

WATERFRONT
OVERLAY DISTRICT

RIVER

DELAWARE

RIVER

SITE

CONDORRE JOHN BARRY BRIDGE

(CONRAIL) (PAPER)

DELWARE AVE. (CONRAIL)

WEST FRONT STREET (CONRAIL)

W 2ND STREET

W 3RD STREET

W 4TH STREET

W 5TH STREET

W 6TH STREET

W 7TH STREET

W 8TH STREET

W 9TH STREET

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W 97TH STREET

W 98TH STREET

W 99TH STREET

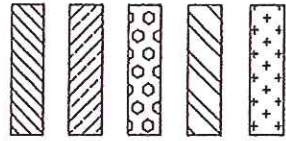
W 100TH STREET

INDUSTRIAL DISTRICTS COMMERCIAL DISTRICTS



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

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



FRATERNITY AND SORORITY
 HOUSES PERMITTED

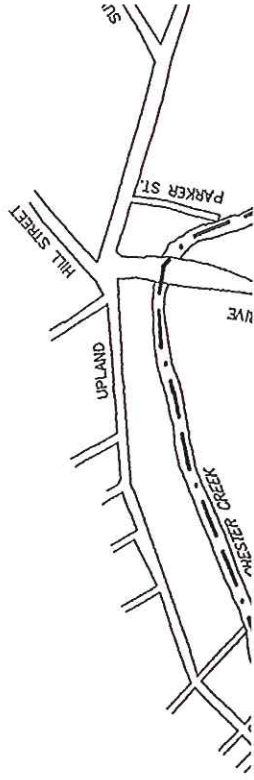
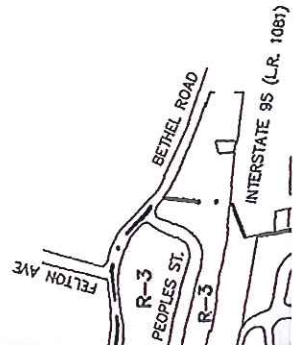


WATERFRONT DISTRICT

WATERFRONT OVERLAY
 DISTRICT

ORD. NO. 63, 1969

12TH ST.



INTERSTATE 95 (L.R. 1061)

ARTICLE 1361
M-1 Industrial Districts

- | | |
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| <p>1361.01 Purpose.
1361.02 Use regulations.
1361.03 Area and bulk requirements.
1361.04 Buffering and landscaping.</p> | <p>1361.05 Conditions for approval as a special exception.
1361.06 Off-street parking, loading and unloading facilities.</p> |
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CROSS REFERENCES

Industrial subdivisions - see P. & Z. 1309.10(b)
Storage of flammable liquids, gases, explosives - see FIRE PREV.
1501.04 et seq.

1361.01 PURPOSE.

The purpose of the M-1 Industrial District is to provide for industrial and commercial uses engaged in the manufacturing, storage, distribution, handling and sale of goods and materials that may be more intensive in nature than those uses permitted in commercial and residential zones and which therefore require physical separation from those uses. (Ord. 10-1998. Passed 4-9-98.)

1361.02 USE REGULATIONS.

In the M-1 Industrial 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 and no other.

(a) Permitted Uses.

- (1) Retail, service and highway oriented commercial
- (2) Shopping centers
- (3) Restaurants
- (4) Business and professional offices
- (5) Warehouse or wholesale distribution facility
- (6) Light manufacturing, assembly, processing, cleaning, servicing, testing, or repairs of materials, goods, or products which meet the performance standards specified in this article.

- (b) Accessory Uses. Accessory uses shall be permitted when on the same lot with and customarily incidental to any of the above permitted uses.

- (c) Special Exception Uses. In the M-1 Industrial 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:
- (1) Hotel, motel or inn
 - (2) Automotive service and repair facility
 - (3) Amusement and entertainment centers
 - (4) Mixed use developments
 - (5) Research laboratory
 - (6) Public mini-storage facilities
 - (7) Building materials storage and sales.
- (Ord. 10-1998. Passed 4-9-98.)

1361.03 AREA AND BULK REQUIREMENTS.

- (a) Lot Area. A lot area of not less than 12,000 square feet shall be provided for every building permitted in this district..
- (b) Lot Coverage. Buildings and impervious surface coverage shall occupy no more than sixty percent (60%) of the total area of the lot.
- (c) Lot Frontage. Lots shall have a minimum frontage of eighty (80) feet on a road or highway suitable for commercial traffic. No building in this district shall be erected on a lot which does not abut upon and have adequate frontage for direct ingress and egress by means of a street that meets the minimum requirements for a public street.
- (d) Lot Set-Backs. All buildings constructed shall be located a minimum of twenty (20) feet from any property line. Where a lot is adjacent to a residential property this minimum distance shall increase to thirty (30) feet.
- (e) Building/Structure Height. No building or structure shall exceed five (5) stories or sixty (60) feet, and no accessory structure shall exceed two (2) stories or twenty-five (25) feet in height.
(Ord. 10-1998. Passed 4-9-98.)

1361.04 BUFFERING AND LANDSCAPING.

- (a) A fence, wall, hedge, landscaping, earth berm, natural buffer area, or any combination thereof shall be provided to obscure certain uses or portions of a specific use which by their nature are unsightly or which by their scale or design represent the potential to negatively impact adjacent properties.
The following specific uses or features will be screened from adjacent properties and from public view from a public street.
- (1) Dumpster and trash handling facilities
 - (2) Outdoor storage of materials or mechanical equipment not enclosed in a structure shall be fully and completely screened in a manner compatible with the architectural and landscaping style of the remainder of the lot.

- (b) The buffer between an industrial or commercial use in the M-1 District and a residential district or use shall have a depth of not less than thirty (30) feet measured from the property line to the nearest principle building. Within this buffer area no structure, storage of materials, or parking or storage of vehicles shall be permitted.

(c) The buffer between an industrial or commercial use in the M-1 District and a residential district or use shall consist of an all-season mature vegetative treatment landscaped and maintained on a regular basis. Any plant material which does not survive shall be replaced within six (6) months. Planted visual screens shall be part of the buffer area and devoted exclusively to shrub and tree plantings.

- (1) Screening shall include a row of evergreen species which are indigenous to the area so as to provide a year round visual screen.
(Ord. 10-1998. Passed 4-9-98.)

1361.05 CONDITIONS FOR APPROVAL AS A SPECIAL EXCEPTION.

(a) As a condition of approval as a special exception use, all uses approved as special exceptions must be consistent with the comprehensive plan of the City of Chester.

(b) As a condition of approval as a special exception use, all uses approved as special exceptions must comply with the requirements of the Codified Ordinances of the City of Chester.

(c) As a condition of approval as a special exception use, all uses approved as special exceptions must comply with the performance standards, Section 1379.02, established by this article.

(d) As condition of approval as a special exception use, all uses approved as special exceptions must clearly demonstrate that they will not adversely impact adjoining properties or the community as a whole.

(e) As condition of approval as a special exception use, a proposed use must clearly demonstrate that provisions for traffic generated by the use and parking required by the use are appropriate and sufficient to ensure that the adjoining properties and the surrounding neighborhood are not adversely affected. The Zoning Hearing Board may require reasonable additional traffic and parking conditions if it determines that the proposed use may have an adverse impact.

(f) As condition of approval as a special exception use, the operation of which involves significant quantities of toxic or hazardous materials or the generation of hazardous wastes, the Zoning Hearing Board may stipulate limits on the volume of such materials used and/or require waste handling measures to avoid land, air or groundwater contamination.

(g) As a condition of approval as a special exception use, the Zoning Hearing Board may attach additional stipulations on the design, layout, and/or operation of such use in relation to its particular characteristics, including but not limited to the following:

- (1) Hours of operation.
- (2) Proximity to residential users or residentially zoned areas.
- (3) Proximity to another establishment involved in the manufacturing or processing of solid waste, toxic or hazardous material or the generation of hazardous wastes.

In addition to the specific conditions identified above, the Zoning Hearing Board may attach such additional reasonable conditions and safeguards as it may deem necessary to implement the purposes of this zoning ordinance.
(Ord. 10-1998. Passed 4-9-98.)

1361.06 OFF-STREET PARKING, LOADING AND UNLOADING FACILITIES.

Off-street parking, loading and unloading facilities are subject to the compliance of Article 1375.

(Ord. 10-1998. Passed 4-9-98.)