

TOWNSHIP OF RIDLEY

DELAWARE COUNTY, PENNSYLVANIA

ORDINANCE NO. 2092

AN ORDINANCE OF THE TOWNSHIP OF RIDLEY, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE RIDLEY TOWNSHIP ZONING ORDINANCE BY ESTABLISHING CERTAIN NEW USE DEFINITIONS IN ARTICLE II, §325-7 FOR CONVENIENCE STORE AND GAME OF SKILL MACHINE AND AMENDING/ADDING TO ARTICLE VII, C-1 NEIGHBORHOOD COMMERCIAL DISTRICTS, §325-25 PERMITTED USES, SUBSECTION B. TO INCLUDE CONVENIENCE STORE

WHEREAS, the Township Code and the Pennsylvania Municipalities Planning Code authorizes the Township of Ridley Board of Commissioners ("Board of Commissioners") to make, amend, and adopt ordinances that address the intensity of uses within a zoning district and are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care, protection and control of the Township and the maintenance of peace, good government, health and welfare of The Township of Ridley ("Township") and its citizens;

WHEREAS, The Board of Commissioners has met the procedural requirements of 53 P.S. § 10101, *et seq.*, of the Pennsylvania Municipalities Planning Code for the adoption of the proposed ordinance, including advertising and holding a public hearing; and,

WHEREAS, The Board of Commissioners, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents of Ridley Township will be served by this amendment of the Township of Ridley Zoning Code.

NOW THEREFORE, be it ENACTED and ORDAINED by the Board of Commissioners of Ridley Township as follows:

SECTION 1.

Chapter 325 Zoning Article II. Section 325-7 Definitions and word usage, interpretation of regulations of the Ridley Township Zoning Ordinance is hereby amended to include the following definitions of terms in alphabetical order:

CONVENIENCE STORE

A mini food market designed to attract and serve a large volume of stop-and-go traffic, specializing in fast sales of bread, dairy, luncheon meats, as well as both made-to-order and ready-to-consume sandwiches, meats and beverages intended for consumption off the premises,

and providing a limited supply of grocery store stock as a convenience to its patrons with less than 10% of its retail floor area or display area dedicated to, or which maintains 20% or less of its total merchandise, whether on display or in stock, for products containing tobacco, tobacco paraphernalia, Delta-8 THC (or Delta-8-tetrahydrocannabinol) products, kratom, ingestible CBD/cannabidiol products, and/or Electronic Nicotine Delivery Systems (ENDS), ENDS-related products and/or any materials that can be used in Electronic Nicotine Delivery Systems. A store exceeding this 10% requirement shall be considered a Significant Tobacco Retailer. No game of skill machines shall be permitted within the same premises as a Convenience Store.

GAME OF SKILL MACHINE

A gaming machine, apparatus, or device that resembles and often functions like casino slot machines, in that a player inserts money, tokens or a card for the chance to win more money, credits or a similar benefit, but where the outcome is determined mainly by mental or physical skill, rather than chance. No Game of Skill Machine shall be permitted within the same premises as a Significant Tobacco Retailer, Mixed-Use Establishment, Smoke Shop, Tobacco Store or Convenience Store.

SECTION 2.

Chapter 325 Zoning, Article VII Neighborhood Commercial District C-1, §325-25 Permitted Uses shall be amended by adding Convenience Store to Subsection B. as follows:

(13) Convenience Store

SECTION 3.

REPEALER. All Ordinance or Resolutions or parts of Ordinances or Resolutions, so far as they are inconsistent herewith or hereby repealed.

SECTION 4.

SEVERABILITY. If any provisions or part of this Ordinance is held invalid, the remaining provisions or parts of this Ordinance shall not be affected thereby. If the application of this ordinance or any of its provisions or parts to any persons, property or circumstances is held invalid, the application of this Ordinance to other persons, property or circumstances shall not be affected thereby.

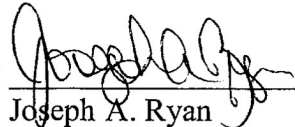
SECTION 5.

EFFECTIVE DATE. This Ordinance is effective immediately .

ADOPTED and **ORDAINED** by the Board of Commissioners of the Township of Ridley this 17th day of December, 2025.

TOWNSHIP OF RIDLEY
BOARD OF COMMISSIONERS

Attest:


Joseph A. Ryan
Township Manager

By:


Robert J. Willert
President