

DELAWARE RIVER

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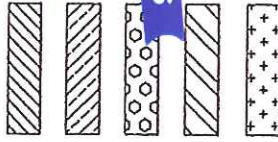
DELAWARE RIVER

INDUSTRIAL DISTRICTS

M-1 INDUSTRIAL
M-2 INDUSTRIAL
M-3 INDUSTRIAL

COMMERCIAL DISTRICTS

C-1 COMMERCIAL
C-2 COMMERCIAL
C-3 COMMERCIAL
C-4 COMMERCIAL
CBD COMMERCIAL



FRATERNITY AND SORORITY
HOUSES PERMITTED



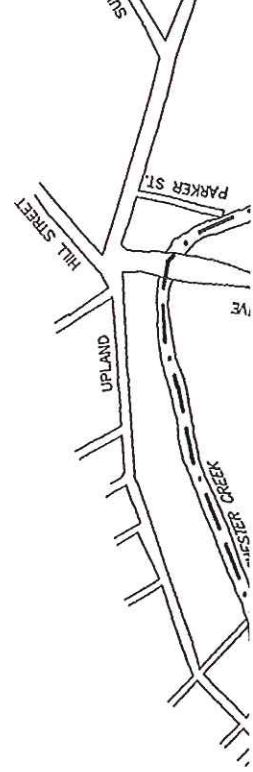
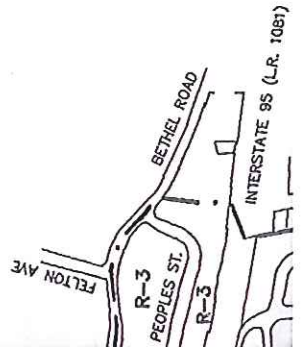
WATERFRONT DISTRICT



WATERFRONT OVERLAY
DISTRICT

ORD. NO. 63, 1969

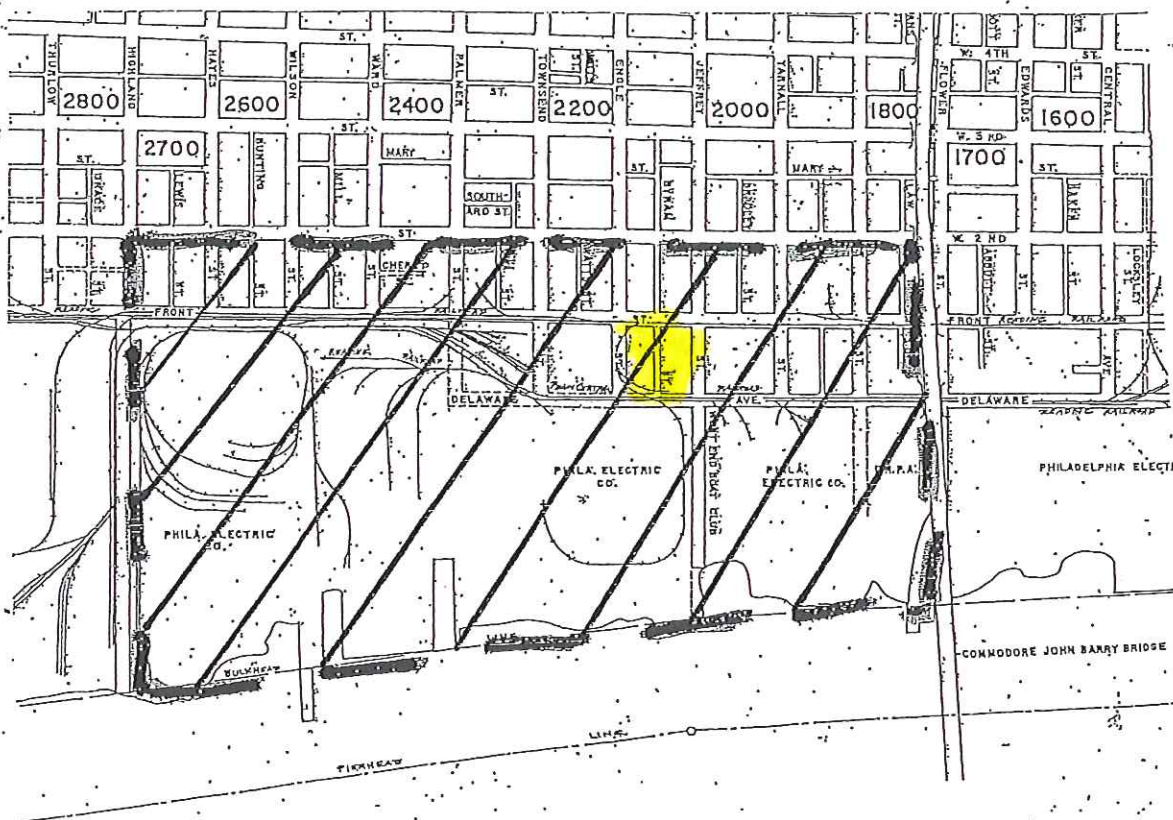
12TH ST.




Zoning Map Amendment

Amended boundary

The area to be rezoned from "M-2 and M-3 Industrial District" to "W-1 Waterfront Development District" is shown below and is bounded by the area on the Southside of 2nd Street (Rt. 291), west of Flower Street, north of the bulkhead line of the Delaware River, and on the east side of Highland Avenue.



 Area To Be Rezoned

W-1 WATERFRONT

ARTICLE 1366
W-1 Waterfront Development District

- | | | | |
|---------|-------------------------------------|---------|--|
| 1366.01 | Purpose. | 1366.05 | Special development regulations for residential use. |
| 1366.02 | Use regulations. | 1366.06 | Off-street parking, loading and unloading. |
| 1366.03 | Area, bulk, and height regulations. | 1366.07 | Temporary structures. |
| 1366.04 | Buffering and landscaping. | | |

1366.01 PURPOSE.

The purpose and intent of this district is to utilize the opportunities and unique characteristics of the Delaware River and the City of Chester's infrastructure to permit and encourage a diversity of uses, which can co-exist with each other, within the City's waterfront corridor. The further intent of this district is to provide for public access to the river and preserve scenic river views; and to promote the historical, cultural, recreational, environmental and tourist related features of the area. (Ord. 17-2003. Passed 9-24-03.)

1366.02 USE REGULATIONS.

In the W-I district, a building may be erected, altered or used and a lot or premises may be used for only one or more of the following uses:

(a) Permitted Uses.

- (1) Office building or group of buildings;
- (2) Commercial retail, including restaurant facilities;
- (3) Hotel, Motels, and Inns, including restaurants and other related and accessory uses;
- (4) Conference Center;
- (5) Theme amusement park, theaters;
- (6) Public and/or private commercial recreation facilities;
- (7) Marina;
- (8) Race Track;
- (9) Gaming Facilities;
- (10) Sports Stadium;
- (11) Entertainment Center;
- (12) Service, sales, repair, and storage of boats, yachts, and marine equipment;

- (13) Residential multi-family dwellings, or group or cluster of dwellings designed as a project under private ownership or owned and operated as a condominium under the Pennsylvania Condominium Act. The group or cluster may include the following: single family detached or attached dwellings; semi-detached or attached dwellings; or multifamily dwellings;
- (14) A combination of the uses permitted above, provided that such multiple use shall be only pursuant to a single unified development plan for the entire lot; and,
- (15) Accessory use customarily incidental to any use permitted in the District and including the following:
 - A. Living accommodations for executives, watchman or similar employee employed upon the premises provided that any such accessory living accommodation shall be located within the principal building.
 - B. Nursery school or day care center subject to Section 1377.05.
- (b) Special Exception Uses. In the W-1 district, a building or structure may be erected, altered or used and a lot may be used or occupied, for any of the following purposes only when authorized as a special exception by the Zoning Hearing Board following a public hearing and subject to the general standards prescribed in Article 1377, Standards for Uses Permitted by Special Exception.
 - (1) A private use helistop.
 - (2) Floating Restaurant.
 - (3) A mooring facility for tour boats.(Ord. 17-2003. Passed 9-24-03.)

1366.03 AREA, BULK, AND HEIGHT REGULATIONS.

(a) Lot Area, Width and Height. Each building or group of buildings other than residential shall have a lot area of not less than two (2) acres, and a lot width of not less than two hundred fifty (250) feet. No buildings shall be more than eighty (80) feet in height.

(b) Required Yards. Each building shall have a front yard or not less than forty (40) feet in depth, and two side yards of not less than forty feet in aggregate width and neither less than eighteen feet in width.

(c) Distance Between Buildings. The distance principal between buildings shall not be less than thirty (30) feet. Buildings should be located to preserve views from each building to the river, whenever possible.
(Ord. 17-2003. Passed 9-24-03.)

1366.04 BUFFERING AND LANDSCAPING.

Buffering, landscape design, and planning shall be integrated with the overall area design concept. Proposed landscaping schemes will be evaluated as to their relationship to the developed and other proposed landscape, including those on adjacent properties and street rights-of-way and the building or buildings being proposed.

- (a) Uses being developing in the W-1 District shall provide buffering between a major collector road and parking areas with one hundred or more spaces. All projects shall provide one shade tree per forty (40) linear feet of public street frontage.

- (b) When buffering is required pursuant to the requirements referenced in this subsection, the use of berms is strongly encouraged. Said berms shall be integrated into the overall landscaping plan and shall be used to shield accessory buildings, and to screen parking from the view of major roads. Landscaping shall be installed on the berms to increase their screening effect.
(Ord. 17-2003. Passed 9-24-03.)

1366.05 SPECIAL DEVELOPMENT REGULATIONS FOR RESIDENTIAL USE.

(a) All parcels in the W-1 Waterfront District designated for residential usage shall be used for multi-family development. Single family detached and/or attached structures will only be permitted if the development is designed to include boat slips as an accessory use to the residential units. (Ord. 17-2003. Passed 9-24-03.)

(b) The following type, area, width, yard, lot coverage and height regulations shall apply in the case of any proposal to develop residents in the W-1 Waterfront District.

- (1) Lot Size (minimum). Residential building or group of buildings shall have lot areas of not less than four (4) acres.
- (2) Lot Area Per Dwelling Unit. The minimum lot area per dwelling unit in a mid-rise development shall not be less than 1,500 square feet per unit. The minimum lot area for high rise development shall not be less than 850 square feet.
- (3) Building Area. Building shall cover not more than fifty (50) percent of the lot area, and a total area of not more than eighty-five (85) percent of the lot area shall be covered by impervious surfaces.
- (4) Front Yard. There shall be a front yard on each street on which the lot abuts, the depth of which shall be at least 35 feet.
- (5) Side Yard. For each building or use on a lot, there shall be two (2) yards neither of which shall be less than 35 feet in width.
- (6) Rear Yard. There shall be a rear yard, the depth of which shall be at least 35 feet.
(Ord. 11-2004. Passed 9-22-04.)

1366.06 OFF-STREET PARKING, LOADING AND UNLOADING.

(a) Off-street parking may be provided in a structure or an open area lot. Parking areas are to be designed as an aesthetic asset to the development and to the building, group of buildings, or facility they serve.

(b) No portion of any parking area shall be located within thirty-five (35) feet to any public street.

(c) Shade trees should be used in parking lots to relieve large paving masses. Plant materials should lend scale to buildings and add visual interest to setbacks.

(d) Each use permitted in this district shall comply with the off-street parking and loading provisions of Article 1875. ¹³⁷⁵
(Ord. 17-2003. Passed 9-24-03.)

1366.07 TEMPORARY STRUCTURES.

After the Planning Commission has given final approval to an overall land development plan for the entire property a temporary structure(s) for the operation of gaming machines and dining facilities shall be permitted when authorized as a special exception for a period not to exceed eighteen (18) months. An extension may be granted for an additional six (6) months, by the Planning Commission upon review and approval of documentation justifying why a permanent structure has not been completed.
(Ord. 17-2003. Passed 9-24-03.)