



# Township of Concord

DELAWARE COUNTY

COUNCIL: Dominic A. Pileggi, John J. Gillespie, John L. Crossan,  
Dana M. Rankin, Colleen P. Morrone, Vinita Deshmukh, Larry Mutschler II

## ORDINANCE NO. 401 - 2023

**AN ORDINANCE OF CONCORD TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, TO AMEND THE ZONING CODE, AS HERETOFORE AMENDED, BY AMENDING THE ZONING MAP OF CONCORD TOWNSHIP TO RE-ZONE CERTAIN LANDS.**

The Concord Township Council of Delaware County, Pennsylvania, under and by virtue of the Pennsylvania Municipalities Code, 1968 Act, 247 Article III Comprehensive Plan, Article IV Zoning Map, and Article VI Zoning, does hereby enact and ordain the following amendments to the Township Zoning Ordinance, as heretofore amended.

**SECTION 1.** Section 210-6, Zoning Maps, of the Zoning Code of Concord Township is hereby amended to designate a change in zoning classification for the following properties as set forth below.

The following properties are proposed to be zoned C-2:

Property Address	Tax Map Parcel #	Folio Number	Previously Zoned	Map Exhibit #
643 Conchester Rd.	13-20-001	13-00-00240-00	R2	17A
830 Conchester Rd.	13-20-004	13-00-00238-00	R2	17B
647 Conchester Rd.	13-20-002	13-00-00239-00	R2	17C
645 Conchester Rd.	13-20-003	13-00-00239-01	R2	17D

The following properties are proposed to be zoned Municipal/Institutional:

Property Address	Tax Map Parcel #	Folio Number	Previously Zoned	Map Exhibit #
Between 10 and 20 Newlin Way			R2	1
Between 68 and 40 Beaver Valley Rd.	13-48-150	13-00-00090-00	R3	2A
40 Beaver Valley Rd.	13-48-176	13-00-00088-00	R3	2B
721 Naamans Creek Rd.	13-49-002	13-00-00583-00	R2	3
118 Carter Way	13-42-070	13-00-00204-24	R2	4A
118 Carter Way	13-42-069	13-00-00204-23	R2	4B
118 Carter Way	13-42-041	13-00-00615-84	R2	4C
0 Conchester Road	13-29-109	13-00-00244-02	SU	5A
0 Conchester Road	13-29-107:001	13-00-00243-04	SU	5B



55 Cambridge Drive	13-29-107	13-00-00203-37	SU	5C
3317 Garnet Mine Road	13-45-011	13-00-00459-03	R2 and R3	6
630 Featherbed Lane	13-36-033	13-00-00409-00	R2	7
641 Featherbed Lane	13-36-029:001	13-00-00406-02	R2	8
537 Featherbed Lane	13-37-060	13-00-00412-03	R2	9
180 Bethel Road	13-36-013	13-00-00130-01	R2	10
779 Smithbridge Road	13-35-259	13-00-00787-00	R1	11
689 Smithbridge Road	Formerly 13-35-52:001, currently 13-35-263	13-00-00784-00	R1	12
114 Temple Road	13-27-024:001	13-00-00910-00	R2	13
171 Temple Road	13-27-023	13-00-00855-00	R2	14
270 Spring Valley Road	13-26-070	13-00-00840-00	R2	15
475 Conchester Road	13-21-051	13-00-00240-01	R2	16A
658 Concord Road	13-21-041:001	13-00-00327-01	R2	16B
505 Conchester Road	13-21-050	13-00-00240-04	R2	16C
666 Concord Road	13-21-043	13-00-00329-00	R2 and R3	16D
664 Concord Road	13-21-048	13-00-00329-04	R2 and R3	16E
PECO Right of way along Station Road			R2 and R3	16F
200 Station Road (PennDOT Salt Facility)	13-20-062	13-00-00244-50	R2 and R3	16G
240 Station Road	13-20-061	13-00-00847-89	R2 and R3	16H

**SECTION 2.** The zoning district classification and location of the parcels of land identified in Section 1 above are designated on the official zoning map on file in the Township office.

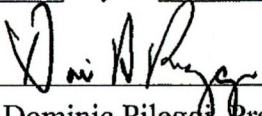
**SECTION 3.** The Township Engineer or his designee is hereby authorized and directed to amend the official zoning map to carry out the intent and purpose of this Ordinance amendment.

**SECTION 4. SEVERABILITY.** If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Concord Township Council that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included.

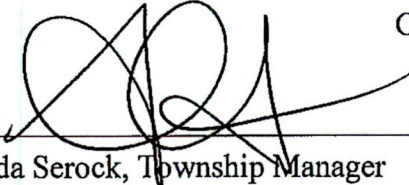
**SECTION 5. REPEALER.** All Township Ordinances and parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed and rescinded to the extent of any inconsistency or conflict.

**SECTION 6. EFFECTIVE DATE.** This Ordinance shall become effective five (5) days after its enactment as provided by law.

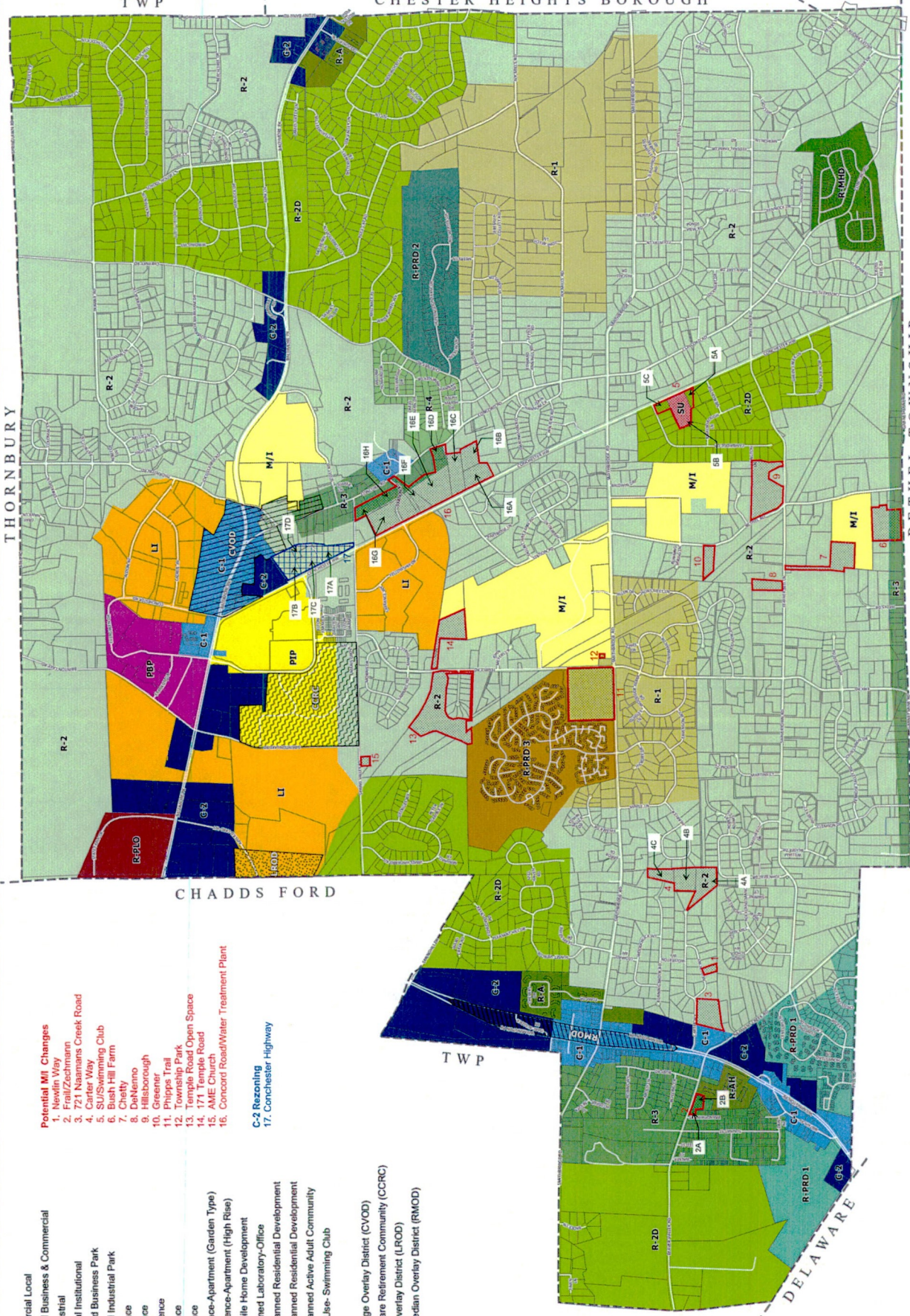
ENACTED and ORDAINED this 7<sup>th</sup> day of March, 2023.

  
\_\_\_\_\_  
Dominic Pileggi, President  
Concord Township Council

ATTEST:

  
\_\_\_\_\_  
Amanda Serock, Township Manager





**-legend**

- C-1 - Commercial Local
- C-2 - Planned Business & Commercial
- LI - Light Industrial
- MI - Municipal Institutional
- PBP - Planned Business Park
- PIP - Planned Industrial Park
- R-1 - Residence
- R-2 - Residence
- R-2D - Residence
- R-3 - Residence
- R-4 - Residence
- R-A - Residence-Apartment (Garden Type)
- R-AH - Residence-Apartment (High Rise)
- R-MHD - Mobile Home Development
- R-PRD 1 - Planned Residential Development
- R-PRD 2 - Planned Residential Development
- R-PRD 3 - Planned Active Adult Community
- SU - Special Use - Swimming Club

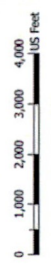
- Potential M/I Changes**
1. Newlin Way
  2. Fraill/Zechmann
  3. 721 Naamans Creek Road
  4. Carter Way
  5. SU/Swimming Club
  6. Hill Farm
  7. Chesham
  8. Doleboro
  9. Hillborough
  10. Greener
  11. Phipps Trail
  12. Township Park
  13. Temple Road Open Space
  14. 171 Temple Road
  15. AME Church
  16. Concord Road/Water Treatment Plant

- C-2 Rezoning**
17. Conchester Highway

- Overlay**
- Concord Village Overlay District (CVOOD)
  - Continuing Care Retirement Community (CCRC)
  - Loop Road Overlay District (LROD)
  - Route 202 Median Overlay District (RMOD)



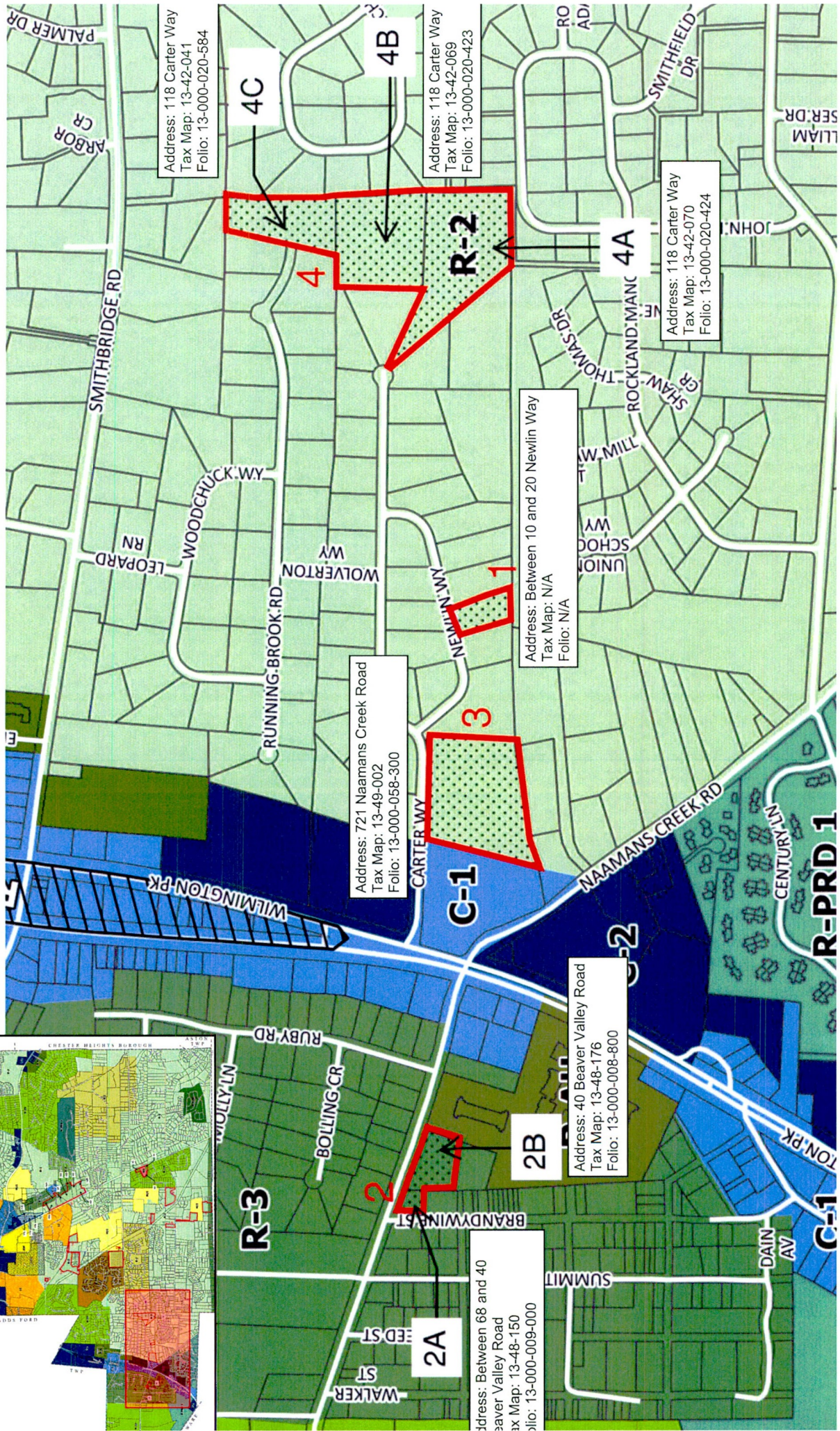
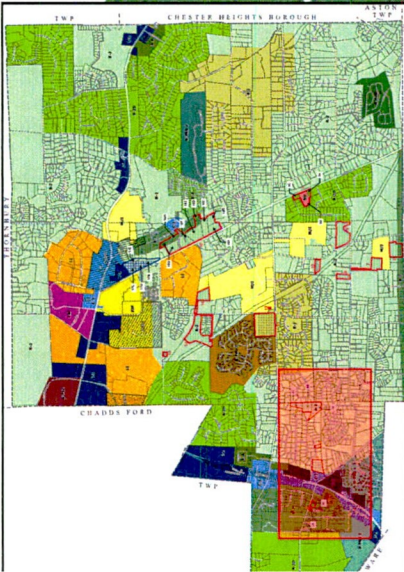
Source: Concord Township GIS  
 Projection: WGS 1984 Web  
 Mercator (auxiliary sphere)  
 Datum: WGS 1984  
 Map Source Units: Meters  
 Display Units: Feet



Created by Pennoni  
 June 2022

**Zoning Map**  
 Concord Township  
 Delaware County, PA





Address: 118 Carter Way  
 Tax Map: 13-42-041  
 Folio: 13-000-020-584

Address: 118 Carter Way  
 Tax Map: 13-42-069  
 Folio: 13-000-020-423

Address: 118 Carter Way  
 Tax Map: 13-42-070  
 Folio: 13-000-020-424

Address: Between 10 and 20 Newlin Way  
 Tax Map: N/A  
 Folio: N/A

Address: 721 Naamans Creek Road  
 Tax Map: 13-49-002  
 Folio: 13-000-058-300

Address: 40 Beaver Valley Road  
 Tax Map: 13-48-176  
 Folio: 13-000-008-800

Address: Between 68 and 40  
 Beaver Valley Road  
 Tax Map: 13-48-150  
 Folio: 13-000-009-000

**R-2**

**C-1**

**2B**

**2A**

**R-3**

**R-PRD 1**

**C-2**

**4C**

**4B**

**3**

**1**

**4**

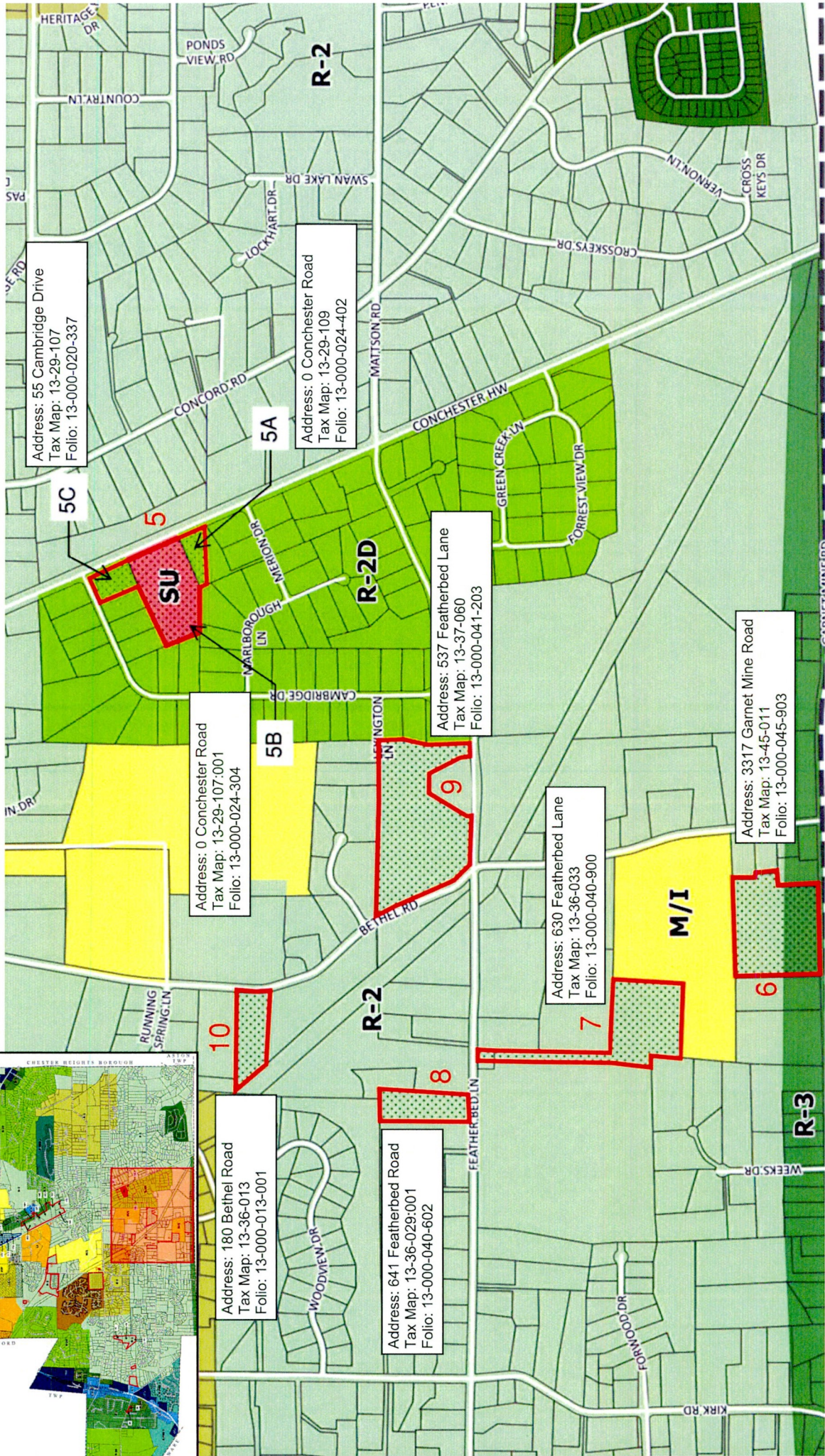
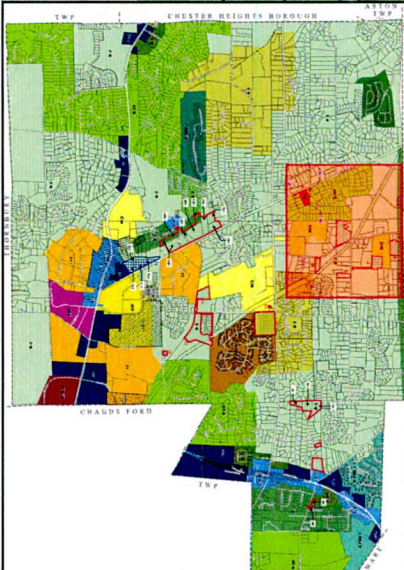
SMITHBRIDGE RD  
 PALMER DR  
 ARBOR CR

WOODCHUCK WY  
 LEOPARD RN  
 RUNNING BROOK RD  
 WOLVERTON WY  
 NEWLIN WY

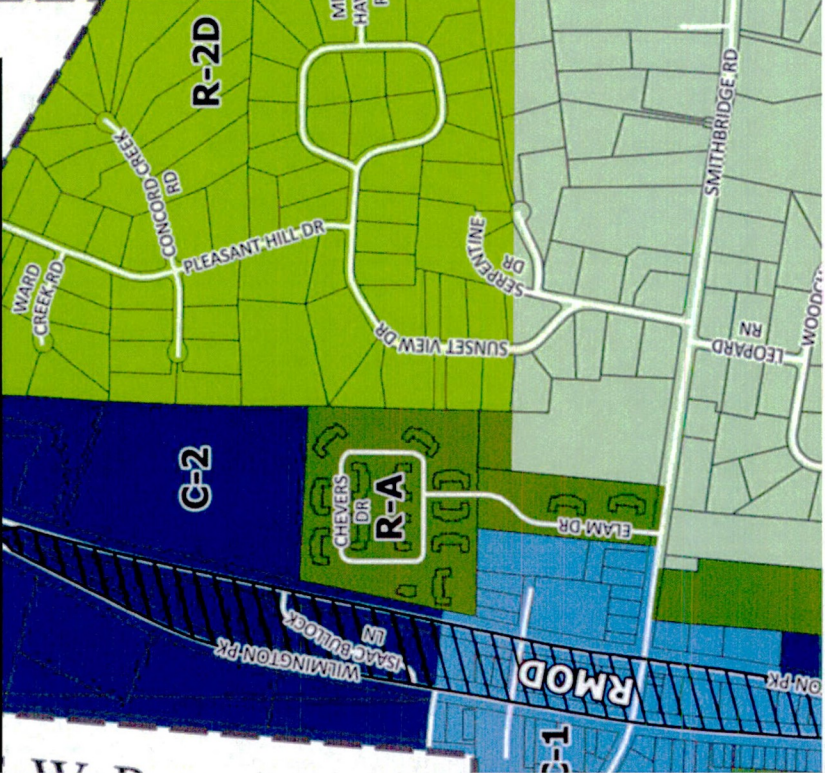
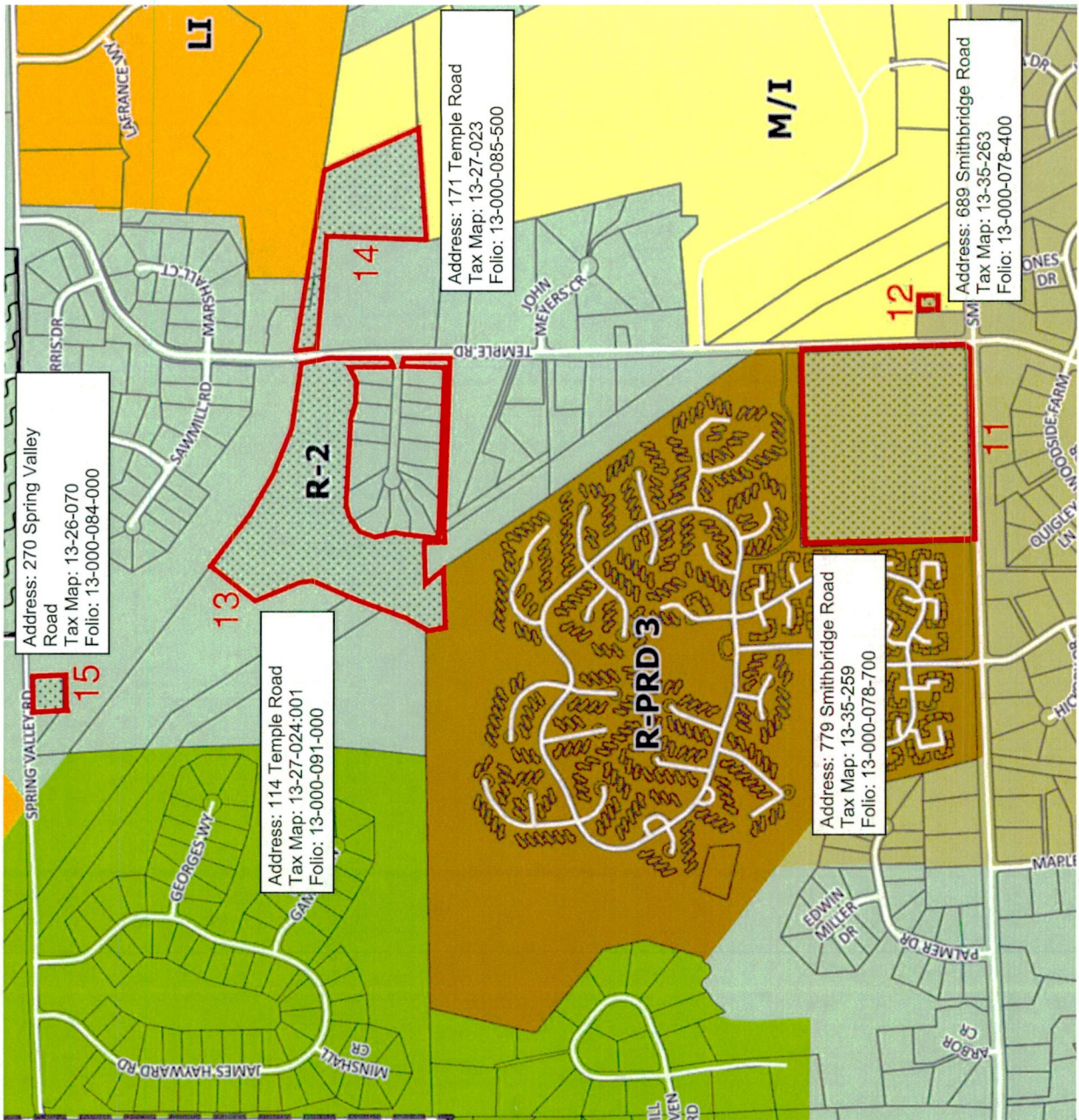
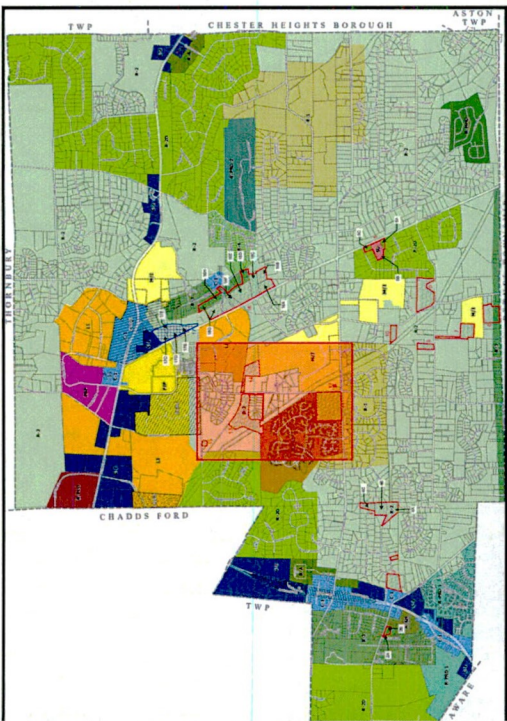
ROCKLAND MIANC 4A  
 SHAW GR  
 ROCKLAND MIANC 4A  
 SMITHFIELD DR  
 RO ADI  
 LLIAM SER DR  
 JOHN

WILMINGTON PK  
 CARTER WY  
 NAAMANS CREEK RD  
 CENTURY LN  
 RUBY RD  
 BOLING CR  
 WOLLY LN  
 BRANDYWINST  
 WALKER ST  
 ED ST  
 SUMMIT  
 DAIN AV  
 TON PK

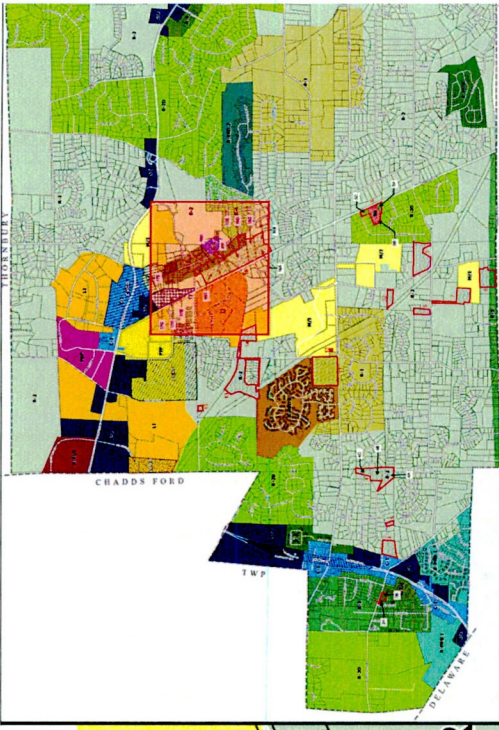












Address: 830 Conchester Road  
Tax Map: 13-20-004  
Folio: 13-000-023-800

17B

Address: 647 Conchester Road  
Tax Map: 13-20-002  
Folio: 13-000-023-900

17C

Address: 643 Conchester Road  
Tax Map: 13-20-001  
Folio: 13-000-024-000

17A

Address: 0 Conchester Road  
Tax Map: 13-20-062  
Folio: 13-000-024-450

16G

Address: 645 Conchester Road  
Tax Map: 13-20-003  
Folio: 13-000-023-901

17D

Address: 240 Station Road  
Tax Map: 13-20-061  
Folio: 13-000-084-789

16H

Address: PECO Right of Way  
Tax Map: N/A  
Folio: N/A

16F

Address: 664 Concord Road  
Tax Map: 13-21-048  
Folio: 13-000-032-904

16E

Address: 666 Concord Road  
Tax Map: 13-21-043  
Folio: 13-000-032-900

16D

Address: 505 Conchester Road  
Tax Map: 13-21-050  
Folio: 13-000-024-004

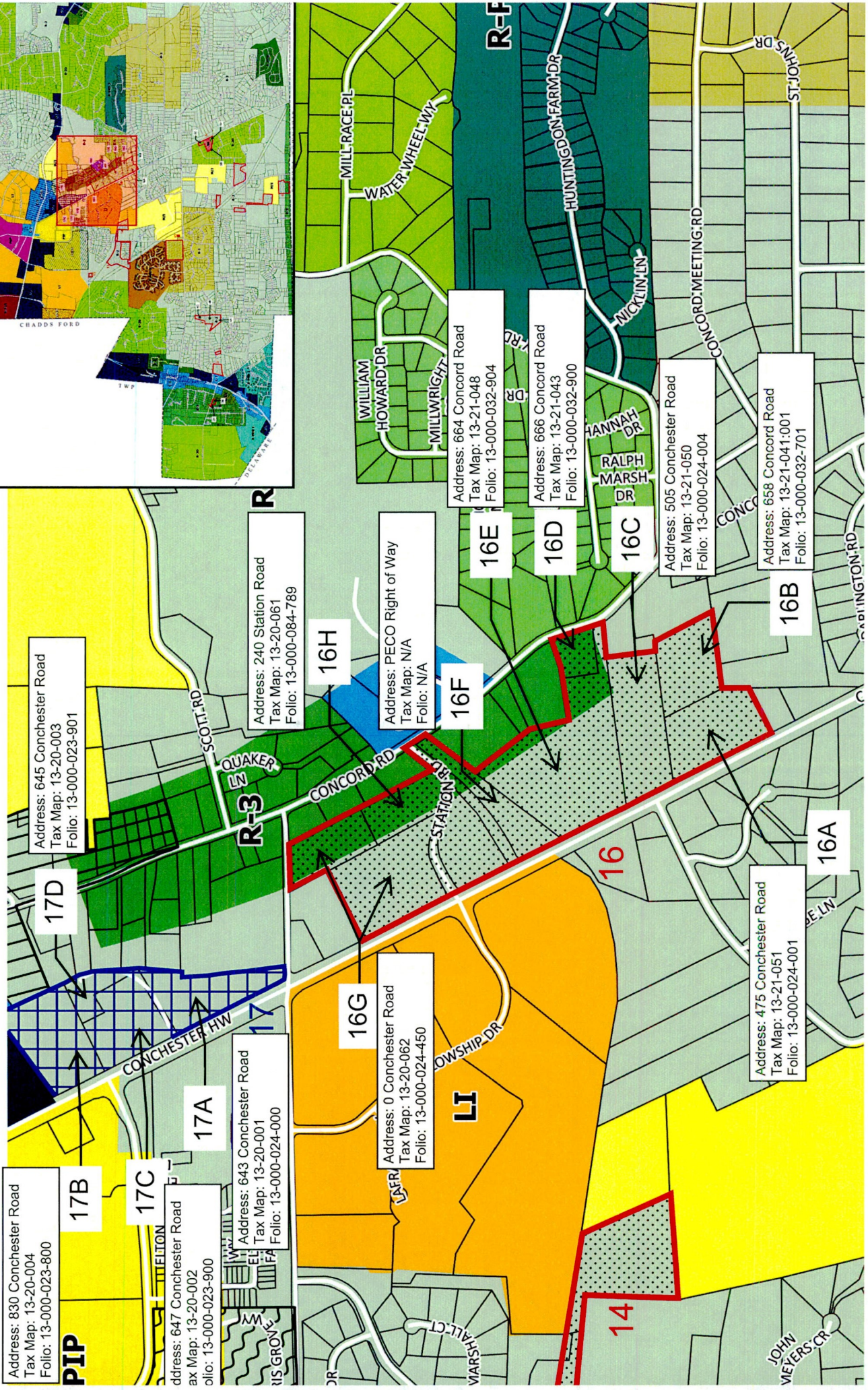
16C

Address: 658 Concor Road  
Tax Map: 13-21-041:001  
Folio: 13-000-032-701

16B

Address: 475 Conchester Road  
Tax Map: 13-21-051  
Folio: 13-000-024-001

16A







# Township of Concord

DELAWARE COUNTY

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*COUNCIL: Dominic A. Pileggi, John J. Gillespie, John L. Crossan,  
Dana M. Rankin, Colleen P. Morrone, Vinita Deshmukh, Larry Mutschler*

March 8, 2023

General Code Publishers  
781 Elmgrove Road  
Rochester, NY 14624-2991

**Re: Concord Township Ordinance No. 401**

Dear Sir/Madam:

Please find enclosed a copy of Concord Township Ordinance No. 401 for your files.

Please contact me if you have any questions regarding this submission.

Regards,

A handwritten signature in blue ink that reads "Lisa M. Waldron".

Lisa M. Waldron  
*Assistant to the Township Manager*