

**AN ORDINANCE OF WEST SADBURY TOWNSHIP,
COUNTY OF CHESTER, PENNSYLVANIA, AMENDING
THE WEST SADBURY TOWNSHIP ZONING
ORDINANCE OF 2018 TO AMEND PART 6 SECTION 601
OF THE ZONING ORDINANCE TO PERMIT
INDUSTRIAL/MANUFACTURING, LIGHT USES IN THE
O-C OFFICE – COMMERCIAL ZONING DISTRICT BY
CONDITIONAL USE; TO AMEND PART 6 OF THE
ZONING ORDINANCE TO ADD A NEW SECTION 609 TO
PROVIDE SPECIFIC CONDITIONAL USE CRITERIA FOR
INDUSTRIAL/MANUFACTURING, LIGHT USES IN THE
OFFICE – COMMERCIAL ZONING DISTRICT.**

Section 1 amends Part 6, Section 601 of the West Sadsbury Township Zoning Ordinance to add a new subsection 8 permitting “Industrial/Manufacturing, Light” by conditional use in the O-C Office-Commercial District to include the following uses: production, processing, cleaning, testing, repair, storage, and distribution of materials, goods, and foodstuffs except that no slaughtering of animals or salvage or junk yards shall be permitted: Contractor’s establishment, Wholesale Sales, Storage and Distribution, Warehouse Storage Facility, Accessory uses, including retail sales, and two or more principal buildings containing any combination of permitted principal uses shall be permitted.

Section 2 amends Part 6 of the West Sadsbury Township Zoning Ordinance to add a new Section 609, entitled “Specific Use Criteria for Industrial/Manufacturing, Light Uses, in the O-C District” providing the following criteria: A. Net lot area of parent tract: 10 acres; B. Maximum building area of No more than 10,000 square feet of floor area per acre of parent tract; no primary or secondary access onto Leike Road; a required separation distance between principal buildings of at least the greater of forty feet or the distance equal to the height of the tallest such principal building; building set back of at least 300 feet from the right-of-way of any arterial streets; reservation of future right-of-way to the boundary line of the subject property for purposes of facilitating access and utilities to, and development of, adjacent and contiguous lands in the O-C District; fifty foot wide buffer strip along the property line of any adjoining residential uses; All trash dumpsters shall be located within a side or rear yard outside of applicable building setbacks; outdoor storage is permitted within the side and rear yards and completely screened from view of any adjacent residential use; and stormwater detention basins and retention basins permitted within required yards.

Section 3 provides that all other sections, parts and provisions of West Sadsbury Township Zoning Ordinance shall remain in full force and effect.

Section 4 provides for severability of invalid sections and survival of the remaining provisions in such event.

Section 5 provides for an effective date five (5) days from enactment.

The full text of the Ordinance is available for inspection without charge at the West Sadsbury Township Municipal Building, 6400 N. Moscow Road, Parkesburg, Pennsylvania, Monday through Thursday from 9:00 a.m. to 2:30 p.m. If any person who wishes to attend the hearing and meeting has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the hearing, he or she should contact the Township at 610-857-5969 to discuss how those needs may be accommodated.