

WEST VINCENT TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 204

AN ORDINANCE OF THE WEST VINCENT TOWNSHIP
BOARD OF SUPERVISORS REVISING ARTICLE VII, RM RESIDENTIAL MIX DISTRICT
BY DELETING PLANNED RESIDENTIAL DEVELOPMENT AS A PERMITTED USE,
AND BY DELETING TWO-FAMILY AND MULTIFAMILY AS USES PERMITTED BY
SPECIAL EXCEPTION; REVISING ARTICLE VI BY DELETING PLANNED
RESIDENTIAL DEVELOPMENT AS A PERMITTED USE IN THE R-2 ZONING DISTRICT;
REVISING ARTICLE XIX,
UNIFIED DEVELOPMENT AREA OVERLAY DISTRICT (UDA)
BY DELETING UDA ELIGIBILITY IN THE RC, R-2, R-3 AND RM ZONING DISTRICTS

Upon recommendation of the West Vincent Township Planning Commission and the Chester County Planning Commission, the West Vincent Township Board of Supervisors hereby ordains as follows:

Section I - Article VI, R-2 Residential District, Section 390-28 A. is hereby revised by deleting subsection (8) Planned Residential Development as a use permitted by right in the R-2 Zoning District and by renumbering the remaining uses.

Section II - Article VII, RM Residential Mix District, Section 390-33 A. is hereby revised by deleting subsection (6) Planned Residential Development as a use permitted by right in the RM District and by renumbering the remaining uses. The PRD Overlay District map at 390 Attachment 10:4 of the West Vincent Code is also amended by deleting the PRD Overlay upon the R-M Zoning District.

Section III – Article VII, RM Residential District, Section 390-33 B. is hereby revised by deleting subsection (1) Two family and multifamily as uses permitted by special exception and by renumbering the remaining uses.

Section IV – Article XVIII, PRD Planned Residential Development Overlay District is hereby deleted in its entirety. Article XVIII shall be designated as “Reserved”. The PRD Overlay District map at Attachment 10:4 of the West Vincent Code is also amended by the deleting the PRD Overlay upon the R-2 Zoning District.

Section V – Article XIX, Unified Development Area Overlay District Section 390-114 A. is hereby revised deleting the RC, R-2, R-3 and RM Zoning Districts as base zoning districts for the UDA overlay district, continuing the existing UDA Overlay regulations for existing approved UDA master development plans and revising Section 390-114 A. to read as follows:

390-114. Zoning Overlay.

A. The UDA District of the Township shall be as shown on 390 Attachment 10:9 of the West Vincent Code as adopted on May 27, 1999 (the “UDA Overlay”). All existing and future uses within the UDA Overlay shall be subject to all other applicable provisions of Article XIX of the Township Zoning Ordinance.

Section VI- Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section VII--Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section VIII--Effective Date. This Ordinance shall become effective 5 (five) days after enactment.

ENACTED and *ORDAINED* this 20th day of March 2023.

WEST VINCENT TOWNSHIP

By: _____
Bernie Couris, Chair

Sara Shick, Vice-Chair

Dana Alan, Member

ATTEST: _____
Kathryn Shilleenn, Secretary