

**ORDINANCE NO. 510**

**BOROUGH OF PARKESBURG  
CHESTER COUNTY PENNSYLVANIA**

**AN ORDINANCE OF THE BOROUGH OF PARKESBURG, CHESTER COUNTY PENNSYLVANIA, AMENDING THE BOROUGH OF PARKESBURG ZONING ORDINANCE OF 2011 BY ADDING TO R-5 RESIDENTIAL DISTRICT A NEW SECTION 904 AT SECTION IX-5 ESTABLISHING A TRANSIT ORIENTED OVERLAY DISTRICT IN THE R-5 DISTRICT — ADJUSTING THE BUILDING HEIGHT AND PARKING REQUIREMENTS FOR APARTMENTS IN SUCH DISTRICT**

WHEREAS, the Borough of Parkesburg is a Borough and Municipality in the Commonwealth of Pennsylvania organized and governed by the Borough Code; and

WHEREAS, the Parkesburg Zoning Map has an R-5 District located north of the Borough and west of Route 10 consisting of a large area zoned residential and within approximately 1500 feet of the Borough's Railroad Station connecting the Borough to points west and east in the respective directions of Harrisburg and Philadelphia; and  
WHEREAS, the R-5 Zoning District has as its purpose promoting high density areas with adequate infrastructure to meet housing needs in an urban setting; and

WHEREAS, because of the close proximity to the train station and the network of other public transportation (including local bus service with access to the R-5 Zoning District), the Borough intends to establish a Transit Oriented Overlay District for the R-5 District in view of the various benefits to such use of public transportation, the efficient use of the land development, reduction in parking, appropriate mull in existing districts and neighborhoods, and benefits to downtown business and retail uses; and

WHEREAS, the Transit Oriented Overlay District is also intended to permit greater building height and less limited parking requirements for apartment uses approved under the R-5 Residential District in the Transit Oriented Overlay District.

NOW THEREFORE, be enacted and ordained, the Borough of Parkesburg, Chester County Pennsylvania and it is hereby enacted-and ordained by the authority of the same as follows:

There is hereinafter created a new Section to the Zoning Ordinance entitled and stating as follows:

**SECTION 1. "SECTION 904— TRANSIT ORIENTED OVERLAY DISTRICT"**

- 1) All provisions in the R-5 Zoning District apply to the Transit Oriented Overlay District in the R-5 District with the exception that the conditions regarding building height and the relevant parking requirements are modified with respect to apartments in the R-5 District as follows:

SECTION 2. In the Transit Oriented Overlay District, Section 902.1G. of the R-5 Zoning District is deleted and in its place is set forth the following:

- 1) "Maximum Building Height. No building or structure shall exceed a height of 45 feet maximum with a required peaked roof (this permits a 3 story/4 story structure provided that the 4 story structure on the downhill slope has as its first level a walkout ground access doorway and standard windows at ground level)."

SECTION 3. Section 903 2 referencing "Off Street Parking" and which cross-references Article XVI, shall be deleted and in its place it shall state as follows:

"Off-street parking, as required by Article, XVI, herein, except that Article - 1606.11 .0 referring to parking for Apartments shall be reduced from the listed 2.5 spaces per dwelling unit to 2.25 spaces per dwelling unit in the Transit Oriented Overlay District."

SECTION 4. All other terms and conditions of the R-5 Residential District as applicable to the Transit Oriented Overlay District are to remain the same.

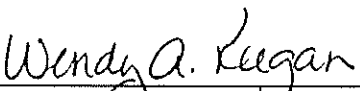
SECTION 5. If any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. This Ordinance shall be effective upon passage in accordance with the requirements of the Borough Code.

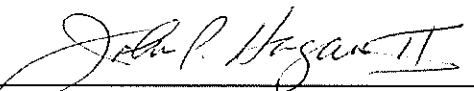
**ORDAINED and ENACTED** by the Parkesburg Borough Council this 16<sup>th</sup> day of December, 2013.

  
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KATHLEEN M. RICK, President

ATTEST:

  
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WENDY A. KEEGAN, Secretary

Approved this 16<sup>th</sup> day of December, 2013

  
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JOHN P. HAGAN, II, Mayor