



TOWNSHIP OF NEWTOWN
DELAWARE COUNTY, PENNSYLVANIA
ORDINANCE NO. 2018-03

AN ORDINANCE To Amend the Code of the Township of Newtown, Chapter 172, Zoning, Article XXE, PRD Planned Residential Development, to increase the square footage of office space allowed; add parking requirements for Civic Uses; and amend the allowable height and number of stories for office buildings west of the Loop Road (Medical Drive); and to permit Civic Uses west of the Loop Road.

The Board of Supervisors of the Township of Newtown Hereby Ordains:

Section 1. The Code of the Township of Newtown, Chapter 172, Zoning, Article XXE, Section 172-100.35 B. (3), shall be amended to add the following section:

(d) In the event an office headquarter user is proposed as the lead user or occupant for the second office building located west of the Loop Road and within 1,000 feet of West Chester Pike, the Board of Supervisors, in their sole discretion to better serve the Township's interests, may allow the total allowable square footage of office space to increase by 110,000 square feet. An office headquarter user is in a building serving as the managerial and administrative center of an organization, corporation, or business.

Section 2. The Code of the Township of Newtown, Chapter 172, Zoning, Article XXE, Section 172-100.35 C. (5), shall be amended to add new subsection l. to read as follows:

(l) For Civic Uses, such as libraries, museums, fire stations or other similar places, one parking space for every 800 square feet of floor area, except that the parking calculation shall not apply to garage areas used for storing fire-fighting vehicles. Garage space used for the storage of vehicles shall require one parking space for each vehicle. If sleeping quarters are provided for fire personnel, an additional one space per room shall be provided.

Section 3. The Code of the Township of Newtown, Chapter 172, Zoning, Article XXE, Section 172-100.35 C. (9) (c), shall be amended to read as follows:

(c) Maximum building height shall not exceed five stories above or partially above grade, nor shall it exceed 85 feet from ground after finished grading. Height shall be measured from any point of the building to the closest perpendicular point on the ground surrounding the building after finished grading.

Section 4. The Code of the Township of Newtown, Chapter 172, Zoning, Article XXE, Section 172-100.35 D. (3), shall be amended to read as follows:

Only those uses permitted in the SU-1 District and Civic Uses may be located on the portion of the tract located west of the Loop Road and within 1,000 feet of West Chester Pike.

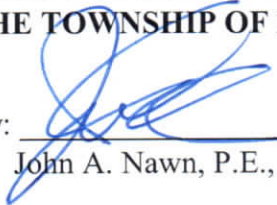
Section 5. Nothing in this Ordinance or in Chapter 172 of the Code of the Township of Newtown, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired, or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 172 prior to the adoption of this amendment.


Section 6. The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 7. This Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED by the Board of Supervisors of the Township of Newtown, Delaware County, Pennsylvania, this 25th day of June, 2018.

**BOARD OF SUPERVISORS
THE TOWNSHIP OF NEWTOWN**

By: 
John A. Nawn, P.E., Chairman

ATTEST: 
Stephen M. Nease
Township Manager/Secretary

