

East Vincent Township *Pennsylvania*

GATEWAY TO HISTORIC CHESTER COUNTY

East Vincent Township

262 Ridge Road

Spring City, PA 19475

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Township Professionals

Township Solicitor: Patrick McKenna, Esq.

Township Engineer: Cindy VanHise, P.E.

Township Sewer Engineer: Patrick DiGangi, P.E.

Township Traffic Engineer: Michael Schneider, P.E.

EAST VINCENT TOWNSHIP MEETING SCHEDULE 2021

Meetings are held at the East Vincent Township Municipal Bldg, 262 Ridge Rd, Spring City, PA 19475

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Supervisors 7:30	4*	3	3	7	5	2	7	4	1	6	3	8*
Planning 7:00	19	16	16	20	18	15	20	17	21	19	16	21
Historical 7:00	27	24	24	28	26	23	28	25	22	27	24	22
Park & Rec 7:00	26	23	23	27	25	22	27	24	28	26	23	28
ZHB as required 7:00	21	18	18	15	20	17	15	19	16	21	18	16

Board of Auditors: January 5th at 6:00 pm

Board of Supervisors 1st Wednesday, 7:30 pm and 3rd Wednesday, if needed

Planning Commission 3rd Tuesday, 7:00 pm

Historical Commission 4th Wednesday, 7:00 pm

Park and Recreation 4th Tuesday, 7:00 pm

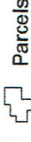
Zoning Hearing Board 3rd Thursday, 7:00 pm, as needed

***Meeting Exceptions:** Board of Supervisors - December

East Vincent Township

Municipal Zoning Map
Zoning Adopted: July 24, 2012
Map Created: July 31, 2012

Legend



French Creek Scenic Corridor Overlay

ZONING DISTRICTS

AP - Agricultural Preservation

CMU - Commercial-Oriented Mixed Use

GC - General Commercial

GI - General Industrial

HR - High-Density Residential

IMU - Industrial Mixed Use

LR - Low-Density Residential

MR - Moderate-Density Residential

NC - Neighborhood Commercial

PO - Professional Office/Research

RC - Rural Conservation

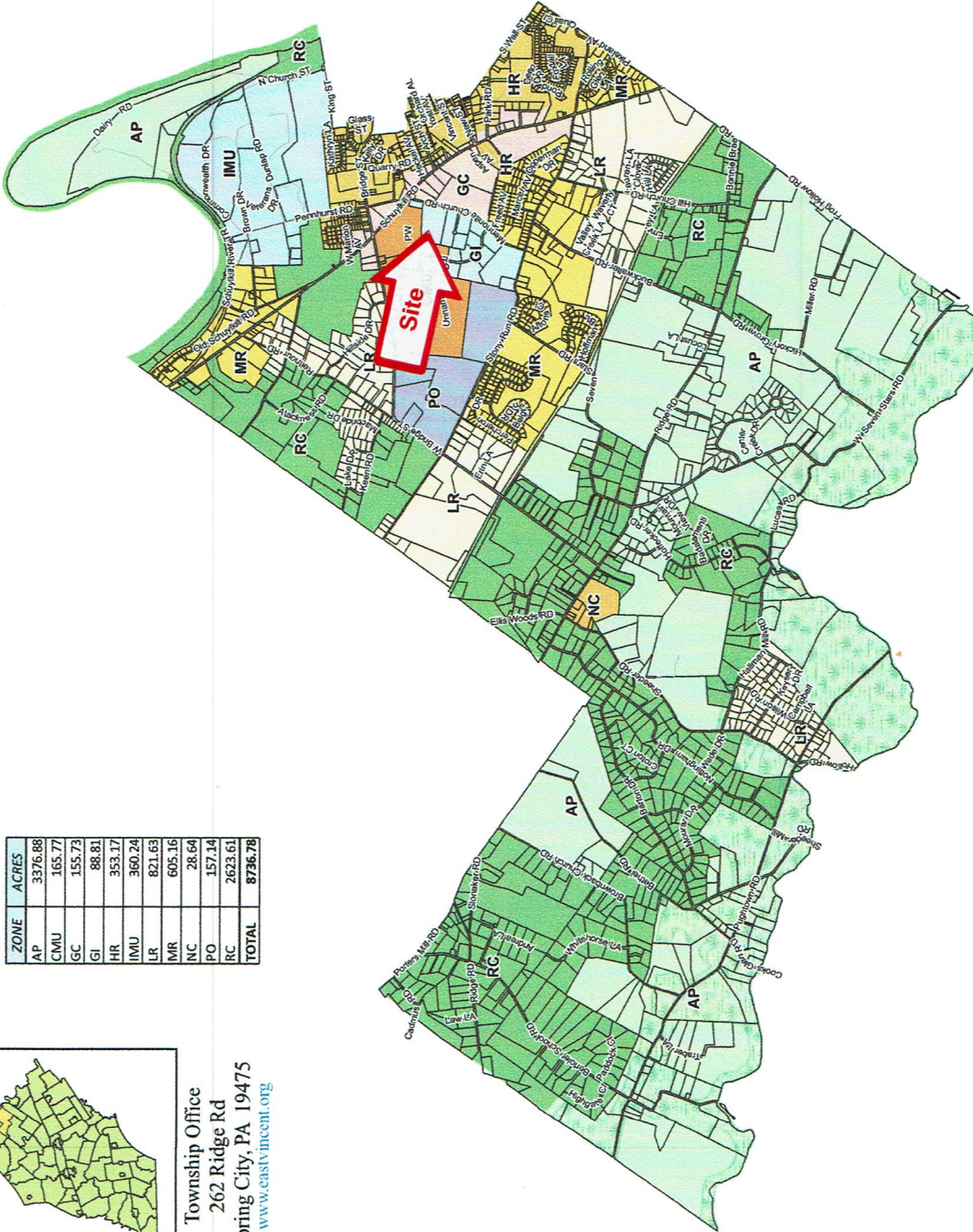
IMPORTANT NOTICE:
The official zoning map is the municipal building, shall be the final authority regarding the current zoning status of land.
Buildings and other structures.

NOTES: Not for engineering purposes.

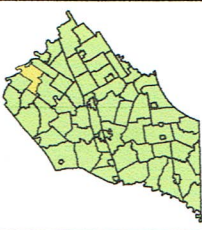
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ZONE	ACRES
AP	3376.88
CMU	165.77
GC	155.73
GI	88.81
HR	353.17
IMU	360.24
LR	821.63
MR	605.16
NC	28.64
PO	157.14
RC	2623.61
TOTAL	8736.78



Township Office
262 Ridge Rd
Spring City, PA 19475
www.chestercounty.org



Home



Chapter 27. Zoning

Part 13. GI - GENERAL INDUSTRIAL DISTRICT

§ 27-1301. Purpose.

[Ord. 162, 6/12/2002, § 1300; as amended by Ord. 214, 7/13/2011, § 4; and by Ord. 219, 7/24/2012, § 4]

1. It is the intent of this Part to provide an industrial district that:
 - A. Provides for and protects areas for general industrial manufacturing activity and other lawful uses.
 - B. Encourages only those types of uses which would not constitute a hazard or nuisance to the population of the adjacent areas.
 - C. Is expected to retain less aesthetic quality and is separated from residential uses in recognition of the general incompatibility.
 - D. To create a well designed industrial development which maintains a high degree of aesthetic quality and environmental sensitivity in keeping with the design standards and unified development plan regulations of this Part.

§ 27-1302. Use Regulations.

[Ord. 162, 6/12/2002, § 1301; as amended by Ord. 166, 10/16/2002; by Ord. 214, 7/13/2011, § 5; by Ord. 219, 7/24/2012, § 5; and by Ord. 227, 11/5/2014, § II]

1. Uses by Right. Within the GI - General Industrial District, a building may be erected, altered or used, and a lot or premises may be used for only one of the following purposes as a use by right:
 - A. Auction house.
 - B. Day care center.
 - C. Park and ride facility.
 - D. Public utility.
 - E. Sales and service of new and used automobiles; automobile repair shops; auto body shops; provided that all repair, servicing and other similar functions shall be completely enclosed within a building.
 - F. Vehicular auction.
 - G. Veterinary hospital or animal hospital.
 - H. Cemetery.
 - I. Mass transit station.
 - J. Newspaper publishing establishment.
 - K. Wholesale business.

- L. Truck terminal.
 - M. Contractor's office and yard.
 - N. Farm and garden machinery and equipment sales and service.
 - O. Garden center and landscape nursery.
 - P. Lumberyard.
 - Q. Manufacturing facilities, which involve the processing, assembly, packaging or distribution of goods and materials.
 - R. Printing establishment.
 - S. Agriculture, in accordance with § **27-1609** of this chapter.
 - T. Forestry, where conducted in compliance with the provisions of § 22-429.2 of the East Vincent Subdivision and Land Development Ordinance [Chapter **22**].
2. Prohibited Uses. The following uses are hereby prohibited:
- A. Any use which may be noxious or offensive as per § **27-1716** or by reason of the emission of odor, dust, fumes, smoke, gas, vibration, noise, air pollution, fire and explosive hazards, glare and heat, liquid and solid waste, vibration, radioactivity, or electromagnetic interference, so as to constitute a nuisance.
3. Uses by Special Exception. The following uses shall be permitted when authorized as a special exception by the Zoning Hearing Board in accordance with Part 20:
- A. A junkyard, subject also to the provisions of § **27-1611** of this chapter.
 - B. Outdoor advertising billboards, subject to the provisions of § **27-1717** of this chapter.
 - C. Telecommunication facilities as provided in § 27-1606B(1) and subject to full compliance with the provisions of § **27-1606**.
4. Conditional Uses. The following uses shall be permitted as conditional use when authorized by the Board of Supervisors, subject to the standards set forth herein and in Part **19** of this chapter:
- A. Trash transfer station, incinerator, crematory, and other solid waste disposal facilities.
 - B. Sanitary landfill.
 - C. Resource extraction uses.
 - D. Feedlots.
 - E. Planned commercial development including outlet center, involving more than one principal use on a single lot or tract, including any use otherwise permitted by right, special exception, and/or conditional use in the GC or GI Districts, subject to the provisions set forth in §§ 27-1103.2 and 27-1104.2. Any use permitted by special exception may be permitted as a condition of conditional use approval of the planned commercial development without requiring separate application for special exception.
 - F. Subject to conditional use approval, a building may be erected or used and a lot or premises may be used or occupied for any lawful purpose in addition to those uses listed in §§ 27-1302.1, 27-1302.3 and 27-1302.4 herein, except for any use prohibited in accordance with § 27-1302.2. Notwithstanding the foregoing, no building shall be erected or used in whole or in part for dwelling purposes, except for dwelling quarters in connection with any manufacturing or industrial establishment for watchmen and caretakers employed upon the premises.
5. Accessory Uses. The following accessory uses shall be permitted, where in compliance with all applicable provisions of Part 16 and provided that they shall be incidental to any of the foregoing uses, and further provided that any on-site retail sales involved with any accessory uses shall be permitted only when authorized as a special exception.

- B. Storage within a completely enclosed building or as otherwise regulated by § 27-1603.
- C. Living accommodations for a watchman or similar employee.
- D. Day care facility.
- E. Any other customary accessory uses that are clearly incidental to the principal building, structure or use.

§ 27-1303. Area and Bulk Regulations.

[Ord. 162, 6/12/2002, § 1302]

1. The following regulations shall be observed:

		With Public or Central Sewer and/or Water	With On-Site Sewer and Water
A.	Minimum lot size	1.5 acres with a 3.5 acre average lot size across the entire subdivision	3.5 acres
B.	Minimum lot width at street line	200 feet	250 feet
C.	Maximum impervious cover	40%	40%
Exceptions to the above impervious cover limitations:			
(1)	Where approved by the Township subject to conditional use approval, maximum impervious cover may be increased up to, but not exceeding, 45% for a planned industrial development, when compliance is demonstrated with the provisions of § 27-1205.2.		
(2)	Where approved by the Township subject to conditional use approval, maximum impervious cover may be increased through receipt of transferable development rights as provided for in Part 24.		
D.	Minimum setback at building setback line	50 feet	75 feet
E.	Minimum side yard	50 feet	60 feet
F.	Minimum rear yard	50 feet 100 feet minimum when adjoining any residential district	60 feet 120 feet minimum when adjoining any residential district
G.	Maximum building height	2 stories, not to exceed 35 feet	2 stories, not to exceed 35 feet
Where approved by the Township subject to conditional use approval, maximum building height may be increased beyond two stories and 35 feet through receipt of transferable development rights as provided in Part 24.			

§ 27-1304. Design Standards.

[Ord. 162, 6/12/2002, 1303]

1. Access, Frontage and Interior Circulation. As required by § 27-1708 of this chapter.
2. Loading and Unloading. As required by § 27-1711 of this chapter.
3. Parking. As required by § 27-1709 of this chapter.
4. Visibility at Intersections. As required by § 27-1702 of this chapter.
5. Storage. As required by § 27-1603 of this chapter.

6. Lighting. As required by § 27-1713 of this chapter.

7. Screening and Landscaping. As required by §§ 27-1712 and 27-1713 of this chapter.

8. Signs. As required by § 27-1717 of this chapter.

§ 27-1305. Special Provisions for Planned Industrial Development.

[Ord. 162, 6/12/2002, § 1304]

All proposed planned industrial development shall comply with the requirements set forth in § 22-433 of the East Vincent Subdivision and Land Development Ordinance [Chapter 22].