

**CHADDS FORD TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA**

**ORDINANCE No. 185**

AN ORDINANCE OF CHADDS FORD TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA AMENDING THE CHADDS FORD TOWNSHIP ZONING ORDINANCE TO: ADD "BANKS AND SIMILAR FINANCIAL INSTITUTIONS WITHOUT DRIVE-THROUGHS LANES" AS A PERMITTED USE IN THE POC ZONING DISTRICT; ADD "BANKS AND SIMILAR FINANCIAL INSTITUTIONS WITH DRIVE-THROUGH LANES" AS A CONDITIONAL USE IN THE POC ZONING DISTRICT; DELETE THE EXISTING DIMENSIONAL REQUIREMENT FOR OFF-STREET LOADING SPACES; AMEND PARKING REQUIREMENTS FOR BANKS, CREDIT UNIONS, AND THE LIKE; AMEND PIER-FENCE-HEDGE REQUIREMENTS IN HIGHWAY FRONTAGE DEVELOPMENT; AND AMEND THE CHADDS FORD TOWNSHIP ZONING MAP AS IT APPLIES TO THE PARCEL LOCATED AT 1720 WILMINGTON PIKE, FOLIO No. 04-00-00333-00 TO REMOVE THE SPLIT ZONING TO PLACE THE POC ZONING DISTRICT ON THE ENTIRETY OF THAT PROPERTY.

**WHEREAS**, Chadds Ford Township (the "Township") desires to have a cohesive zoning ordinance that includes complementary uses in each district with dimensional requirements practical and consistent with the uses in each district; and

**WHEREAS**, where practical to promote smart development and redevelopment, the Township desires to eliminate instances where multiple zoning districts govern the use of a single lot.

**NOW, THEREFORE**, the Board of Supervisors of Chadds Ford Township, Delaware County, Pennsylvania hereby ordains that:

**1. Banks without drive-through lanes as a use permitted by right in the POC District.**

(a) Section 135-82 of the Chadds Ford Township Zoning Ordinance (the "Zoning Code") is hereby amended to add "banks and similar financial institutions without drive-through lanes" as a use permitted by right in the POC District.

**2. Banks with drive-through lanes as a conditional use in the POC District.**

(a) Section 135-83 of the Zoning Code is hereby amended to add banks and similar financial institutions with drive-through lanes as a conditional use in the POC District.

(b) For the purpose of this Paragraph, automated teller machines accessible via a vehicle or a pedestrian shall not constitute drive-through lanes.

**3. Off-street Loading Facilities.**

(a) Subsection 135-181.a of the Zoning Code is hereby amended to read as follows:

"In addition to the off-street Parking Space required in this article, any Building erected, converted and/or enlarged for any nonresidential use shall provide off-street areas for loading and unloading and Commercial Vehicle Parking Space adequate for their needs as determined and approved by the Township Engineer."

- (b) Subsection 135-181.b of the Zoning Code is hereby deleted in its entirety.

**4. Parking Requirements for Banks, Credit Unions and the Like.** The table setting forth off street parking requirements at Subsection § 135-178.B is hereby amended as follows for "Banks, Credit Unions and the Like:"

|                                   |                                                 |
|-----------------------------------|-------------------------------------------------|
| Banks, credit unions and the like | 1 for every 200 square feet of Gross Floor Area |
|-----------------------------------|-------------------------------------------------|

**5. Highway frontage development.**

- (a) Subsection 135-184.C sets forth requirements for Pier-Fence-Hedge for all off-street parking abutting Wilmington-West Chester Pike or portions of Baltimore Pike is hereby amended to read as follows:

C. All Lots with frontage on Wilmington-West Chester Pike or the southbound portion of Baltimore Pike to the east of Brandywine Drive shall screen parking with a Pier-Fence-Hedge combination or alternative approved by the Board of Supervisors. A Pier-Fence-Hedge combination shall comply with the following design standards:

- (1) A Pier-Fence-Hedge combination, consisting of stone/masonry piers, black steel/ aluminum fence, and evergreen shrubs shall be located one foot outside of the Right-of-Way of the Street. If there is an existing or proposed sidewalk, the Pier-Fence-Hedge combination shall be located adjacent to the sidewalk on the building side, subject to the review and approval by the Township Engineer and subject to the review of utility companies.
- (2) The stone/masonry pier shall be 42 inches in height and 24 inches by 24 inches in dimension with a flagstone or masonry cap.
- (3) The black steel or aluminum fence shall be 36 inches in height and shall be installed and maintained between the Piers of the Pier-Fence Hedge combination.
- (4) The evergreen shrubs shall be a height of 18 inches to 24 inches, planted on three-foot centers, and shall be installed and maintained on the Street side of the fencing for the Pier-Fence-Hedge combination.

**6. Zoning Map Amendment.** The Zoning Map of Chadds Ford Township, which is adopted and referenced in Article III entitled "Establishment of Zoning Districts," Section 135-6

entitled "District boundaries," of the Chadds Ford Township Zoning Ordinance, shall be amended to place the POC zoning designation onto the entirety of the parcel located at 1720 Wilmington Pike, Folio No. 04-00-00333-00, eliminating the LI zoning designation from any portion of that parcel, as illustrated on the map attached hereto as Exhibit "A." This amendment shall be incorporated into the official Zoning Map of Chadds Ford Township.

**7. Repealer.** All ordinances, resolutions and parts of ordinances or resolutions directly inconsistent with any provision of this Ordinance are hereby repealed to the extent of such inconsistencies only.

**ENACTED and ORDAINED**, this \_\_\_\_ day of \_\_\_\_ 2026.

CHADDS FORD TOWNSHIP BOARD OF SUPERVISORS

\_\_\_\_\_  
Timotha Trigg, Chair

\_\_\_\_\_  
Kathleen Goodier, Vice-Chair

\_\_\_\_\_  
Samantha Reiner, Supervisor

(Township Seal)

Attest:

\_\_\_\_\_  
Lacey Faber, Township Manager

## **EXHIBIT “A”**

ZONING MAP AMENDING POC ZONING DESIGNATION OF THE PARCEL LOCATED AT 1720  
WILMINGTON PIKE, FOLIO NO. 04-00-00333-00, ELIMINATING THE LI ZONING  
DESIGNATION FROM ANY PORTION OF THE PARCEL

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**EXHIBIT A**  
**ZONING MAP AMENDMENT**  
**CHADDS FORD TOWNSHIP, DELAWARE COUNTY**

