



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*

ORDINANCE NO. 403 - 2023

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CONCORD BY AMENDING CHAPTER 210 THEREOF, ZONING, ARTICLE XIII. C-1 LOCAL COMMERCIAL DISTRICT, §210-118 PURPOSE AND §210-119 USE REGULATIONS, SUBSECTION D, CONDITIONAL USES SUBJECT TO THE PROVISIONS OF CHAPTER 210, ARTICLE XXVII., TO PERMIT, BY CONDITIONAL USE, MOTOR VEHICLE SALES AGENCIES (NOT TO INCLUDE HEAVY TRUCK SALES AGENCIES AS A PRINCIPAL USE) AND MOTOR VEHICLE RENTAL AGENCIES ON TRACTS OF AT LEAST ONE AND ONE-HALF ACRES WHICH HAVE FRONTAGE ON A PRINCIPAL ARTERIAL HIGHWAY AND WHICH ARE ADJACENT TO OR PARTIALLY ADJACENT TO A PROPERTY ZONED C-2 AND WHICH ARE NOT WITHIN THE CONCORDVILLE VILLAGE OVERLAY DISTRICT.

The Council of Concord Township, Delaware County, Pennsylvania does hereby ENACT and ORDAIN that the Zoning Code of Concord Township, as heretofore amended, is amended as follows:

SECTION 1. The Code of the Township of Concord, Chapter 210 Zoning, Article XIII. C-1 Local Commercial District, §210-118. Purpose, is hereby amended by adding a sentence at the end of the existing paragraph to read as follows: “C-1 Districts are also designed to provide transitional uses when they are adjacent or partially adjacent to C-2 Districts.”

SECTION 2. The Code of the Township of Concord, Chapter 210 Zoning, Article XIII. C-1 Local Commercial District, §210-119. Use regulations, Subsection D. Conditional uses, subject to the provisions of Article XXVII of Chapter 210, which conditional uses apply to C-1 District properties located outside of the Concordville Village Overlay District and not to the Concordville Village Overlay District, is hereby amended by adding a new Subsection (6) to read as follows:

(6) Motor vehicle sales agencies (not to include the sale of trucks with a GVWR of more than 19,500 pounds/Class 5 Truck Classification) and motor vehicle rental agency, provided:

(a) The lot on which such use is established shall not be less than one and one-half (1 ½) acres in size;

(b) The lot on which such use is established shall have frontage on a highway classified as a principal arterial highway by Chapter 160, Subdivision and Land Development; and

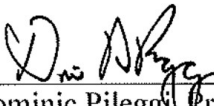
(c) The lot on which such use is established shall be adjacent to or partially adjacent to a property zoned C-2.

SECTION 3. 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 being included.

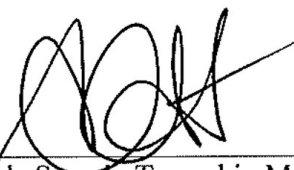
SECTION 4. REPEALER. All Township Ordinances and parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed and rescinded to the extent of any inconsistency or conflict.

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

ENACTED and ORDAINED this 8th day of November, 2023.



Dominic Pileggi, President
Concord Township Council

ATTEST: 

Amanda Serock, Township Manager