

**ORDINANCE NO. HR-370**

Tredyffrin Township  
Chester County, Pennsylvania

**AN ORDINANCE AMENDING THE TREDYFFRIN TOWNSHIP ZONING ORDINANCE BY ADDING REGULATIONS TO THE TOWN CENTER DISTRICT:**

- **PROHIBITING STAND-ALONE PARKING USES NEXT TO PROPERTIES IN AN R-1, R-2 OR R-3 RESIDENTIAL ZONING DISTRICT;**
- **LIMITING ACCESSORY STRUCTURED PARKING NEXT TO PROPERTIES IN AN R-1, R-2 OR R-3 RESIDENTIAL ZONING DISTRICT TO THE GROUND FLOOR OR BELOW; AND**
- **ADDING A REQUIREMENT THAT BUILDINGS MUST BE AT LEAST 100 FEET FROM THE PROPERTY LINE OF ANY PROPERTY IN AN R-1, R-2 OR R-3 RESIDENTIAL ZONING DISTRICT TO BE ELIGIBLE FOR A HEIGHT BONUS.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Tredyffrin Township as follows:

**SECTION I: Section 208-71.D.(3), regulating height bonuses, is amended to add the following subsection:**

- (c) Proximity to single-family zoning districts. The building is at least 100 feet from the property line of any property in the R-1, R-2 or R-3 residential zoning district.

**SECTION II: Section 208-72.D.(1), regulating surface parking lots, is amended by adding the following subsection:**

- (d) A surface parking lot is not permitted as a stand-alone use if the property on which it is located abuts or is across the street from a property in the R-1, R-2 or R-3 residential zoning district.

**SECTION III: Section 208-72.D.(2), regulating structured parking, is amended by adding the following subsection:**

- (e) If the property on which the structured parking is located abuts or is across the street from a property in the R-1, R-2 or R-3 residential zoning district, structured parking is not permitted as a stand-alone use and is permitted as an accessory use only on the ground floor or below.

**SECTION IV: Effective Date.**

This Ordinance shall become effective thirty-one (31) days from enactment.

**ENACTED** and **ORDAINED** this 28th day of April, 2008, by the Board of Supervisors of Tredyffrin Township.

**BOARD OF SUPERVISORS  
TREDYFFRIN TOWNSHIP**

**ATTEST:**

**By:** \_\_\_\_\_  
**Chairman**

\_\_\_\_\_  
**Manager**