

East Bradford Township Zoning Ordinance Update



Memorandum – March 22, 2023

To: Planning Commission

From: Chris Patriarca, AICP – Chester County Planning Commission

Handouts: Article VIII: C-1, Village Commercial District (1st Draft)
Article IX: C-2, Commercial District (1st Draft)
Article XI: I, Industrial District (1st Draft)

Article VIII: C-1, Village Commercial District (1st Draft)

This draft is an update of the existing [Article VIII C-1 Neighborhood Commercial District](#). The revised and reorganized article incorporates existing content and new content and clarifications as necessary. In addition to the existing locations zoned C-1, these standards are also envisioned to potentially apply to the C-2 zoned properties in Vietville along 322. Included is also the current version for reference as well as link to exiting ordinance in the new draft.

Article IX: C-2, Commercial District (1st Draft)

This draft is an update of the existing [Article IX C-2 Commercial District](#). The revised and reorganized article incorporates existing content and new content and clarifications as necessary. Included is also the current version for reference as well as link to exiting ordinance in the new draft.

Article XI: I, Industrial District (1st Draft)

This draft is an update of the existing [Article X, I Industrial District](#). The revised and reorganized article incorporates existing content and new content and clarifications as necessary. In addition to the existing locations zoned I, these standards are also envisioned to potentially apply to the C-2 zoned properties along Tower Lane. Included is also the current version for reference as well as link to exiting ordinance in the new draft.

R-4 follow-up discussion

At the January meeting we had a discussion on the possibility of permitting twins within the R-4 district. The materials include a listing of every R-4 zoned parcel that is greater than one acre that also notes its frontage, whether it has floodplain issues, as well as if the property is permanently preserved. The mapping illustrates the vacant, unreserved properties that are greater than one acre, in addition to the fire company and St. Agnes property along Bradford Avenue. These materials should provide a better picture as to what could potentially be developed as twins if permitted in the R-4.

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Article VIII: C-1 – Village Commercial District

SECTION 115-800. PURPOSE

In addition to the community development objective expressed under §115-102(D), the C-1 –Village Commercial District is established for the following purposes:

- A. To provide for limited retail, service, and office establishments that are of an appropriate scale and situated in areas of the Township accessible to the regional transportation system.
- B. To provide for commercial uses in a manner that is compatible with the scale of surrounding neighborhoods, and which promotes continued use of historical structures when applicable.
- C. To define unique design features and building form that are appropriate for a village setting and that are encouraged in future development.

SECTION 115-801. USES PERMITTED BY RIGHT

- A. A building may be erected, altered, or used and a lot may be used for any of the following purposes and for no other:
 - 1. Day-care center, per §115-xxxx.
 - 2. Forestry, per §115-11E.
 - 3. Personal service establishment.
 - 4. Professional office.
 - 5. Retail sales.
 - 6. Veterinary clinic, per §115-xxxx.

SECTION 115-802. USES PERMITTED BY SPECIAL EXCEPTION

- A. The following uses shall be permitted by special exception, when authorized by the Zoning Hearing Board, subject to the provisions of §115-xxxx and the specific sections listed below:

(RESERVED)

SECTION 115-803. CONDITIONAL USES

- A. The following uses shall be permitted by conditional use, when authorized by the Board of Supervisors, subject to the provisions of §115-77 and the specific sections listed below:
 - 1. Brewery, per §115-xxxx.
 - 2. Eating and drinking establishments, excluding fast-food restaurants, per §115-xxxx.
 - 3. Medical/dental office or clinic.

4. Mixed-use, per §115-xxxx.
5. Adaptive reuse of Class I or Class II historic resource, per §§115-131.2 and 115-131.3. An adaptive reuse of a Class I or Class II historic resource may include the conversion of the resource to a residential use that is permitted in the R-4 Residential District.

SECTION 115-804. ACCESSORY USES AND STRUCTURES

- A. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any of the principal uses in this district shall be permitted by right on the same lot as the principal use. These uses include:
1. Commercial accessory uses, excluding drive-thrus.
 2. Solar energy systems, per §115-151.

SECTION 115-805. AREA AND BULK REGULATIONS

Unless specifically stated otherwise or differing for a specific use as authorized by this Chapter, the following shall be the minimum area and bulk regulations for the district.

A. Principal structure

1. Lot area: ~~One Fifteen thousand~~ (15,000) ~~square feet~~ acre minimum.
2. Lot width at street line/building line: ~~One hundred and Fifty~~ (150) feet minimum.
3. Building coverage: Twenty-five percent (25%) maximum, but no single structure shall exceed a building footprint of ten thousand (10,000) square feet.
4. Floor area ratio: ~~Forty Fifty~~ percent (540%) maximum.
5. Landscaped open space: ~~Thirty Twenty-five~~ percent (2530%) minimum, provided that landscaping required for parking is not included.
6. ~~Building setback line~~ Front yard: ~~Seventy five~~ Fifteen (175) feet minimum.
- 6.7. Side yard: Ten (10) feet minimum
- 7.8. ~~Side and Rear yards~~: ~~Fifty (50) feet minimum abutting residential districts and twenty-five (25) feet minimum abutting nonresidential districts~~ Twenty (20) feet.
- 8.9. Building and accessory building or structure height: Three (3) stories above grade plane or thirty-five (35) feet maximum.

B. Additional standards

1. In addition to area and bulk regulations enumerated herein, the following shall apply for all principal buildings and uses within the vicinity of a Class I or Class II historic resource:

- a. Historic setback line: 150 feet minimum from any Class I or Class II historic resource, regardless of whether such resource is located upon a tract or lot itself.

C. Accessory structure(s).

1. Area and bulk regulations for accessory structures shall be subject to the standards per §115-17xx. (Currently §115-11(F))

SECTION 115-806. SITE DEVELOPMENT STANDARDS

The following standards shall apply to all uses within the C-1 District:

- A. ~~With the exception of planned commercial developments and office buildings, which are addressed in §115-16xxx, t~~There shall be a maximum of one (1) access for each road frontage which may consist of a combined point of ingress and egress or separate points of ingress and egress, one (1) each. The minimum distance from access points on any adjacent properties along Routes 52 ~~or 322~~ shall be three hundred (300) feet, measured along both sides of the highway. A reduction in the minimum separation distance shall occur only when compliance with said distance will not allow for minimum safe sight distance as required by the Pennsylvania Department of Transportation.
- B. A landscaped buffer shall be provided in accordance with §115-45.1.
- C. Parking areas shall be landscaped in accordance with §115-45.1.
- D. Unless adequate provision for off-site sewage disposal is provided, adequate area for both primary and replacement drainfield(s) shall be provided. Documentation of approvals for sewage disposal from the Chester County Health Department and/or the Pennsylvania Department of Environmental Protection shall be provided.
- E. The uses permitted by this Article shall not be open to the public between the hours of ~~12:00 midnight~~10:00 p.m. and 6:00 a.m. In addition, there shall be no truck or other deliveries arriving or leaving during the hours of ~~12:00 midnight~~10:00 p.m. and 6:00 a.m. Furthermore, any delivery trucks or other vehicles arriving prior to ~~12:00 midnight~~10:00 p.m. and parked on the property shall not have engines, refrigeration units or other motors associated with the delivery truck or vehicle operating between the hours of ~~12:00 midnight~~10:00 p.m. and 6:00 a.m.

SECTION 115-807. DESIGN STANDARDS

The following design standards as applicable for permitted uses in this district shall include:

- A. Signs, per Article XVIII.
- B. Natural Features Protection Standards, per Article XIV.
- C. Historic Resource Protection Standards, per Article XV.
- D. General and Design Standards, per Article XVII.
- E. Off-street Parking and Loading, per §115-58.

F. Stormwater Management, per Chapter 94.

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ARTICLE VIII

C-1 Neighborhood Commercial District

**[Amended 11-11-1980 by Ord. No. 41-1980; 6-11-1985 by Ord. No. 81-1985;
10-14-1986 by Ord. No. 92-1986; 3-21-1988 by Ord. No. 97-1988]**

§ 115-27. Purpose; applicability.

- A. It is the intent of the C-1 District, as outlined in the East Bradford Township Comprehensive Plan, to provide for retail and service establishments that are local in scale within a village or neighborhood setting. The C-1 District establishes planned commercial development standards for a unified and organized arrangement of buildings, service and parking areas to facilitate access management in the Township.
- B. In the C-1 Neighborhood Commercial District, the following regulations shall apply.

§ 115-28. Use regulations. [Amended 7-11-1989 by Ord. No. 112-1989; 6-9-1992 by Ord. No. 135-1992; 1-11-2005 by Ord. No. 1-2005; 11-8-2005 by Ord. No. 9-2005; 8-10-2010 by Ord. No. 2-2010]

A building may be erected, altered or used and a lot may be used for any of the following purposes and for no other:

- A. The retail sale of dry goods, variety and general merchandise, clothing, food, flowers, drugs, household supplies or furnishings, including convenience stores, as defined by this chapter and consistent with the site development standards in § 115-35B(7) of this chapter; the sale or repair of jewelry, watches and clocks, optical goods or musical, professional or scientific instruments.
- B. Barbershops, hairdressers, cleaning and pressing and other shops for personal service.
- C. Bakery, confectioner or similar patisserie for production of articles to be sold at retail on the premises.
- D. Day-care center.
- E. Forestry (subject to the provisions of § 115-11E of this chapter).
- F. Commercial accessory uses.
- G. Solar energy systems, as an accessory use, subject to the provisions of § 115-151 of this chapter.
- H. The following uses shall be permitted as conditional uses when authorized by the Board of Supervisors, subject to the provisions of this chapter and, in particular, § 115-77:
 - (1) Planned commercial development.
 - (2) An office building devoted to one or more of the following purposes:
 - (a) Corporate headquarters.
 - (b) Administrative building or centers.

- (c) Financial institutions.
 - (d) Professional use(s).
 - (e) Medical and dental offices for the treatment of humans.
- (3) Adaptive reuse of Class I or Class II historic resource pursuant to the provisions of §§ 115-131.2 and 115-131.3. In this C-1 Neighborhood Commercial District, an adaptive reuse of a Class I or Class II historic resource may include the conversion of the resource to a residential use that is permitted in the R-4 Residential District.¹

§ 115-29. Area and bulk regulations.

A. The following shall apply for planned commercial developments:

- (1) Lot area: 14,000 square feet for each individual use with a minimum tract size of one acre.
- (2) Lot width at street line/building line: 200 feet minimum.
- (3) Building coverage: 30% maximum.
- (4) Floor area ratio: 50% maximum.
- (5) Landscaped open space: 20% minimum, provided that landscaping required for parking is not included.
- (6) Building setback line: 75 feet minimum.
- (7) Side and rear yards: 50 feet minimum abutting residential districts and 25 feet minimum abutting nonresidential districts.
- (8) Building and accessory building or structure height: three stories above grade plane or 35 feet maximum. **[Amended 9-13-2011 by Ord. No. 3-2011]**

B. The following shall apply for all other uses:

- (1) Lot area: one acre minimum.
- (2) Lot width at street line/building line: 150 feet minimum.
- (3) Building coverage: 25% maximum.
- (4) Floor area ratio: 40% maximum.
- (5) Landscaped open space: 30% minimum, provided that landscaping required for parking is not included.
- (6) Building setback line: 75 feet minimum.

1. Editor's Note: Former Subsection H(4), regarding telecommunication antennas, which immediately followed this subsection, was repealed 7-14-2015 by Ord. No. 10-2015.

- (7) Side and rear yards: 50 feet minimum abutting residential districts and 25 feet minimum abutting nonresidential districts.
 - (8) Building and accessory building or structure height: three stories above grade plane or 35 feet maximum. **[Amended 9-13-2011 by Ord. No. 3-2011]**
- C. In addition to area and bulk regulations enumerated herein, the following shall apply for all principal buildings and uses within the vicinity of a Class I or Class II historic resource: **[Added 11-8-2005 by Ord. No. 9-2005]**
- (1) Historic setback line: 150 feet minimum from any Class I or Class II historic resource, regardless of whether such resource is located upon a tract or lot itself.

§ 115-30. Site development standards.

The following standards shall apply to all uses within the C-1 District:

A. General.

- (1) With the exception of planned commercial developments and office buildings, which are addressed in § 115-30B below, there shall be a maximum of one access for each road frontage which may consist of a combined point of ingress and egress or separate points of ingress and egress, one each. The minimum distance from access points on any adjacent properties along Routes 52, 100 or 322 shall be 300 feet, measured along both sides of the highway. A reduction in the minimum separation distance shall occur only when compliance with said distance will not allow for minimum safe sight distance as required by the Pennsylvania Department of Transportation. **[Amended 8-10-2010 by Ord. No. 2-2010]**
- (2) A landscaped buffer shall be provided in accordance with § 115-45.1 of this chapter. **[Amended 11-8-2005 by Ord. No. 9-2005]**
- (3) Parking areas shall be landscaped in accordance with § 115-45.1 of this chapter. **[Amended 11-8-2005 by Ord. No. 9-2005]**
- (4) (Reserved)²
- (5) Unless adequate provision for off-site sewage disposal is provided, there shall be a minimum contiguous area suitable for on-site sewage disposal which is 20% of the tract, but in no case less than 10,000 square feet.
- (6) The uses permitted by this article in § 155-28 shall not be open to the public between the hours of 12:00 midnight and 6:00 a.m. In addition, there shall be no truck or other deliveries arriving or leaving during the hours of 12:00 midnight and 6:00 a.m. Furthermore, any delivery trucks or other vehicles arriving prior to 12:00 midnight and parked on the property shall not have

2. Editor's Note: Former Subsection A(4), which provided for a landscaped buffer along all property lines which abut a residential use or district boundary, was repealed 11-8-2005 by Ord. No. 9-2005.

engines, refrigeration units or other motors associated with the delivery truck or vehicle operating between the hours of 12:00 midnight and 6:00 a.m. **[Added 7-12-2005 by Ord. No. 5-2005]**

B. Planned commercial development and office buildings.

- (1) The applicant shall prepare a plan indicating how the lot will be developed and used. The plan shall also identify specific ownership and maintenance responsibilities of the lot, buildings, structures and other improvements.
- (2) The combined uses, buildings, structures and other improvements shall collectively comply with the bulk regulations of § 115-29A.
- (3) A single shared access shall be provided in order to limit new accesses onto the highway. Access shall take the form of an internal road which directs traffic to a single entrance with divided lanes, or by means of reverse frontage access.
- (4) Entrances shall be of a minimum width and depth as specified by the Pennsylvania Code, Title 67, Transportation, Pennsylvania Department of Transportation, Chapter 441, "access to and occupancy of highways by driveways and local roads," for the traffic volume level of driveway proposed, or other width and depth requirements as may be required by state regulation. **[Amended 11-8-2005 by Ord. No. 9-2005]**
- (5) Parking requirements shall be calculated in accordance with § 115-58. Parking facilities may be designed as a common parking lot, provided that the required number of parking spaces are provided for each use. Pedestrian access to a use shall not be provided across a main access loop road, unless raised pedestrian walkways including stop signs or other appropriate traffic controls, are provided for each crossing. In any event, such pedestrian access over or through a main access loop road shall not be a primary access, but shall instead be used primarily to serve overflow parking areas. **[Amended 11-8-2005 by Ord. No. 9-2005]**
- (6) Only one freestanding sign shall be permitted on any entrance to a planned commercial development or office building lot as a directory use on the lot. Only one freestanding sign as permitted by § 115-95 shall be permitted at each building court. All individual signs shall be mounted to the building or structure housing the use. Signs shall be designed in accordance with Article XVII. **[Amended 11-8-2005 by Ord. No. 9-2005]**

§ 115-31. Design standards.

The following design standards shall apply:

- A. Screening standards as established in § 115-52 of this chapter.
- B. Storage standards as established in § 115-53 of this chapter.

- C. Landscaping standards as established in § 115-45.1 of this chapter. [**Amended 12-13-2006 by Ord. No. 8-2006**]
- D. Access and traffic control standards as established in § 115-55 of this chapter.
- E. Interior circulation standards as established in § 115-56 of this chapter.
- F. Lighting standards as established in § 115-57 of this chapter.
- G. Off-street parking as established in § 115-58 of this chapter.
- H. Off-street loading as established in § 115-59 of this chapter.
- I. Standards limiting emission of smoke, fumes, odors, etc., as established in § 115-60 of this chapter.

Article IX: C-2 – Commercial District

SECTION 115-900. PURPOSE

In addition to the community development objective expressed under §115-102(D), the C-2 – Commercial District is established for the following purposes:

- A. To provide for retail, service, and office establishments that are of an appropriate scale and situated in areas of the Township accessible to the regional transportation system.
- B. To establish planned commercial development and planned business park standards for a unified and organized arrangement of buildings, service, and parking areas.
- C. To provide for commercial uses in a manner that is compatible with the scale of surrounding neighborhoods, and which promotes continued use of historical structures when applicable.
- D. To provide for orderly commercial development and facilitate appropriate access management in the Township.

SECTION 115-901. USES PERMITTED BY RIGHT

- A. A building may be erected, altered, or used and a lot may be used for any of the following purposes and for no other:
 1. Day-care center, per §115-xxxx.
 2. Eating and drinking establishments, excluding fast-food restaurants, per §115-xxxx.
 3. Financial institutions.
 4. Forestry, per §115-11E.
 5. Funeral home, per §115-xxxx.
 6. General municipal use.
 7. Medical/dental office or clinic.
 8. Medical marijuana dispensary, per §115-xxxx.
 9. Personal service establishment.
 10. Professional office.
 11. Retail sales.
 12. Veterinary clinic, per §115-xxxx.

SECTION 115-802. USES PERMITTED BY SPECIAL EXCEPTION

- A. The following uses shall be permitted by special exception, when authorized by the Zoning Hearing Board, subject to the provisions of §115-xxxx and the specific sections listed below:
1. Fuel/gasoline service stations, per §115-xxxx.
 2. Religious facility, per §115-xxxx.
 3. Public utility offices and operating facilities.

SECTION 115-803. CONDITIONAL USES

- A. The following uses shall be permitted by conditional use, when authorized by the Board of Supervisors, subject to the provisions of §115-77 and the specific sections listed below:
1. Planned commercial development, per §115-xxxx.
 2. Mixed-use, per §115-xxxx.
 3. Hotel/Motel, per §115-xxxx.
 4. Adaptive reuse of Class I or Class II historic resource, per §§115-131.2 and 115-131.3. An adaptive reuse of a Class I or Class II historic resource may include the conversion of the resource to a residential use that is permitted in the R-4 Residential District.
 5. Telecommunication antennas affixed to existing electrical transmission structures, as an accessory use.
 6. Drive-through facility as an accessory use, per §115-xxxx.

SECTION 115-804. ACCESSORY USES AND STRUCTURES

- A. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any of the principal uses in this district shall be permitted by right on the same lot as the principal use. These uses include:
1. Commercial accessory uses.
 2. Solar energy systems, per §115-151.

SECTION 115-805. AREA AND BULK REGULATIONS *(these were identical for C-1 & C-2)*

Unless specifically stated otherwise or differing for a specific use as authorized by this Chapter, the following shall be the minimum area and bulk regulations for the district.

- A. Principal structure
1. Lot area: One (1) acre minimum.
 2. Lot width at street line/building line: One hundred and fifty (150) feet minimum.

3. Building coverage: Twenty-five percent (25%) maximum.
 4. Floor area ratio: Forty percent (40%) maximum.
 5. Landscaped open space: Thirty percent (30%) minimum, provided that landscaping required for parking is not included.
 6. Building setback line: Seventy-five (75) feet minimum.
 7. Side and rear yards: Fifty (50) feet minimum abutting residential districts and twenty-five (25) feet minimum abutting nonresidential districts.
 8. Building and accessory building or structure height: Three (3) stories above grade plane or thirty-five (35) feet maximum.
- B. Additional standards
1. In addition to area and bulk regulations enumerated herein, the following shall apply for all principal buildings and uses within the vicinity of a Class I or Class II historic resource:
 - a. Historic setback line: 150 feet minimum from any Class I or Class II historic resource, regardless of whether such resource is located upon a tract or lot itself.
- C. Accessory structure(s).
1. Area and bulk regulations for accessory structures shall be subject to the standards per §115-17xx. **(Currently §115-11(F))**

SECTION 115-806. SITE DEVELOPMENT STANDARDS

The following standards shall apply to all uses within the C-2 District:

- A. With the exception of planned commercial developments, which are addressed in §115-16xxx, there shall be a maximum of one (1) access for each road frontage which may consist of a combined point of ingress and egress or separate points of ingress and egress, one (1) each. The minimum distance from access points on any adjacent properties along Routes 52 or 322 shall be three hundred (300) feet, measured along both sides of the highway. A reduction in the minimum separation distance shall occur only when compliance with said distance will not allow for minimum safe sight distance as required by the Pennsylvania Department of Transportation.
- B. A landscaped buffer shall be provided in accordance with §115-45.1.
- C. Parking areas shall be landscaped in accordance with §115-45.1.
- D. Unless adequate provision for off-site sewage disposal is provided, adequate area for both primary and replacement drainfield(s) shall be provided. Documentation of approvals for sewage disposal from the Chester County Health Department and/or the Pennsylvania Department of Environmental Protection shall be provided.

- E. The uses permitted by this Article shall not be open to the public between the hours of 12:00 midnight and 6:00 a.m. In addition, there shall be no truck or other deliveries arriving or leaving during the hours of 12:00 midnight and 6:00 a.m. Furthermore, any delivery trucks or other vehicles arriving prior to 12:00 midnight and parked on the property shall not have engines, refrigeration units or other motors associated with the delivery truck or vehicle operating between the hours of 12:00 midnight and 6:00 a.m.

SECTION 115-807. DESIGN STANDARDS

The following design standards as applicable for permitted uses in this district shall include:

- A. Signs, per **Article XVIII**.
- B. Natural Features Protection Standards, per **Article XIV**.
- C. Historic Resource Protection Standards, per **Article XV**.
- D. General and Design Standards, per **Article XVII**.
- E. Off-street Parking and Loading, per **§115-58**.
- F. Stormwater Management, per **Chapter 94**.

Article XI: I – Industrial District

SECTION 115-1100. PURPOSE

In addition to the community development objective expressed under §115-102(D), the I–Industrial District is established for the following purposes:

- A. To provide for limited industrial and other related intensive activities in the Township.
- B. To establish reasonable standards governing industrial development to ensure its compatibility with the character of the area and adjacent land uses.
- C. To locate industrial uses within close proximity to major roads in order to provide safe and efficient access by industrial-related traffic.

SECTION 115-1101. USES PERMITTED BY RIGHT

- A. Under any development option, a building may be erected, altered or used and a lot may be used for any one of the following purposes as provided below:
 - 1. Automotive and farm equipment sales and services, excluding gasoline service stations.
 - 2. Building trades practitioner.
 - 3. Forestry, per §115-11E.
 - 4. Public utility installations.
 - 5. Research and development, engineering, or testing laboratory.
 - 6. Self-storage facility.
 - 7. Township or other public use.
 - 8. Any manufacturing, processing, cleaning, testing, repair, storage or distribution of materials, goods, foodstuffs, or products, provided that:
 - a. There is no retail activity except for products manufactured on the premises.
 - b. Outside storage shall be permitted within the buildable area of the lot behind the front building line of the main building; however, such storage shall not exceed twelve (12) feet in height and shall be further subject to regulations outlined in §115-53 of this chapter.

SECTION 115-1102. USES PERMITTED BY SPECIAL EXCEPTION

- A. The following uses shall be permitted by special exception, when authorized by the Zoning Hearing Board, subject to the provisions of §115-xxxx and the specific sections listed below:
 - 1. Junkyards.

2. Quarry.
3. Sanitary landfill, municipally owned and operated.
4. Outdoor advertising billboard.

SECTION 115-1103. CONDITIONAL USES

- A. The following uses shall be permitted by conditional use, when authorized by the Board of Supervisors, subject to the provisions of §115-77 and the specific sections listed below:
1. Adult entertainment, per §115-51.2.
 2. Adaptive reuse of Class I or Class II historic resource, per §§115-131.2 and 115-131.3.
 3. Kennels.
 4. Mineral extraction.
 5. Wholesale sales, distribution or storage warehouse and truck terminal, per §115-xxxx.
 6. Any lawful use not otherwise listed in any zoning district.

SECTION 115-1104. ACCESSORY USES AND STRUCTURES

- A. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any of the principal uses in this district shall be permitted by right on the same lot as the principal use. These uses include:
1. Administrative activities and offices incidental to one of the other permitted activities.
 2. Solar energy systems, per §115-151.

SECTION 115-1105. AREA AND BULK REGULATIONS

Unless specifically stated otherwise or differing for a specific use as authorized by this Chapter, the following shall be the minimum area and bulk regulations for the district.

- A. Lot area: Three (3) acre minimum.
- B. Building coverage: Forty percent (40%) maximum.
- C. Landscaped open space: Fifteen percent (15%) minimum.
- D. Lot width at street line: One hundred and fifty (150) feet minimum.
- E. Lot width at the building line: ~~Three hundred~~ Two hundred and fifty (250) feet minimum.
- F. Front yard: ~~Fifty (50) feet minimum.~~
 1. When adjoining any non-residential district: Fifty (50) feet minimum.

Commented [PCR1]: If we decide to include the Tower Lane area as part of the I District, all of these standards should be amended. Lot sizes along Tower lane range from 1-5 acres, have less than 300 feet of frontage, and would non conform with setbacks and likely coverages.

2. When adjoining any residential district: One hundred (100) feet minimum.
- G. Rear yard: ~~Fifty (50) feet minimum.~~
1. When adjoining any non-residential district: Fifty (50) feet minimum.
 2. When adjoining any residential district: One hundred (100) feet minimum.
- H. Side yards, each: ~~Fifty (50) feet minimum.~~
1. When adjoining any non-residential district: Twenty-five (25) feet minimum.
 2. When adjoining any residential district: Fifty (50) feet minimum.
- I. Building and accessory building or structure height: Forty (40) feet maximum.
- J. Along through railroad rights-of-way, no rear yard shall be required, ~~and side yard setbacks shall be reduced to twenty-five (25) feet minimum from said right-of-way.~~
- K. Additional standards
1. In addition to area and bulk regulations enumerated herein, the following shall apply for all principal buildings and uses within the vicinity of a Class I or Class II historic resource:
 - a. Historic setback line: 150 feet minimum from any Class I or Class II historic resource, regardless of whether such resource is located upon a tract or lot itself.
 2. ~~No use shall engage in the production or storage of any material designed for use as an explosive.~~
 3. ~~No use shall engage in the storage of waste materials on the lot for any period beyond thirty (30) days.~~ Such waste material storage shall be located behind the front building line of the primary building and no closer than fifty (50) feet to any rear or side lot line and shall be completely screened from the view of any street or adjoining property.
 4. ~~No use shall discharge any objectionable and/or potentially dangerous effluent from plant operations.~~
 5. ~~No industrial lagoons for chemicals or other liquid waste shall be permitted.~~

SECTION 115-1106. DESIGN STANDARDS

The following design standards as applicable for permitted uses in this district shall include:

- A. Signs, per **Article XVIII**.
- B. Natural Features Protection Standards, per **Article XIV**.
- C. Historic Resource Protection Standards, per **Article XV**.
- D. General and Design Standards, per **Article XVII**.

- E. Off-street Parking and Loading, per §115-58.
- F. Stormwater Management, per Chapter 94.

ARTICLE X

I Industrial District

**[Added 2-8-1983 by Ord. No. 50-1983; amended 2-14-1984 by Ord. No. 74-1984;
3-21-1988 by Ord. No. 97-1988]**

§ 115-37. Purpose; applicability.

- A. It is the intent of the I District to provide for limited industrial and other related intensive activities in the Township, to establish reasonable standards governing industrial development to ensure its compatibility with the character of the area and adjacent land uses and to locate industrial uses within close proximity to major roads in order to provide safe and efficient access by industrial-related traffic.
- B. In the I Industrial District, the following regulations shall apply.

§ 115-38. Use regulations.

- A. A building may be erected, altered or used and a lot may be used for any of the following purposes and for no other:
 - (1) Research and development, engineering or testing laboratory.
 - (2) Administrative activities and offices incidental to one of the other permitted activities.
 - (3) Wholesale sales, distribution or storage warehouse and truck terminal.
 - (4) Public utility installations.
 - (5) Township or other public use.
 - (6) Agriculture, as provided for in § 115-11D.
 - (7) Any manufacturing, processing, cleaning, testing, repair, storage or distribution of materials, goods, foodstuffs or products, provided that:
 - (a) There is no retail activity except for products manufactured on the premises.
 - (b) Outside storage shall be permitted within the buildable area of the lot behind the front building line of the main building; however, such storage shall not exceed 12 feet in height and shall be further subject to regulations outlined in § 115-53 of this chapter. **[Amended 11-8-2005 by Ord. No. 9-2005]**
 - (8) Forestry (subject to the provisions of § 115-11E of this chapter). **[Added 1-11-2005 by Ord. No. 1-2005]**
 - (9) Solar energy systems, as a principal use or an accessory use, subject to the provisions of § 115-151 of this chapter. **[Added 8-10-2010 by Ord. No. 2-2010]**
- B. The following uses may be allowed by special exception pursuant to the standards set forth in Article XVI:
 - (1) Junkyards.

- (2) Quarry.
 - (3) Sanitary landfill, municipally owned and operated.
 - (4) Outdoor advertising billboard. **[Added 9-9-2004 by Ord. No. 5-2004]**
- C. The following uses shall be permitted by conditional use when authorized by the Board of Supervisors, subject to the provisions of this chapter and, in particular, § 115-77: **[Added 9-12-1995 by Ord. No. 164-1995]**
- (1) ¹Kennels. **[Added 6-12-2018 by Ord. No. 01-2018]**
 - (2) Mineral extraction. **[Added 1-11-2005 by Ord. No. 1-2005]**
 - (3) Adaptive reuse of Class I or Class II historic resource pursuant to the provisions of §§ 115-131.2 and 115-131.3. In this I Industrial District, an adaptive reuse of a Class I or Class II historic resource may include the conversion of the resource to a residential use that is permitted in the R-4 Residential District. **[Added 11-8-2005 by Ord. No. 9-2005; amended 12-13-2006 by Ord. No. 8-2006]**
 - (4) Adult entertainment when conducted in compliance with the standards set forth in § 115-51.2.² **[Added 11-8-2005 by Ord. No. 9-2005]**
 - (5) Any lawful use not otherwise listed in any zoning district. **[Added 11-10-2020 by Ord. No. 05-2020]**

§ 115-39. Area and bulk regulations.

The following area and bulk regulations shall apply:

- A. Lot area: three acres minimum.
- B. Building coverage: 40% maximum.
- C. Landscaped open space: 15% minimum.
- D. Lot width at street line: 150 feet minimum.
- E. Lot width at the building line: 300 feet minimum.
- F. Front yard: 50 feet minimum.
- G. Rear yard: 50 feet minimum.
- H. Side yards, each: 50 feet minimum.
- I. Building and accessory building or structure height: 50 feet maximum. **[Amended 9-13-2011 by Ord. No. 3-2011]**

1. Editor's Note: Former Subsection C(1), regarding communication towers, was repealed 7-14-2015 by Ord. No. 10-2015.
 2. Editor's Note: Former Subsection C(5), regarding telecommunication antennas, added 8-10-2010 by Ord. No. 2-2010, which immediately followed this subsection, was repealed 7-14-2015 by Ord. No. 10-2015.

- J. Along through railroad rights-of-way, no rear yard shall be required, and side yard setbacks shall be reduced to 25 feet minimum from said right-of-way.
- K. In addition to area and bulk regulations enumerated herein, the following shall apply for all principal buildings and uses within the vicinity of a Class I or Class II historic resource: **[Added 11-8-2005 by Ord. No. 9-2005]**
 - (1) Historic setback line: 150 feet minimum from any Class I or Class II historic resource, regardless of whether such resource is located upon a tract or lot itself.

§ 115-40. Design standards.

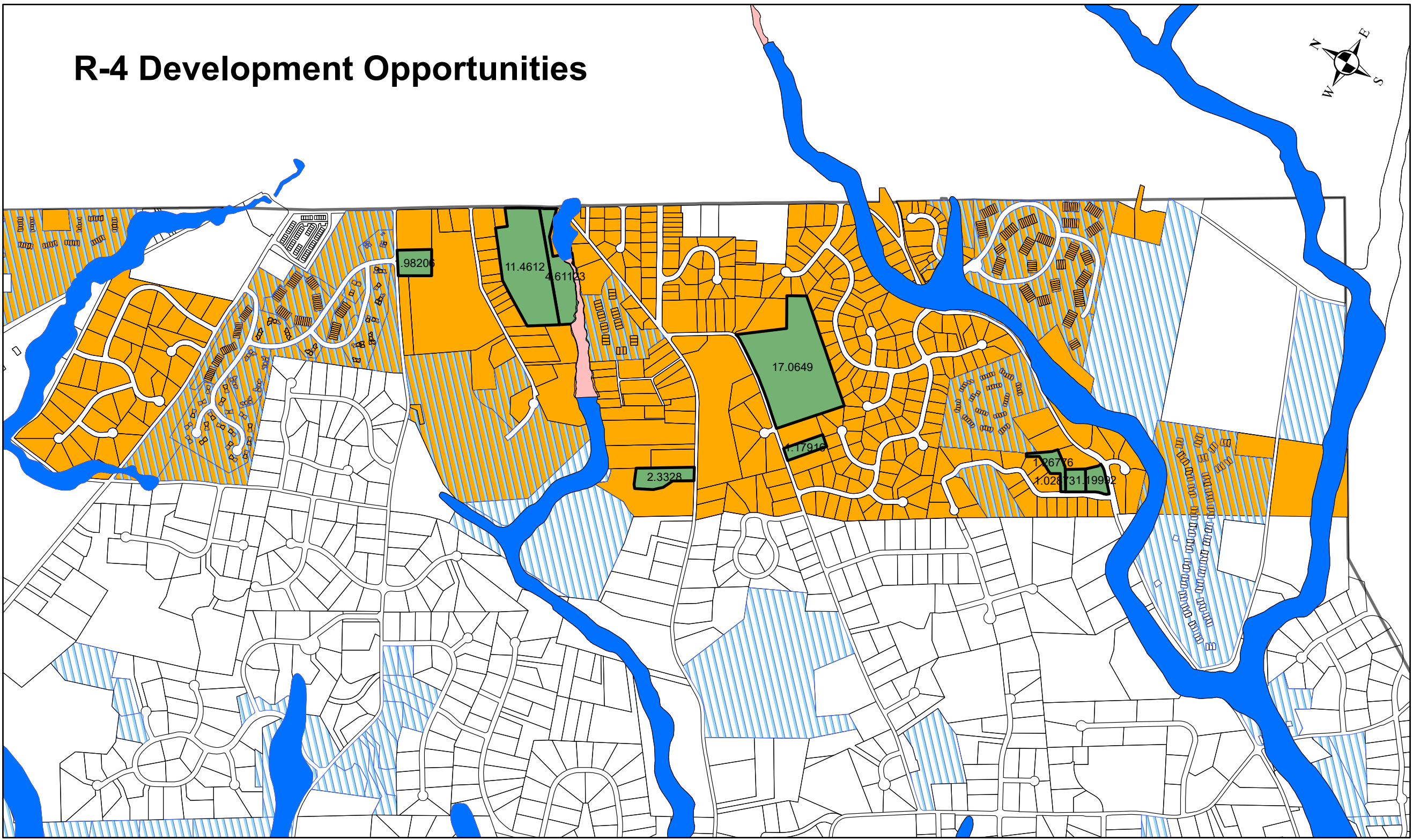
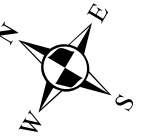
The following standards shall apply to all uses in this district:

- A. No obnoxious, toxic or corrosive fumes or gases shall be emitted as a result of the use.
- B. No use shall emit offensive odors which are perceptible at lot lines.
- C. No use shall discharge into the air dust or other particular matter.
- D. No use shall emit smoke from plant operations.
- E. No use shall produce any heat or glare perceptible at or beyond the lot boundaries.
- F. No use shall utilize lighting in a manner which produces glare perceptible at or beyond the lot boundaries.
- G. No use shall permit physical (low-frequency) vibrations perceptible at or beyond the lot boundaries.
- H. No use shall emit potentially harmful radiation.
- I. No use shall engage in the production or storage of any material designed for use as an explosive.
- J. No use shall engage in the storage of waste materials on the lot for any period beyond 30 days. Such waste material storage shall be located behind the front building line of the primary building and no closer than 50 feet to any rear or side lot line and shall be completely screened from the view of any street or adjoining property.
- K. No use shall discharge any objectionable and/or potentially dangerous effluent from plant operations.
- L. No industrial lagoons for chemicals or other liquid waste shall be permitted.
- M. No use shall be conducted so that noise, whether sustained or sporadic, shall exceed the level of ordinary conversation at the boundaries of the lot.
- N. Where applicable, the regulations in Article XIII, Design Standards, and Article

XVII, Signs, shall apply for all uses. Where the standards expressed by this section differ from those set forth in this article X, the most stringent standard shall apply.

- O. Restaurant, cafeteria or recreational facilities designed for the comfort and convenience of employees shall be permitted, provided that such facilities are located inside the confines of the buildings, and provided further that such facilities are not offered for use by the general public.
- P. Loading facilities shall not be constructed within an area bounded by a triangle 50 feet on each side measured from the nearest point of intersecting street lines.
- Q. Adequate parking appropriate to the site (at the minimum rate of 1.1 spaces per employee) shall be provided, and satisfactory flow of traffic for all vehicles on and off the premises shall be assured.

R-4 Development Opportunities



UPI	Address	Acreage	Status	Frontage	Flood Zone	Protected
51-7-114	699 West Rosedale Avenue	1.58	B&B	Double	Yes	No
51-7-92	865 Lenape Road	1.43	Book Barn	~325'	No	No
51-7-88	820 Sconnelltown Road	17.06	Existing farm	~1,010	No	No
51-7-115.1	903 Tigue Road	1.88	Existing single-family home	~210'	No	No
51-7-117.7	905 Osage Lane	1.149	Existing single-family home	~730'	No	No
51-7-117.2	903 Osage Lane	1.52	Existing single-family home	~80'	No	No
51-7-117.3	901 Osage Lane	1.669	Existing single-family home	~160'	No	No
51-7-117.4	900 Osage Lane	1.84741	Existing single-family home	~50'	No	No
51-7-117.5	870 Lenape Road	1.01	Existing single-family home	~300'	No	No
51-7-118	840 Lenape Road	9.64	Existing single-family home	~1,600'	Yes	No
51-8-2E	850 South New Street	1.41	Existing single-family home	Interior	No	No
51-8-2.1	852 South New Street	2.29	Existing single-family home	Interior	No	No
51-7-91.1	835 Lenape Road	1.56	Existing single-family home	~240'	No	No
51-7-91.1A	833 Lenape Road	1.86	Existing single-family home	~200	No	No
51-7-104	460 Darlington Drive	1.03	Existing single-family home	~110"	No	No
51-7-102	404 Darlington Drive	1.3	Existing single-family home	~400'	No	No
51-7D-44	880 Twickensham Court	1.02	Existing single-family home	~85'	No	No
51-7D-84	407 Shropshire Drive	2.88	Existing single-family home	~500'	Yes	No
51-7D-25	812 Plumtry Drive	1.52	Existing single-family home	Double	Yes	No
51-7D-26	810 Plumtry Drive	1.45	Existing single-family home	Double	Yes	No
51-7D-27	808 Plumtry Drive	1.39	Existing single-family home	Double	Yes	No
51-7D-28	806 Plumtry Drive	1.3	Existing single-family home	Double	Yes	No
51-7D-29	804 Plumtry Drive	1.51	Existing single-family home	Double	Yes	No
51-7D-30	802 Plumtry Drive	1.59	Existing single-family home	Double	Yes	No
51-7-85	838 Sconnelltown Road	1.456	Existing single-family home	~150'	No	No
51-7-87	834 Sconnelltown Road	1.94	Existing single-family home	~200'	No	No
51-5-101	814 Sconnelltown Road	2.39	Existing single-family home	~25'	No	No
51-5-101.5	812 Sconnelltown Road	1.56	Existing single-family home	~30'	No	No
51-5-101.2	730 West Nields Street	1.01	Existing single-family home	Interior	No	No
51-5-101.4	728 West Nields Street	1	Existing single-family home	Interior	No	No
51-7-57.2	905 Springwood Drive	1.14	Existing single-family home	~160'	No	No
51-7-57.1	907 Springwood Drive	1.39	Existing single-family home	~70'	No	No
51-7-57	911 Springwood Drive	1.01	Existing single-family home	~60'	No	No

51-7-51	830 West Miner Street	1 Existing single-family home	~150'	No	No
51-5-109	801 Scconnelltown Road	1.09 Existing single-family home	Double	No	No
51-7-52.1	825 Scconnelltown Road	1.41 Existing single-family home	~190'	No	No
51-7-53.1	199 Rosewood Drive	1.14 Existing single-family home	Double	No	No
51-7-53.3	197 Rosewood Drive	1.21 Existing single-family home	~45'	No	No
51-7-53.2	195 Rosewood Drive	1.3 Existing single-family home	~55'	No	No
51-7-53.4	196 Rosewood Drive	1.67 Existing single-family home	~45'	No	No
51-7-53	198 Rosewood Drive	1.22 Existing single-family home	Double	No	No
51-5R-49	800 Scconnelltown Road	2.53 Existing single-family home	Double	No	No
51-7-11	835 West Miner Street	6.29 Existing single-family home	~350'	No	No
51-5-100	823 West Miner Street	1.76 Existing single-family home	~175'	No	No
51-5-100.2	827 West Miner Street	3.15 Existing single-family home	~50'	No	No
51-5-100.1	825 West Miner Street	5.35 Existing single-family home	~190'	No	No
51-5R-26	831 Meadow Lane	1.51 Existing single-family home	Interior	No	No
51-5R-22	815 West Miner Street	1.24 Existing single-family home	Double	No	No
51-5R-19	806 Meadow Lane	1.03 Existing single-family home	Double	No	No
51-5R-18.1	807 Meadow Lane	1.05 Existing single-family home	Double	No	No
51-5R-32.3	719 West Miner Street	1.95 Existing single-family home	Double	No	No
51-5R-12	715 West Miner Street	1.14 Existing single-family home	~200'	No	No
51-5R-11.1	709 West Miner Street	1.29 Existing single-family home	~400'	Yes	No
51-5M-1	700 West Market Street	1.4 Existing single-family home	Double	No	No
51-5-97	812 West Market Street	1.02 Existing single-family home	~135'	No	No
51-5-98	814 West Market Street	1.28 Existing single-family home	~160'	No	No
51-5-99	816 West Market Street	2.98 Existing single-family home	~25'	Yes	No
51-5-94.1	818 West Market Street	1.03 Existing single-family home	~240'	No	No
51-5-94.5	830 West Market Street	6.09 Existing single-family home	~115'	Yes	No
51-5-94.8	805 West Market Street	1.2 Existing single-family home	~400'	No	No
51-5-94.6	803 West Market Street	2.26 Existing single-family home	~50'	No	No
51-5R-33E	70 South Bradford Avenue	4.61 Fire Company	~165'	No	No
51-8-1.1A		17.2 HOA open space	N/A	Yes	Yes
51-8-1.1A		4.59 HOA open space	N/A	No	Yes
51-8-1.1A		6.6 HOA open space	N/A	No	Yes
51-8-1.1A		2 HOA open space	N/A	No	Yes
51-8-1.20		3.94 HOA open space	N/A	Yes	Yes

51-7-91		14.95 HOA open space	N/A	No	Yes
51-7-103		4.45 HOA open space	N/A	Yes	Yes
51-5R-32		8.41 HOA open space	N/A	No	Yes
51-5-86.5		3.77 HOA open space	N/A	No	Yes
51-5-86.11		4.41 HOA open space	N/A	No	Yes
51-5-86.6		1.11 HOA open space	N/A	No	Yes
51-5-86.7C		1.38 HOA open space	N/A	No	Yes
51-5-86.12		1.73 HOA open space	N/A	No	Yes
51-5-86.4		7.14 HOA open space	N/A	No	Yes
51-5-86.10		2.34 HOA open space	N/A	No	Yes
51-5-86.7A		3.56 HOA open space	N/A	No	Yes
51-5-86.7B		2.11 HOA open space	N/A	No	Yes
51-5-86.9		6.17 HOA open space	N/A	No	Yes
51-5-86.7		3.32 HOA open space	N/A	No	Yes
51-5-86.13		8.5 HOA open space	N/A	No	Yes
51-5-86.8		6.98 HOA open space	N/A	No	Yes
51-5-53		24.71 HOA open space	N/A	No	Yes
51-7-52	800 West Miner Street	13.51 Nursing Home	~1,370	No	No
51-5-94	780 Hillsdale Road	34.08 Protected open space	N/A	No	Yes
51-5-94	780 Hillsdale Road	3.95 Protected open space	N/A	No	Yes
51-5-94.7	801 West Market Street	1.07 Protected open space	N/A	No	Yes
51-5-94.3A-E		1.86 Protected open space	N/A	No	Yes
51-5-94.3E	725 West Market Street	17.98 School	~1,070'	No	No
51-5-94.2E	100 North Bradford Avenue	3.17 School	Double	No	No
51-5R-10E	20 South Bradford Avenue	11.46 St. Agnes fields	~340'	No	No
51-7-92.1	529 Darlington Drive	1.19 Vacant	~550'	No	No
51-7-92.2	Darlington Drive	1.02 Vacant	~200'	No	No
51-7-92.3	Darlington Drive	1.26 Vacant	~50'	No	No
51-7-86	836 Sconnelltown Road	1.17 Vacant	~120'	No	No
51-7-10.1	829 West Miner Street	2.33 Vacant	~140'	No	No
51-5-94.4E	604 Hillsdale Road	1.98 Vacant	~250'	No	No
	Most properties in Brookmeade are greater than 1 acre			No	No