

**EAST VINCENT TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE 2023-249

AN ORDINANCE OF THE TOWNSHIP OF EAST VINCENT, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27 ZONING, PART 4 – AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT OF THE CODE OF EAST VINCENT TOWNSHIP TO AMEND THE MULTIPLIER FOR RESIDENTIAL SUBDIVISION.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Vincent Township, Chester County, Pennsylvania, that certain provisions of Chapter 27 Zoning, Part 4 – Agricultural Preservation (AP) Zoning District, as amended, be amended as follows:

SECTION 1. Chapter 27 Zoning, Part 4, Agricultural Preservation (AP) District, §27-403, Area and Bulk Regulations, Section 2, Subsection (A) shall be amended to read as follows:

- A. On any tract undergoing subdivision or land development for residential purposes, the total maximum number of residential units, including new and existing units, shall be equal to:
1. Gross tract area in acres x 0.13.
 2. Computations resulting in fractional numbers of units shall be rounded to the nearest whole number; fractions of one-half shall be rounded up. On existing lots less than five acres in area as of the date of the adoption of this chapter, a single family detached dwelling may be erected subject to compliance with all other applicable regulations herein.

SECTION 3. If any sentence, clause or section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or validity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, invalid sentence, clause, section or part thereof not been included herein.

SECTION 4. All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

SECTION 5. This Ordinance will be effective five (5) days after enactment.

ENACTED AND ORDAINED by the Board of Supervisors of East Vincent Township this ____ day of _____, 2023.

ATTEST:

**EAST VINCENT TOWNSHIP
BOARD OF SUPERVISORS**

Edmund J. Dracup, Chairman

Beth Ann Flor, Vice Chairman

Attest:

Craig A. Damon, Supervisor

Catherine Ricardo
Township Secretary