

ORDINANCE NO. 249

BOROUGH OF AVONDALE
CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO ESTABLISH A NEW R-3 RESIDENTIAL DISTRICT, AND TO RE-ZONE A PART OF THE PARCEL IDENTIFIED AS UPI #4-3-29 SO THAT THE ENTIRE PARCEL IS WITHIN THE C – GENERAL COMMERCIAL DISTRICT, AND TO AMEND THE DEFINITION OF “LOT AREA.”

The Council of the Borough of Avondale, Chester County, Pennsylvania, hereby ORDAINS that the Avondale Borough Zoning Ordinance of 1963, Ordinance No. 172, as amended, is hereby further amended as follows:

1. Section 3.2 – Classes of Districts is amended so that there are seven (7) classes of districts and a new “R-3 Residential District” is added to the list of classes of districts.

2. The Zoning Map of Avondale Borough, which is established pursuant to Section 3.2 – Zoning Map, is amended (a) to establish a new R-3 Residential District which shall apply to the area identified on the revised zoning map appended hereto and marked Exhibit A, and (b) to make all of the parcel identified by Chester County as uniform parcel identifier number (“UPI #”) 4-3-29 part of the C – General Commercial District. The rezoned part of UPI #4-3-29 is also identified in Exhibit A.

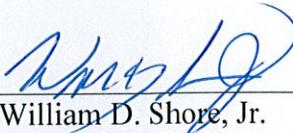
3. The definition of “Lot Area” in Part 2 Section 2.2 – Specific Definitions is amended to read as follows:

LOT AREA – The area contained within the property lines of a lot, excluding any and all of such area which is within public or private street rights-of-way, drainage easements, any Borough, Authority and/or public utility (e.g., sanitary sewer, water supply, gas, electric), public service (e.g., phone, cable), or pipeline easements, whether existing or proposed on a subdivision or land development plan; 100-year flood plains, wetlands, slopes in excess of 25% or railroad rights of way.

4. The text of the provisions and regulations of the new R-3 Residential District are appended hereto and marked Exhibit B. This text shall be incorporated into the Avondale Borough Zoning Ordinance of 1963, as amended, as a new Part 5-A.

July 20, 2015

Passed by Borough Council, this 17 day of November, 2015.



William D. Shore, Jr.
President, Borough Council

Approved by the Mayor, this 17 day of November, 2015.



Doris Howell
Mayor

Enacted, this 17 day of November, 2015.

BOROUGH OF AVONDALE



Rebecca Brownback
Borough Secretary

July 20, 2015

Exhibit B

Part 5-A

R-3 Residential District

Section 5A.1 – District Purpose

This district provides for lower density large and small scale development of single-family detached, semi-detached (twin) and attached (townhouse) dwellings with off-street parking for multiple car households and significant open space areas.

Section 5A.2 – Use Regulations

A. Uses Permitted by Right

A building may be erected and used and a lot may be used and occupied for any one of the following uses and no other:

1. Single-family detached dwelling;
2. Single-family semi-detached dwelling (twin);
3. Single-family attached dwelling (townhouse);
4. Any of the following accessory uses shall be permitted on the same lot as any single-family detached, semi-detached or attached dwelling, subject to the provisions of this Part and Part 12:
 - a. Shed or other storage structure;
 - b. Private garage;
 - c. Swimming pool;
 - d. Noncommercial greenhouse;
 - e. Home occupation;
 - f. Professional office or studio.
5. Signs, when erected and maintained in compliance with Part 13.

B. Uses Permitted as a Conditional Use

A building may be erected or used and a lot may be used or occupied for any one of the following uses and no other, when approved as a conditional use:

1. Single-family attached dwellings for the elderly in accordance with Section 12.9.

Section 5A.3 Area and Bulk Regulations

Uses in the R-3 district shall comply with the following standards:

A. Single-Family Detached Dwellings

1. Minimum lot area for each dwelling: 20,000 square feet
2. Minimum lot width at street line: 100 feet
3. Minimum front yard setback: 40 feet
4. Minimum rear yard setback: 50 feet
5. Minimum side yard setback: 25 feet
6. Minimum garage parking spaces: 2
7. Minimum total off-street on-lot parking spaces: 4
8. Minimum setback for accessory structures: 5 feet

B. Single-Family Semi-Detached Dwellings

1. Minimum lot area for each dwelling: 15,000 square feet
2. Minimum lot width at street line: 75 feet
3. Minimum front yard setback: 40 feet
4. Minimum rear yard setback: 50 feet
5. Minimum side yard setback: 25 feet
6. Minimum garage parking spaces per dwelling unit: 1
7. Minimum total off-street on-lot parking spaces per dwelling unit: 3
8. Minimum setback for accessory structures: 3 feet

C. Single-Family Attached Dwellings

1. Minimum lot area per dwelling unit: 10,000 square feet
2. Minimum lot width at building line: 28 feet

June 16, 2015

3. Minimum front yard setback: 26 feet
4. Minimum rear yard setback: 40 feet
5. Minimum side yard setback: 20 feet
6. Minimum garage parking spaces per dwelling unit: 1
7. Minimum total off-street on-lot parking spaces per dwelling unit: 2
8. Minimum setback for accessory structures: 3 feet

June 16, 2015

Avondale Zoning Ordinance Proposed Map Changes

-  From R-2 to C General Commercial District
-  From R-2 to New R-3 Residential District

Existing Zoning Districts

-  C - General Commercial
-  FD - Flexible Use
-  I - Industrial
-  R-1 - Residential
-  R-2 - Residential
-  TC - Town Center

Legend

-  ROAD CENTERLINES
-  PARCELS
-  MUNICIPAL BOUNDARIES

