

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

ORDINANCE No. 173
Zoning Map Amendment
1540 Wilmington Pike

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 CHANGE THE DESIGNATION OF THE PROPERTY LOCATED AT 1540 WILMINGTON PIKE, FOLIO NO. 04-00-00354-00 FROM B BUSINESS TO B-1 BUSINESS-1.

WHEREAS, Chadds Ford Township desires to provide more appropriate commercial use for properties located along 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 parcel located at 1540 Wilmington Pike, Folio No. 04-00-00354-00 from B Business to B-1 Business-1 as illustrated on the map attached hereto as Exhibit "A." This amendment shall be incorporated into the official Zoning Map of Chadds Ford Township.

SECTION 2. REPEALER. All ordinances, resolutions and any parts of any ordinance or resolution directly inconsistent with the terms of this ordinance are hereby repealed to the extent of such inconsistencies only.

[EXECUTION TO FOLLOW]

ENACTED and ORDAINED this 1st day of November 2023.


CHADDS FORD TOWNSHIP
BOARD OF SUPERVIORS


Samantha Reiner, Chair

Frank G. Murphy, Vice Chair

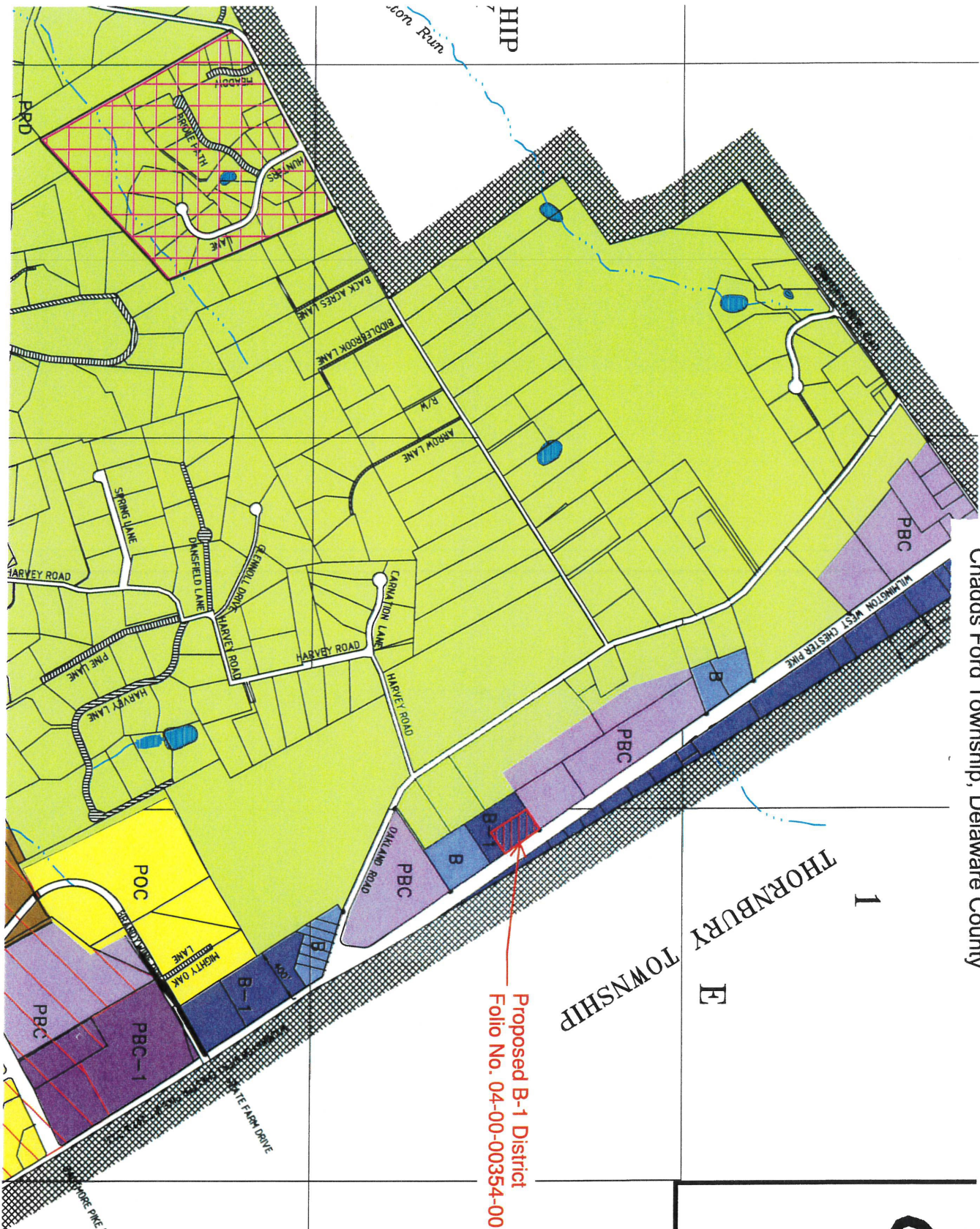

Noelle M. Barbone, Supervisor

Attest:



Emily Pisano, Interim Township Manager

Exhibit "A"
 Ordinance No. 173 - Zoning Map Amendment
 Chadds Ford Township, Delaware County



Proposed B-1 District
 Folio No. 04-00-00354-00



LOCAT
 TOWERS & CELLULA
 ZONING DIS
 SCALE:

CONG