

CHADDS FORD TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA

Ordinance No. 164

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 INCLUDE PROPERTY ON THE NORTH SIDE OF RIDGE ROAD HAVING TAX PARCEL FOLIO NUMBER 04-0000215-00 WITHIN THE BOUNDARY OF THE R-2 DISTRICT (RESIDENCE) ZONING DISTRICT OF CHADDS FORD TOWNSHIP.

WHEREAS, Chadds Ford Township has entered into an agreement to purchase the property at 126 Ridge Road, Lot #2, to provide an perpetual right-of-way and easement to the Chadds Ford Township Sewer Authority to lay, install, construct, operate, replace and maintain a sanitary sewer main and its accessories and appurtenances as shown on Exhibit "A", Francena D. Chalfant Property Final Subdivision Plan; and

WHEREAS, the proposed subdivision of the 3.5148 acre existing parcel, currently zoned R-1, will create two smaller lots, both less than 2 acres each: Lot #1 at 1.4738 acres, and Lot #2 at 1.8864 acres; and

WHEREAS, the Board of Supervisors does not desire to create two (2) non-conforming lots,

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 following parcels:

The two (2) lots created by the subdivision of tax parcel folio number 04-0000215-00, currently zoned R-1 (Residence) shall be rezoned to R-2 (Residence) Zoning District.

The new zoning district designation for the parcels set forth above is depicted on the excerpt of the Zoning Map, titled "Zoning Map Amendment," which is attached to this Ordinance as Exhibit "B". This Zoning Map Amendment shall be incorporated into the official Zoning Map of Chadds Ford Township, as herein amended.

SECTION 2. INCONSISTENT ORDINANCES REPEALED. Any Ordinances or Resolutions or parts thereof of Chadds Ford Township, Delaware County, Pennsylvania that conflict with this Ordinance are hereby repealed.

SECTION 3. SEVERANCE. The provisions of this Ordinance are severable, and if any part hereof shall be held or declared illegal, invalid or unconstitutional by any court of competent jurisdiction, the decision shall not affect or impair any of the remaining provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid or unconstitutional article, section, subsection, clause, sentence or part thereof had not been included herein.

ENACTED and ORDAINED by the Chadds Ford Township Board of Supervisors this 1<sup>st</sup> day of July, 2020.

Chadds Ford Township Board of Supervisors



FRANK G. MURPHY, Chairman

SAMANTHA REINER, Vice Chair



NOELLE M. BARBONE  
Supervisor

Attest:



Maryann D. Furlong  
Township Manager