

ORDINANCE NO. #4 -2012

AN ORDINANCE OF WARWICK TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE EXISTING TOWNSHIP ZONING ORDINANCE, AS AMENDED, REGARDING APARTMENTS IN THE BUSINESS DISTRICTS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Warwick Township, Chester County, Pennsylvania, that certain provisions of the Zoning Ordinance of Warwick Township, as amended, be amended as follows:

SECTION 1. Article 2, Definitions, Section 201, Definition of Terms, "DWELLING, MULTI-FAMILY – APARTMENT," shall be amended to read as follows:

DWELLING, MULTI-FAMILY – APARTMENT – An individual dwelling unit within a multi-unit or multi-use building, as distinct from single family attached dwellings. Multi-unit apartment buildings shall contain three (3) or more dwelling units in a single structure separated by party walls and shall have a common yard area.

SECTION 2. Article 10, B-1 Business District, Section 1001, Use Regulations, Subsection A, Permitted Principal Uses, shall be amended to add new Subparagraph 13 as follows:

13. One (1) residential apartment in any building containing a separate nonresidential permitted principal use.

SECTION 3. Article 10, B-1 Business District, Section 1001, Use Regulations, Subsection C, Uses by Special Exception, Subparagraph 6, shall be deleted.

SECTION 4. 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 5. All ordinances or parts of ordinances conflicting with any provisions of this ordinance are hereby repealed insofar as the same affects this ordinance.

SECTION 6. This amendment shall be effective 5 days following adoption, as by law provided.

ENACTED AND ORDAINED this 13th day of June, 2012.