



UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE 2023-02

AN ORDINANCE OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE, AS AMENDED, ENTITLED "ZONING", BY AMENDING SECTION 200-9 AND THE UPPER UWCHLAN TOWNSHIP ZONING MAP TO REZONE A PORTION OF CHESTER COUNTY UPI NO. 32-1-34.1C FROM LI LIMITED INDUSTRIAL DISTRICT TO C-3 HIGHWAY COMMERCIAL DISTRICT AND TO ELIMINATE THE C-2 DISTRICT AND TO REZONE ALL PARCELS CURRENTLY ZONED C-2 TO PI PLANNED INDUSTRIAL/OFFICE DISTRICT; SECTION 200-8 TO REMOVE THE REFERENCE TO THE C-2 DISTRICT; TO DELETE ARTICLE IX AND SECTION 200-37 TITLED "C-2 LIMITED COMMERCIAL DISTRICT"; TO AMEND SECTION 200-72.1A AND 200-98 TO REMOVE THE REFERENCE TO THE C-2 DISTRICT; AND TO AMEND THE DEFINITION OF VILLAGE/COMMERCIAL DISTRICT IN SECTION 143-3.

NOW THEREFORE BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township, Chester County, Pennsylvania, that Chapter 200 of the Upper Uwchlan Zoning Code, entitled, "Zoning", as amended, shall be amended as follows:

SECTION 1. ZONING MAP AMENDMENTS. Section 200-9 (entitled "Zoning Map") and the Upper Uwchlan Township Zoning Map, which is adopted as part of the Upper Uwchlan Zoning Ordinance, as amended, shall be amended as shown on the Zoning Map, which is attached hereto as Exhibit "A", to accomplish the following:

A. Rezone a portion of Chester County UPI No. 32-1-34.1C from LI Limited Industrial to C-3 Highway Commercial District such that the entirety of said parcel is zoned C-3 Highway Commercial District.

B. Removing the C-2 Limited Commercial District and rezoning the following parcels to PI- Planned Industrial/Office District:

PARCEL ADDRESS	PARCEL TAX ID	OWNER(S)
10 W. Township Line Rd, Exton, Pa 19341	32-4-84	Howard W. & Barbara F. Lane
W. Township Line Rd, Exton, Pa 19341	32-4-77	Eagle Nurseries, Inc
11 W. Township Line Rd, Exton, Pa 19341	32-4-76	Kevin McGettigan
W. Township Line Rd, Exton, Pa 19341	32-4-83	Louis V. Buccino
20 22 W. Township Line Rd, Exton, Pa 19341	32-4-82.1	Louis V. Buccino

12 W. Township Line Rd, Exton, Pa 19341	32-4-82	Louis V. Buccino
50 W. Township Line Rd, Exton, Pa 19341	32-4-81	Barbara Lane
60 W. Township Line Rd, Exton, Pa 19341	32-4-80	Hankin Properties Partnership
70 W. Township Line Rd, Exton, Pa 19341	32-4-79-E	Methodist Society
80 W. Township Line Rd, Exton, Pa 19341	32-4-78-E	School District of Upper Uwchlan
30 A W. Township Line Rd, Exton, Pa 19341	32-4-82.2	Hankin Properties Partnership

SECTION 2. Section 200-8 shall be amended as follows:

For the purposes of this chapter, the Township of Upper Uwchlan is hereby divided into the following classes of districts:

R-1	Residential District
R-2	Residential District
R-3	Residential District
R-4	Residential District
C-1	Village Commercial District
C-3	Highway Commercial District
LI	Limited Industrial District
PI	Planned Industrial/Office District

SECTION 3. Article IX and Section 200-37 titled “C-2 Limited Commercial District” shall be deleted and the article and section numbers reserved.

SECTION 4. Section 200-72.1(A) shall be amended as follows:

“(1)(A). In the C-1, C-3, LI and PI Zoning Districts. Adaptive reuse opportunities by right, where not already permitted in the underlying base zoning district, may include but are not limited to the following:”

SECTION 5. The introductory paragraph in Section 200-98 titled “Signs in commercial, limited industrial and planned industrial/office districts” shall be amended as follows:

“Only the following types of signs shall be permitted in the Highway Commercial, Limited Industrial or Planned Industrial/Office Districts (i.e., the C-3, LI and PI Districts shown on the Upper Uwchlan Township Zoning Map), provided that the signs comply with all requirements herein specified. Note that Subsection H contains separate sign requirements for the C-1 District, as shown on the Zoning Map. Note that Subsection I contains additional standards for outdoor advertising billboard signs as allowed in the LI District, as shown on the Zoning Map. Note that freestanding pole signs are considered more appropriate for commercial and industrial uses.”

SECTION 6. The definition of "Village/Commercial District" in Section 143-3 shall be amended as follows:

"VILLAGE/COMMERCIAL DISTRICT

An area that is zoned or otherwise designated as a village center and may include historic structures subject to historic preservation, and includes surrounding commercial districts which the village center may extend into in future years. Consists of the C-1 and C-3 Zoning Districts in the Township."

SECTION 7. 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 Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 8. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 9. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this 17th day of April, 2023.

ATTEST:


**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**



Gwen A. Jonik, Secretary



Sandra M. D'Amico, Chair



Jennifer F. Baxter, Vice-Chair



Andrew P. Durkin, Member

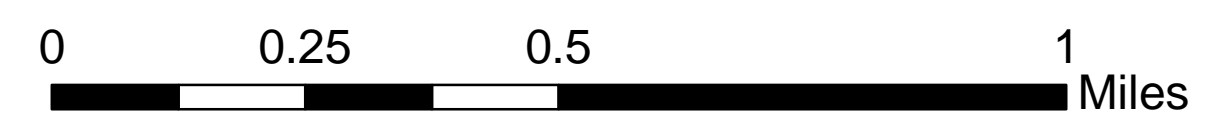
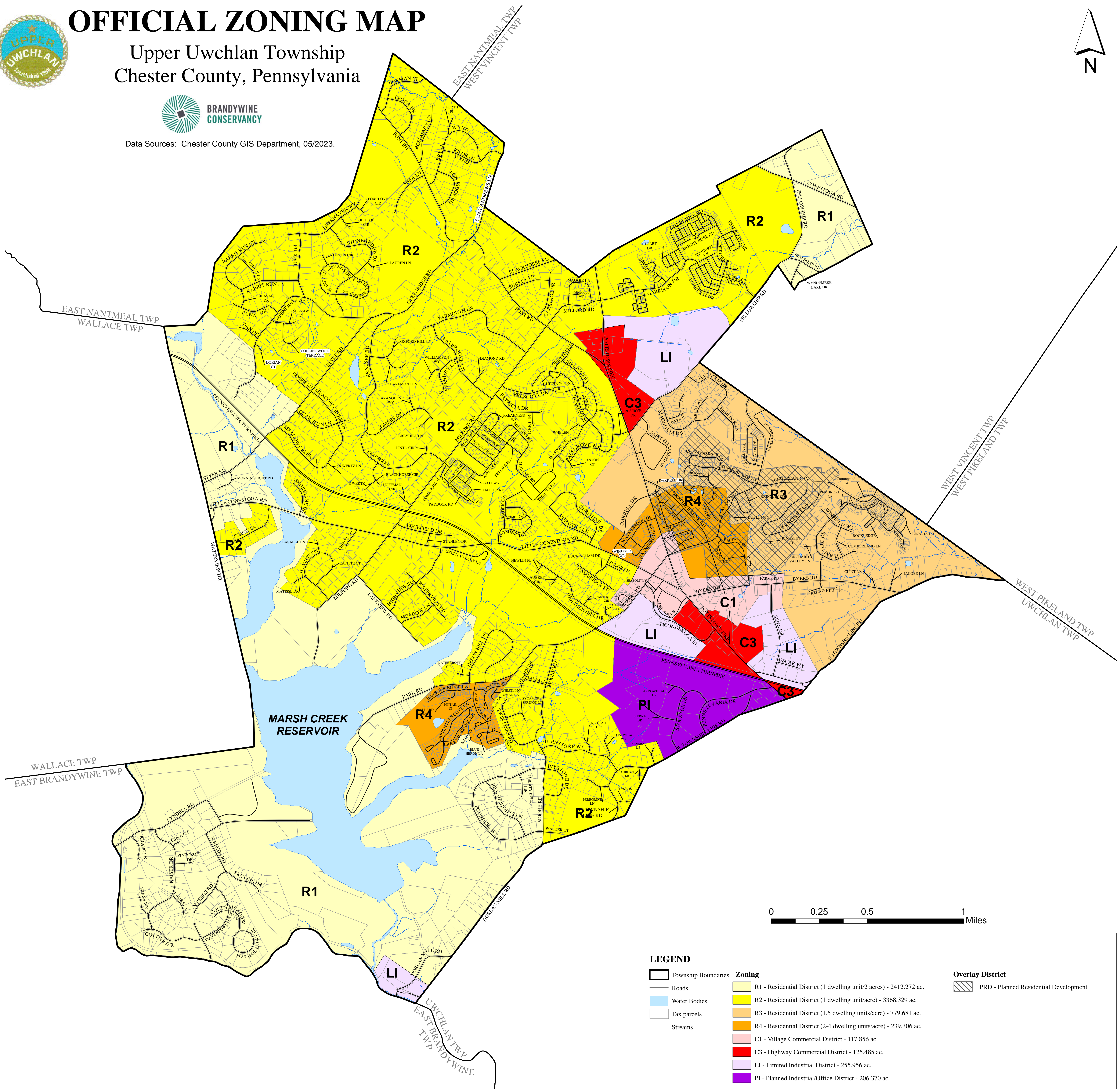


OFFICIAL ZONING MAP

Upper Uwchlan Township
Chester County, Pennsylvania



Data Sources: Chester County GIS Department, 05/2023.



LEGEND

	Township Boundaries		Zoning		Overlay District
	Roads		R1 - Residential District (1 dwelling unit/2 acres) - 2412.272 ac.		PRD - Planned Residential Development
	Water Bodies		R2 - Residential District (1 dwelling unit/acre) - 3368.329 ac.		
	Tax parcels		R3 - Residential District (1.5 dwelling units/acre) - 779.681 ac.		
	Streams		R4 - Residential District (2-4 dwelling units/acre) - 239.306 ac.		
			C1 - Village Commercial District - 117.856 ac.		
			C3 - Highway Commercial District - 125.485 ac.		
			LI - Limited Industrial District - 255.956 ac.		
			PI - Planned Industrial/Office District - 206.370 ac.		