

**ORDINANCE NO. HR - 410**

Tredyffrin Township  
Chester County, Pennsylvania

**AN ORDINANCE OF TREDYFFRIN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE TREDYFFRIN TOWNSHIP ZONING ORDINANCE OF 1939, AS AMENDED, WHICH IS CODIFIED IN CHAPTER 208 OF 11th CODE OF TREDYFFRIN TOWNSHIP, (ENTITLED "ZONING"), BY AMENDING ARTICLE II, § 208-6 (ENTITLED "DEFINITIONS; WORD USAGE") TO ADD A DEFINITION OF "TRACT AREA, NET"; BY AMENDING ARTICLE XII, § 208-40 (ENTITLED "USE REGULATIONS"), TABLE 40.1, TO ADD RESIDENTIAL CARE FACILITIES FOR OLDER PERSONS AS A PERMITTED USE IN THE PIP DISTRICT; BY AMENDING ARTICLE XII, § 208-41 (ENTITLED "DIMENSIONAL REGULATIONS"), TABLE 41.1, TO ADD A MAXIMUM SEPARATION BETWEEN STRUCTURES REQUIREMENT FOR RESIDENTIAL CARE FACILITIES FOR OLDER PERSONS IN THE PIP DISTRICT AND BY PROVIDING THAT MAXIMUM BUILDING COVERAGE AND IMPERVIOUS COVERAGE ARE CALCULATED ON A NET TRACT AREA BASIS IN THE PIP DISTRICT; AND BY AMENDING ARTICLE XII, TO ADD A NEW § 208-42.2 TO PROVIDE DENSITY REQUIREMENTS FOR RESIDENTIAL CARE FACILITIES FOR OLDER PERSONS IN THE PIP DISTRICT.**

**BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Tredyffrin Township, that the Code of Tredyffrin Township (the "Code") is hereby amended as follows:

**SECTION I:** Article II, Terminology, § 208-6, Definitions; word usage, is hereby amended to add a definition of "Tract Area, Net" as follows:

**TRACT AREA, NET**

That portion of a tract on which a building or buildings and any accessory building or buildings are or may be located. "Net tract area," as defined herein, shall include required yard or setback areas, but shall not include any of the following:

- (1) Steep and very steep slopes.
- (2) Flood Hazard District areas.
- (3) Wetlands.
- (4) Portions of the tract which are less than 50 feet wide.
- (5) Alleys, lanes, streets, railroad or utility transmission line easements or rights-of-way.
- (6) Other areas owned and/or used in common with the owners or occupiers of other lots.

**SECTION II:** Article XII, Office and Industrial Districts, § 208-40, Use Regulations, Table 40.1, is hereby amended to add the following:

Use	O	LI	PIP
Residential care facilities for older persons as defined in § 208-45.A(1) through (5)			P

**SECTION III:** Article XII, Office and Industrial Districts, § 208-41, Dimensional Regulations, Table 41.1, Minimum Separation Between Structures, Maximum Building Coverage and Maximum Impervious Coverage for the PIP District are hereby amended as follows:

Regulations	PIP
Minimum separation between structures	60 feet <sup>2</sup>
Maximum building coverage	30% <sup>3</sup>
Maximum impervious coverage	50% <sup>4</sup>

<sup>2</sup>For residential care facilities for older persons: Minimum separation between structures may be reduced to 30 feet where the end(s) or corner(s) of a structure abuts the primary elevation, end or corner of another structure. No structures shall have a primary elevation directly facing another structure's primary elevation without a separation distance of at least 60 feet.

<sup>3</sup>Maximum building coverage in the PIP District shall be calculated on the basis of net tract area.

<sup>4</sup>Maximum impervious coverage in the PIP District shall be calculated on the basis of net tract area.

**SECTION IV:** Article XII, Office and Industrial Districts, is hereby amended to add a new § 208-42.2 as follows:

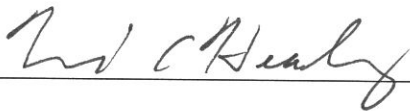
§ 208-42.2. Density regulations for residential care facilities for older persons. Density for residential care facilities for older persons in the PIP District shall be calculated based on the requirements of § 208-46.E except that density shall be calculated on a net tract area basis instead of a lot area basis.

**SECTION V:** This Ordinance shall become effective thirty-one (31) days from enactment.

ENACTED AND ORDAINED this 13th day of July, 2015 by the Board of Supervisors of Tredyffrin Township.

BOARD OF SUPERVISORS  
TREDYFFIN TOWNSHIP

ATTEST:

By: 

By:   
William Martin, Manager