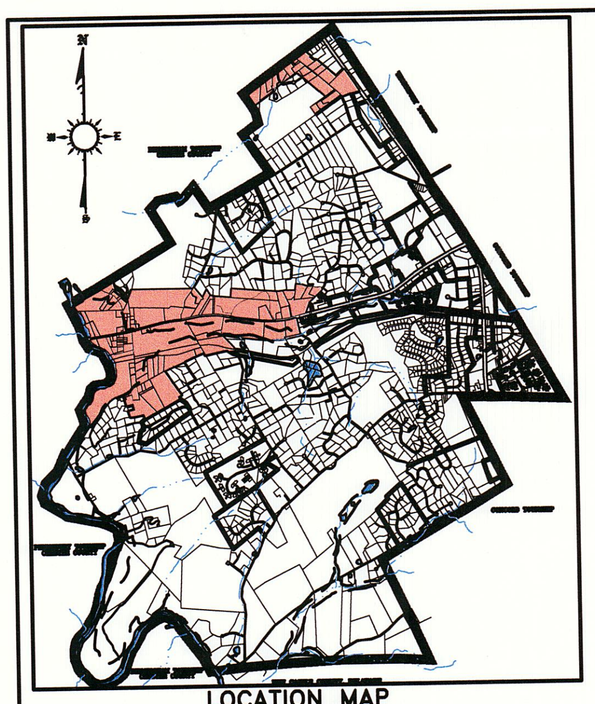
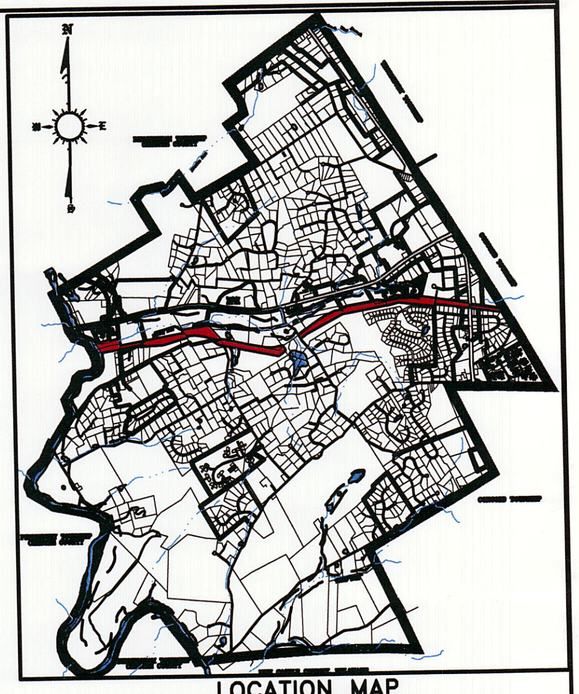


LOCATION MAP
HISTORIC ZONING DISTRICT OVERLAY
SCALE: 1" = 4,000'



LOCATION MAP
TOWERS & CELLULAR & WIRELESS TOWERS
ZONING DISTRICT OVERLAY
SCALE: 1" = 4,000'

BIRMINGHAM TOWNSHIP
CHESTER COUNTY

THORNBURY TOWNSHIP

CONCORD TOWNSHIP

PENNSBURY TOWNSHIP
CHESTER COUNTY

BIRMINGHAM TOWNSHIP
CHESTER COUNTY

NEW CASTLE COUNTY, DELAWARE

BPO

BALTIMORE PIKE (RT 1)

BALTIMORE PIKE (RT 1 & 322)

WEST CHESTER PIKE

Springhill Farms

Brinton Run

Chadds Ford Creek West Branch

ZONING DISTRICTS SUMMARY

Symbol	Designation	Description	Min. Lot Area	Front Yd.	Rear Yd.	Side Yd.	Side Yd. Agg.
	B	Business (1)	1 acre	75 ft. (Rt 202 & 1) 55 ft. (other roads)	60 ft.	30 ft.	75 ft.
	B-1	Business (1)	acre	ft. (Rt 202 & 1) ft. (other roads)	ft.	ft.	ft.
	BPO	BALTIMORE PIKE (OVERLAY)	–	–	–	–	–
	LI	Light Industrial (1)	3 acres	100 ft.	75 ft.	75 ft.	150 ft.
	PBC	Planned Business Center (1)	4 acres	85 ft. (Rt 202 & 1) 65 ft. (other roads)	75 ft (resid.) 55 ft. (non–res)	75 ft (resid.) 55 ft. (non–res)	150 ft (resid.) 110 ft. (non–res)
	PBC-1	Planned Business Center (1)	acres	ft. (Rt 202 & 1) ft. (other roads)	ft (resid.) ft. (non–res)	ft (resid.) ft. (non–res)	ft (resid.) ft. (non–res)
	POC	Planned Office Center (1)	4 acres	85 ft. (Rt 202 & 1) 65 ft. (other roads)	75 ft (resid.) 55 ft. (non–res)	75 ft (resid.) 55 ft. (non–res)	150 ft (resid.) 110 ft. (non–res)
	R-1	Residence (1)	2 acres	100 ft.	50 ft.	50 ft.	100 ft.
	R-2	Residence (1)	1 acre	75 ft.	50 ft.	40 ft.	80 ft.
	R-A	Residence/Apartment (1)	2 acres	100 ft.	50 ft or 2x the height of apart. which ever is greater	50 ft or 2x the height of apart. which ever is greater	100 ft.
	R-M	Residence/Multi–Family (1)	2 acres	75 ft.	50 ft.	50 ft.	100 ft.
	F-P	Flood Plain (overlay) (1) (2) (4)	–	–	–	–	–
	H	Historic (overlay) (1)	–	–	–	–	–
	PRD-1	Planned Residential Devel. 1 (1) (3) (overlay)	1 acre	35 ft.	35 ft.	15 ft.	40 ft.
	PRD-2	Planned Residential Devel. 2 (1) (3) (overlay)	1 acre	35 ft.	35 ft.	15 ft.	40 ft.
	T	Towers & Cellular & Wireless Towers (overlay) (1)	–	–	–	–	–
		Township Owned Property					
		Church or Parish					
		Township Boundary					
		Township or State Road					
		Private Road					
		Undedicated Right–of–Way					
		Railroad Tracks					
		Utility Easement					
		Stream or Body of Water					

REVISION:

DATE	ORDINANCE No.	DESCRIPTION
08/20/98	All post ord. to #68 (dated 8/6/97) & all post zoning ord. to #84(A)(dated 4/17/98)	Verified all post zoning & ordinances changes and updated zoning map to reflect said changes
03/18/01	Ordinance #84(N)	Added Ordinance #84(N) to map & minor street revisions

NOTES:
(1) SEE TOWNSHIP ZONING ORDINANCE FOR SPECIFIC REQUIREMENTS OR SPECIAL EXCEPTIONS NOT LISTED IN ABOVE CHART.
(2) FLOOD PLAIN BOUNDARY DELINEATED FROM 100 YEAR FLOOD LINE AS IDENTIFIED BY FEMA'S FLOOD INSURANCE RATE MAPS, DATED NOVEMBER 18, 2009.
(3) FOR EXISTING PRD'S SHOWN ON PLAN, CHECK APPROVED SUBDIVISION / LAND DEVELOPMENT PLANS FOR THE BULK AND AREA DIMENSIONS.
(4) FLOOD PLAIN BOUNDARY SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO THE MOST RESENT FEMA FLOOD INSURANCE RATE MAPS (FIRM).

STREET INDEX KEY

STREET NAME	GRID
Ardmoor Drive	B5
Arrow Lane	C2, D2
Atwater Road	B4, C3, C4
Back Acres Lane	C2, C3
Baltimore Pike	A4,B4,C4,D4,E4,E3,F3
Beaver Dam Road	C8
Beaver Valley Road	C8, D8, E8, E7
Beech Wood Circle	C6, D6
Bellefair Lane	C1
Briddlebrook Lane	C2
Brandywine Drive	E3
Bridle Path	C3
Bridlewood Drive	F5
Brintons Bridge Road	C1, D1
Bullock Road	A6, B6, B5, C5
Buttonwood Drive	C6
Camly Lane	A5, A6
Carnation Lane	D2
Carriage Path	B5, B6
Chadds Ford Commons	D4
Chadds Ford Road	A6
Christy Drive	E3, F3
Coopers Hawk Lane	D5, E5
Creek Road	A4, A5, A6
Crestline Court	F5
Dansfield Lane	D3
Dickenson Drive	E3, E4
Dogwood Hill Lane	C5, C6
Eagles Circle	E5
Fawn Lane	D7
Foothill Path	E6
Fox Point Court	F5
Fox Tail Lane	D5
Glennail Drive	D3
Grouse Trail	E5
Harvey Lane	D3, E3
Harvey Road	C4, D4, D3, D2
Heyburn Road	C4, D4, D5, D6, E6
Hickory Lane	D3, D4
High Ridge Road	B7, C7, C6
Hillman Drive	E4, F4
Hillock Lane	C5, D5
Holly Tree Lane	D5
Hunters Lane	C3
Keepsake Lane	D5, D4
Kelly Drive	D7
Longview Road	E4, E5
Loop Road	E3
Maple Road	A4
Marshall Road	F4, F5
Meadow Court	F5
Meadow Lane	C3
Mill Road	A4
Mountain View Trail	D6, E6
Murphy Road	A5, B5
North Glen Drive	F5
Oakland Road	C1, D1, D2, E2
Old Orchard Lane	B5
Pheasant Lane	E5
Painters Crossing Condos.	E5
Pheasant Hill Drive	F5
Pine Lane	D3
Raven Drive	D8, E8, E6, D6, D5, E5, F5
Ridge Road	
Ridings Boulvard	E5
Ridings Way	E5, E6
Ring Road	B4, C4, C5, C6
Rocky Hill Road	A6, A7, B7, C7
Route 100	A6, A5, A4
Summit Drive	E4, F4
Smith Bridge Road	B8, C8, C7, D7, E7, E6, F6
South Point	D4
Southview Path	E6
Spring Hill Farms	F5
Spring Lane	D3
Springhill Drive	F5
Station Way Road	A4
Tally Ho Drive	D5, D6
Tanglewood Lane	D3, D4
Top of the Oaks	E6
Tullochard Road	A5
U.S. Route 1	A4, B4, C4, D4, E4, E3, F3
U.S. Route 322	D1, D2, E2, E3, F3
Upper Bank Drive	A4
Walnut Ridge Lane	C6
Webb Road	B4, BE, C3, C2, D2
Wilderness Way	E6, E7
Wilm.–West Chester Pike (Route 202)	F3, F4, F5, F6
Wilm.–West Chester Pike (Route 202 & 322)	D1, D2, E2, E3, F3
Windfield Court	F5
Woodland Drive	F4

PARK NAME	GRID
Brandywine Battlefield State Park	B4, C4

GRAPHIC SCALE

1000 0 500 1000 2000 4000

(IN FEET)
1 inch = 1000 ft.

ZONING MAP
FOR
Chadds Ford Township
Delaware County
Pennsylvania

September 2, 1998
REVISED: June 13, 2014
REVISED: MAY 20, 2015
PREPARED BY: KELLY ENGINEERS
REVISED: PENNONI ASSOCIATES INC.

NOTE:
THE PURPOSE OF THIS MAP IS FOR GENERAL REFERENCE ONLY. ALL INFORMATION PROVIDED SHALL BE CONSIDERED APPROXIMATE IN NATURE. IT IS THE USER'S RESPONSIBILITY TO VERIFY ALL INFORMATION. ANY ERRORS, OMISSIONS OR DISCREPANCIES ARE TO BE REPORTED TO PENNONI ASSOC.