

ORDINANCE NO. 224

BOROUGH OF AVONDALE  
CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO ALLOW THE MINIMUM FLOOR AREA REQUIRED FOR A TOWNHOUSE UNIT IN A TOWNHOUSE GROSS DENSITY DEVELOPMENT TO BE REDUCED TO 1,450 SQUARE FEET SUBJECT TO CERTAIN CONDITIONS, INCLUDING THAT THE MINIMUM AVERAGE FLOOR AREA OF ALL TOWNHOUSES IN THE DEVELOPMENT SHALL BE AT LEAST 1,700 SQUARE FEET.

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 5.3 "Area and Bulk Regulations," Subsection B.2.d, is amended to read as follows:

- d. have a minimum habitable floor area of 1,700 square feet, which area shall be exclusive of all garage and basement areas, areas occupied by heating and/or air conditioning equipment, unfinished attic areas and/or space which is not designed to be heated by the dwelling's heating system.

2. Subsections B.3 through 12 are redesignated as Subsections B.4 through 13.

3. The following is added as a new Subsection B.3:

The minimum habitable floor area required, for each Townhouse Unit, pursuant to Section 5.3, B.2.d, may be reduced to 1,450 square feet, but only when both of the following conditions are met:

- a. The Townhouse is in a Townhouse Gross Density Development with at least 58 Townhouse Units; and
- b. Upon the completion of a Townhouse Gross Density Development, each separately approved phase of the Development and the first and each subsequent group of 29 Townhouse Units (which groups shall be identified based on the chronological order in which building permits therefor were issued) an average minimum floor area of 1,700 square feet per Townhouse Unit shall exist for the Development as a whole. Such average habitable floor area shall exclude all

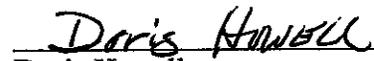
04/21/2009

areas which are excluded from the minimum habitable floor  
area required for each Townhouse Unit.

Passed by Borough Council, this 16 day of June, 2009.

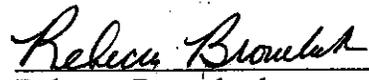
  
Albert F. Bryan  
President, Borough Council

Approved by the Mayor, this 16 day of June, 2009.

  
Doris Howell  
Mayor

Enacted, this 16 day of June, 2009.

BOROUGH OF AVONDALE

  
Rebecca Brownback  
Borough Secretary