

Over the last several years London Grove Township has been revising and rewriting the Zoning Ordinance. The Board of Supervisors hired a consultant, appointed a Committee of residents and business persons to engage in this task. Once the committee and the consultant were satisfied the Draft was sent to the Board of Supervisors and the London Grove Township Planning Commission. This review took several months. Final changes were made approved by the LG Township Planning Commission and the Board of Supervisors. The Draft Zoning Ordinance was then sent to the Chester County Planning Commission for their review. Once their comments were received the LG Township Planning Commission and the Board of Supervisors approved some of the changes and deferred some of the thoughts to a later date. The Board of Supervisors authorized the final draft of the Zoning Ordinance at the July 11, 2018 Board of Supervisors Meeting.

When comparing the existing Zoning Ordinance (created in 1995) to the Proposed Zoning Ordinance there are significant changes and amendments that need to be incorporated. These changes are broken into two parts; text changes and map changes.

Overview Text Changes:

- The existing Zoning Ordinance has 29 Parts (Chapters) the Proposed will have 25.
- Part 5, TDR has been removed.
- Part 10 – Commercial General, and Part 11 – Commercial Interchange have been combined into a single part, Part 10 - Commercial District.
- New Part added: Part 13 – Continuing Care Retirement Community.
- Part 15 – Floodplain District has been redone to adhere to new regulations that were put into place by the Federal Emergency Management Agency.
- Part 2 – Definitions, was the home to most of the changes, additions and deletions. Including “controlled substances”.
- Part 3 – Agricultural Preservation Residential, uses modified, minimum lot size was increased from 10 acres to 20 acres.
- Part 4 – Agricultural Residential, minor changes, winery provisions have been removed.
- Part 5 – Rural Residential, minor changes to uses, cluster provisions, area and bulk have been modified.
- Part 6 – Residential Medium, mixed use provisions removed, added to cluster provision, density reduced, winery provisions removed, lot area and bulk have been modified.
- Part 7 – Residential Mobile Home, cluster provisions removed, mixed uses removed, winery provisions removed, maximum density set at 4 units per acre, area and bulk have been modified.
- Part 8 - Residential High, density has been changed, cluster provisions removed, mixed uses removed, winery provisions removed, and area and bulk have been modified.
- Part 9 – Chatham Overlay District, creates greater clarity and flexibility to the permitted uses and area and bulk.
- Part 10 – Commercial District, combines “old” *Commercial General* and *Commercial Interchange*, uses modified, and area and bulk have been modified.
- Part 11 – Industrial Special Use, uses modified, and area and bulk have been modified.

- Part 12 – Industrial, area and bulk have been modified.
- Part 13 – Continuing Care Retirement Community, new provisions that address tracts over 50 acres within the RH, RM, C and I Districts.
- Part 14 – Ground Water Protection District, generally unchanged.
- Part 15 – Floodplain District, updated to match new ordinance.
- Part 16 – Steep Slope, generally unchanged.
- Part 17 – Historic Preservation Protection, generally unchanged, procedural modification and addition to adaptive reuse provisions.
- Part 18 – General Design and Performance, various modifications including; keeping of animals, computing of open space, pipelines and indoor shooting ranges.
- Part 19 – Open Space, modifications to procedures.
- Part 20 – Access, Parking and Internal Circulation, various modifications including; internal access drives and verbiage related to Fire Marshal approvals.
- Part 21 – Airport Zone, updated FAA requirements.
- Part 22 – Signs, various modifications including; adding section for scoreboards and athletic signs.
- Part 23 – Nonconforming Use, generally unchanged.
- Part 24 – Zoning Hearing Board, generally unchanged.
- Part 25 – Administration, generally unchanged.

Map Changes:

- The Chatham Overlay District area has been increased.
- The Commercial Interchange and Commercial General have been combined.
- There are significant changes along Baltimore Pike and the Route 41 corridor. Properties change to a Commercial use (generally Industrial to Commercial).
- The western side of the Township along Baltimore Pike some properties have been changed.

All documents are available for review at the London Grove Township Building, 372 Rose Hill Road, West Grove, PA.