TOWNSHIP OF EAST WHITELAND
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. _________

AN ORDINANCE REZONING CERTAIN TRACTS OF LAND SITUATED IN EAST
WHITELAND TOWNSHIP NORTH OF ROUTE 202, WEST OF OLD MOREHALL
ROAD, EAST OF MILL LANE AND SOUTH OF LAPP ROAD TO BE INCLUDED IN
THE RMH MEDIUM- HIGH-DENSITY RESIDENTIAL DISTRICT, AND AMENDING
THE TOWNSHIP ZONING MAP AND ZONING ORDINANCE TO INDICATE THE
REZONING

WHEREAS, the Board of Supervisors of East Whiteland Township deems it to be in the
best interest and the general welfare of the citizens and residents of the Township to amend the
Zoning Map and Ordinance of East Whiteland Township to rezone certain property located north
of Route 202, west of Old Morehall Road, east of Mill Lane and south of Lapp Road within the R-
l Low-Density Residential District and the O/BP Office/Business Park District;

WHEREAS, the Board of Supervisors has determined that the property is situated between
a residential neighborhood and busy Route 202 and as such is more appropriately zoned
transitional residential rather than primarily commercial and industrial which would have
permitted significant density and intensive use on the Property;

WHEREAS, the Board of Supervisors has met the procedural requirements of the Second
Class Township Code, 53 P.S. § 65101, et seq. and the Pennsylvania Municipalities Planning
Code, Act 247 of 1968, as reenacted and amended ("MPC"), for the adoption of the proposed
Ordinance amending the Zoning Map, including holding a public hearing;

WHEREAS, the Second Class Township Code authorizes the Board of Supervisors to
make and adopt Ordinances that are consistent with the Constitution and the laws of the
Commonwealth that it deems necessary for the proper management and control of the Township
and welfare of the Township and its citizens;

WHEREAS, pursuant to Article VI of the MPC, East Whiteland Township is authorized to
amend the Zoning Map for all or a portion of the Township;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the East Whiteland
Township Board of Supervisors, and it is hereby ordained and enacted by the authority of the
same, as follows:

SECTION 1. ZONING MAP AMENDMENT. The Board of Supervisors of East
Whiteland township hereby rezones the certain tracts of land in the R-I Low-Density Residential
District and the O/BP Office/Business Park District specified on the survey plan attached hereto as
Exhibit "A," and incorporated herein, to be hereafter designated as part of the RMH Medium-
High-Density Residential District. The Zoning Map of East Whiteland Township, and any
references and associated legends, shall be amended to reflect the rezoning of the property
identified on Exhibit "A" with such rezoning to include the following parcels, as shown on the
change to the Zoning Map attached hereto as Exhibit “B”:

(A)Within the R-I Low-Density Residential District:
1. 42-4-19
2. 42-4-25.1

(B) Within the O/BP Office/Business Park District:
1. 42-4-42
2. 42-4-25.2
3. 42-4-30

SECTION 2. ZONING ORDINANCE AMENDMENT. Chapter 200, Zoning, of the East Whiteland Township Code shall be amended at all relevant parts and sections to reflect the change to the Zoning Map as indicated in Exhibit "B."

SECTION 3. REPEALER. All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 4. REVISIONS. The East Whiteland Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

SECTION 5. SEVERABILITY. If any provision, 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 provision, sentence, clause, section or part thereof not been included herein.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after date of adoption as provided by law.

SECTION 7. FAILURE TO ENFORCE NOT A WAIVER. The failure of East Whiteland Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

ENACTED AND ORDAINED this _______ day of ____________, 2021 by the Board of Supervisors of East Whiteland Township.

ATTEST:

By: _________________________  By: ___________________________
   John Nagel           Scott Lambert
   Township Manager/Secretary

By: ___________________________
   Rich Orlow

By: ___________________________
   Susan Drummond
EXHIBIT A
Survey Plan
EMERGENCY ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
SEE SHEET FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.
EXHIBIT B
Zoning Map Amendment