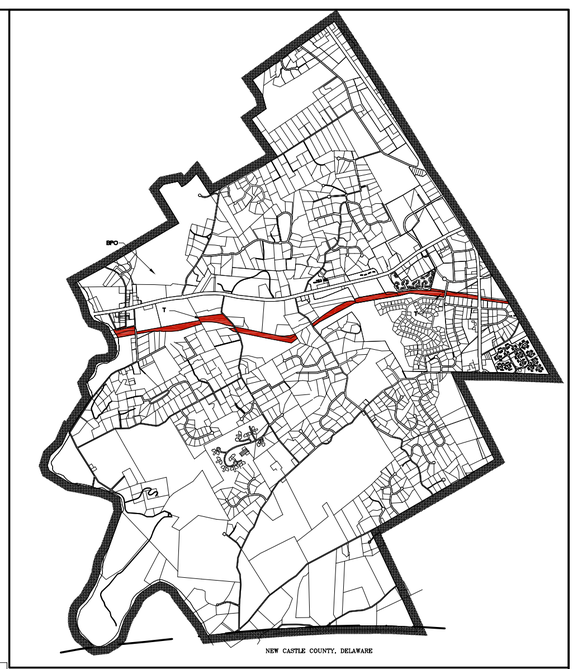



## LOCATION MAP
HISTORIC ZONING DISTRICT OVERLAY
SCALE: 1" = 4,000'




## LOCATION MAP
TOWERS & CELLULAR & WIRELESS TOWERS
ZONING DISTRICT OVERLAY
SCALE: 1" = 4,000'




## ZONING DISTRICTS SUMMARY

| Symbol | Designation | Description | Min. Lot Area | Front Yd. | Rear Yd. | Side Yd. | Side Yd. Agg. |
|---|---|---|---|---|---|---|---|
| | B | Business (1) | 1 acre | 75 ft. (Rt 202 & 1) 55 ft. (other roads) | 60 ft. | 30 ft. | 75 ft. |
| | B-1 | Business (1) | acre | ft. (Rt 202 & 1) ft. (other roads) | ft. | ft. | ft. |
| | BPO | BALTIMORE PIKE (OVERLAY) | – | – | – | – | – |
| | LI | Light Industrial (1) | 3 acres | 100 ft. | 75 ft. | 75 ft. | 150 ft. |
| | PBC | Planned Business Center (1) | 4 acres | 85 ft. (Rt 202 & 1) 65 ft. (other roads) | 75 ft (resid.) 55 ft. (non-res) | 75 ft (resid.) 55 ft. (non-res) | 150 ft (resid.) 110 ft. (non-res) |
| | PBC-1 | | acres | ft. (Rt 202 & 1) ft. (other roads) | ft (resid.) ft. (non-res) | ft (resid.) ft. (non-res) | ft (resid.) ft. (non-res) |
| | POC | Planned Office Center (1) | 4 acres | 85 ft. (Rt 202 & 1) 65 ft. (other roads) | 75 ft (resid.) 55 ft. (non-res) | 75 ft (resid.) 55 ft. (non-res) | 150 ft (resid.) 110 ft. (non-res) |
| | R-1 | Residence (1) | 2 acres | 100 ft. | 50 ft. | 50 ft. | 100 ft. |
| | R-2 | Residence (1) | 1 acre | 75 ft. | 50 ft. | 40 ft. | 80 ft. |
| | R-A | Residence/Apartment (1) | 2 acres | 100 ft. | 50 ft or 2x the height of apart. which ever is greater | 50 ft or 2x the height of apart. which ever is greater | 100 ft. |
| | R-M | Residence/Multi-Family (1) | 2 acres | 75 ft. | 50 ft. | 50 ft. | 100 ft. |
| | F-P | Flood Plain (overlay) (1) (2) (3) | – | – | – | – | – |
| | H | Historic (overlay) (1) | – | – | – | – | – |
| | PRD | Planned Residential Devel. (1) (2) (overlay) | – | – | – | – | – |
| | T | Towers & Cellular & Wireless Towers (overlay) (1) | – | – | – | – | – |
| | | Township Owned Property | | | | | |
| | | Church or Parish | | | | | |
| | | Township Boundary | | | | | |
| | | Road Right-of-Way | | | | | |
| | | Railroad Tracks | | | | | |
| | | Utility Easement | | | | | |
| | | Stream or Body of Water | | | | | |

REVISION:

| DATE | ORDINANCE No. | DESCRIPTION |
|---|---|---|
| 08/20/99 | All past ord. to #95 (dated 8/6/97) & all past zoning ord. to #640,(dated 4/17/98) | Verified all past zoning & ordinances changes and updated zoning map to reflect said changes |
| 03/16/01 | Ordinance #64(N) | Added Ordinance #64(N) to map & minor street revisions |
| 5/12/14 | Ordinance #127 | Changed folio Nos. 04-00-00353-99 and 04-00-00354-06 from B (Business) District to B-1 (Business-1) District |
| 6/28/17 | | Updated the FEMA Floodplain Overlay and Road Names |

NOTES:
(1) SEE TOWNSHIP ZONING ORDINANCE FOR SPECIFIC REQUIREMENTS OR SPECIAL EXCEPTIONS NOT LISTED IN ABOVE CHART.
(2) FOR EXISTING PRD'S SHOWN ON PLAN, CHECK APPROVED SUBDIVISION / LAND DEVELOPMENT PLANS FOR THE BULK AND AREA DIMENSIONS.
(3) FLOOD PLAIN BOUNDARY SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO THE MOST RESENT FEMA FLOOD INSURANCE RATE MAPS (FIRM).

GRAPHIC SCALE

1000 0 500 1000 2000 4000

( IN FEET )
1 inch = 1000 ft.

# ZONING MAP
FOR
## Chadds Ford Township

Delaware County
Pennsylvania

September 2, 1998
PREPARED BY: KELLY ENGINEERS
REVISED: PENNONI ASSOCIATES INC.

Pennoni Associates Inc.
Engineers • Surveyors • Planners
Landscape Architects

One South Church Street, 2nd Floor • West Chester, PA 19382
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NOTE:
THE PURPOSE OF THIS MAP IS FOR GENERAL REFERENCE ONLY. ALL INFORMATION PROVIDED SHALL BE CONSIDERED APPROXIMATE IN NATURE. IT IS THE USER'S RESPONSIBILITY TO VERIFY ALL INFORMATION. ANY ERRORS, OMISSIONS OR DISCREPANCIES ARE TO BE REPORTED TO PENNONI ASSOC.