

**Compilation of Land Use Ordinances**  
**of the**  
**Township of New London**  
**Chester County, Pennsylvania**

**Published by Authority of the Township of New London**

Adopted by *Ord. 2003-9-1, 9/4/2003*

Current through Supplement VI, June 5, 2014

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Supplement IV, July 16, 2008

Supplement V, July 1, 2010

Supplement VI, June 5, 2014

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ORDINANCE NO. 2003-9-1

AN ORDINANCE ADOPTING THE COMPILATION OF LAND USE ORDINANCES OF THE TOWNSHIP OF NEW LONDON, CHESTER COUNTY, PENNSYLVANIA; CONSOLIDATING, REVISING, AMENDING AND REPEALING CERTAIN ORDINANCES; ENACTING CERTAIN NEW PROVISIONS; PROVIDING A NEW PROCEDURE FOR AMENDING THE COMPILATION AND FOR THE CITATION OF THE COMPILATION; PROVIDING FOR THE EFFECTIVE DATE THEREOF; ESTABLISHING RESPONSIBILITY FOR MAINTENANCE OF THE COMPILATION; AND, SAVING CERTAIN PROVISIONS FROM REPEAL.

The Township of New London, Chester County, Pennsylvania, hereby enacts and ordains:

**Section 1. Adoption.** The "Compilation of Land Use Ordinances of New London Township, Chester County, Pennsylvania," as prepared and published for the said the Township by Keystone Publishers, Inc., Shippensburg, Pennsylvania, is hereby adopted as a consolidation, codification, compilation and revision of the land use ordinances of the Township of New London. Chapters 1 through 4 thereof contain the text of the body of all land use ordinances of the Township of New London organized as follows:

## **Chapter 1**

### **Zoning**

#### **Part 1 Preamble**

- §1-101. Short Title, Effective Date
- §1-102. Purpose
- §1-103. Community Development Objective
- §1-104. Establishment of Controls
- §1-105. Interpretation
- §1-106. Conflict
- §1-107. Validity
- §1-108. Repealer

#### **Part 2 Establishment of Districts**

- §1-201. Classes of Districts
- §1-202. Zoning Map
- §1-203. Interpretation of District Boundaries

#### **Part 3 RA - Rural Agricultural Districts**

- §1-301. Purpose
- §1-302. Use Regulations
- §1-303. Height Restrictions
- §1-304. Area and Bulk Regulations
- §1-305. Design Standards
- §1-306. Area and Bulk Exceptions

**Part 4**  
**R-1 Low Density Residential Districts**

- §1-401. Purpose
- §1-402. Use Regulations
- §1-403. Height Restrictions
- §1-404. Area and Bulk Regulations
- §1-405. Design Standards
- §1-406. Standards for Criteria for Conditional Uses

**Part 5**  
**R-2 Medium Density Residential Districts**

- §1-501. Purpose
- §1-502. Use Regulations
- §1-503. Height Restrictions
- §1-504. Area and Bulk Regulations
- §1-505. Design Standards

**Part 6**  
**R-3 High Density Residential Districts**

- §1-601. Purpose
- §1-602. Use Regulations
- §1-603. Height Restrictions
- §1-604. Area and Bulk Requirements
- §1-605. Design Standards
- §1-606. Additional Regulations for Multiple Family Dwellings

**Part 7**  
**C-1 Commercial District**

- §1-701. Purpose
- §1-702. Use Regulations
- §1-703. Height Restrictions
- §1-704. Area and Bulk Regulations
- §1-705. Design Standards

**Part 8**  
**LI Limited Industrial District**

- §1-801. Purpose
- §1-802. Use Regulations
- §1-803. Height Restrictions
- §1-804. Area and Bulk Regulations
- §1-805. Design Standards

**Part 9**  
**NLV- New London Village District**

- §1-901. Purpose
- §1-902. Use Regulations
- §1-903. Height Restrictions
- §1-904. Area and Bulk Regulations
- §1-905. Design Standards
- §1-906. Standards and Criteria for Conditional Uses

**Part 10**  
**I - Institutional District**

- §1-1001. Purpose
- §1-1002. Use Regulations
- §1-1003. Height Restrictions
- §1-1004. Area and Bulk Regulations
- §1-1005. Design and Development Standards
- §1-1006. Conditional Use Standards and Criteria

**Part 11**  
**FH Flood Hazard District**

- §1-1101. Purpose and Applicability
- §1-1102. Delineation of Flood Hazard District
- §1-1103. Changes in District Boundaries
- §1-1104. District Overlay
- §1-1105. Rules of Interpretation of District Boundaries
- §1-1106. Compliance
- §1-1107. Abrogation and Greater Restrictions
- §1-1108. Warning, Disclaimer of Liability and Provisions
- §1-1109. Use Regulations
- §1-1110. Existing Structures and Uses
- §1-1111. Variance Regulations
- §1-1112. Performance Criteria for Special Exceptions and Variances
- §1-1113. Administration
- §1-1114. Specific Definitions

**Part 12**  
**Steep Slope Conservation District**

- §1-1201. Purpose

- §1-1202. Identification of District Boundaries
- §1-1203. District Overlay
- §1-1204. Interpretation of District Boundaries
- §1-1205. Use Regulations
- §1-1206. Prohibited Uses
- §1-1207. Compliance
- §1-1208. Abrogation and Greater Restrictions
- §1-1209. Existing Structures and Uses
- §1-1210. Administration
- §1-1211. Modifications to District Boundaries

### **Part 13 Design Standards**

- §1-1301. Common Regulations
- §1-1302. Screening
- §1-1303. Landscaping
- §1-1304. Storage
- §1-1305. Vehicular Access and Traffic Controls
- §1-1306. Interior Circulation
- §1-1307. Pedestrian Access
- §1-1308. Lighting
- §1-1309. Performance Standards
- §1-1310. Off-street Loading Regulations
- §1-1311. Residential Off-street Parking Requirements
- §1-1312. Off-street Parking Regulations
- §1-1313. Residential Lot Averaging Design Option
- §1-1314. Residential Cluster Design Option
- §1-1315. Leg Lots
- §1-1316. Single Access Residential Developments as a Conditional Use
- §1-1317. Village Extension Overlay District
- §1-1318. Elder Cottage Housing Units as a Conditional Use

### **Part 14 General Standards**

- §1-1401. Common Regulations
- §1-1402. Reduction of Lot Area
- §1-1403. Yard Calculations
- §1-1404. Roadway Visibility
- §1-1405. Stripping of Topsoil and Excavation
- §1-1406. Sale of Farm Products
- §1-1407. Composting Operations
- §1-1408. Land Application of Sludge
- §1-1409. Storage of Sludge
- §1-1410. Projections into Required Yards
- §1-1411. Exception to Height Restriction
- §1-1412. Access Requirements
- §1-1413. Home Occupation

- §1-1414. Refuse Disposal
- §1-1415. Community Living Arrangements
- §1-1416. Rooming Houses
- §1-1417. Residential Conversion
- §1-1418. Swimming Pools
- §1-1419. Public Utilities
- §1-1420. Minimum Floor Area
- §1-1421. Storm Drainage
- §1-1422. Keeping of Large Animals on Residential Lots
- §1-1423. Household Pets
- §1-1424. Kennels
- §1-1425. Regulating Vegetation
- §1-1426. Convenience Store
- §1-1427. Retail Sale of Automotive Fuels

**Part 15**  
**Mobile Home Park Standards**

- §1-1501. General Regulations
- §1-1502. Use Provisions Within a Mobile Home Park
- §1-1503. Design Standards
- §1-1504. Utilities
- §1-1505. Licenses, Plans and Permits
- §1-1506. Fees
- §1-1507. Mobile Home Park Management
- §1-1508. Mobile Homes Outside of a Mobile Home Park

**Part 16**  
**PRD - Planned Residential Development**

- §1-1601. Purpose
- §1-1602. Conditions
- §1-1603. Environmental Standards
- §1-1604. Density and Use Regulations
- §1-1605. Improvement Standards
- §1-1606. Common Open Space
- §1-1607. Precedence

**Part 17**  
**Signs**

- §1-1701. Purpose
- §1-1702. General Regulations
- §1-1703. Prohibited Signs
- §1-1704. Assignment of Temporary or Permanent Sign Classification
- §1-1705. Exempt Signs
- §1-1706. Sign Classification, Size, and District Applicability
- §1-1707. Temporary Signs
- §1-1708. Removal of Signs
- §1-1709. Nonconforming Signs

§1-1710. Permits and Inspections

**Part 18**  
**Nonconforming Uses, Structures, Buildings, and Lots**

- §1-1801. Application of Regulations
- §1-1802. Nonconforming Uses
- §1-1803. Nonconforming Buildings and Structures
- §1-1804. Nonconforming Lots
- §1-1805. Abandonment
- §1-1806. Criteria for Permitting Non-conformance
- §1-1807. Registration of Nonconforming Uses, Buildings and Structures

**Part 19**  
**Zoning Hearing Board**

- §1-1901. Membership and Appointment to the Board
- §1-1902. Organization of the Board
- §1-1903. Fees
- §1-1904. Functions
- §1-1905. Hearings
- §1-1906. Decisions
- §1-1907. Standards for Review of Variance Requests
- §1-1908. Standards for Review of Special Exception Requests
- §1-1909. Time Limitations for Persons Aggrieved
- §1-1910. Stay of Proceedings

**Part 20**  
**Administration**

- §1-2001. Application of Regulations
- §1-2002. Enforcement
- §1-2003. Violations
- §1-2004. Enforcement Penalties
- §1-2005. Permits - General
- §1-2006. Erosion and Sediment Control Permit
- §1-2007. Building Permit
- §1-2008. Use and Occupancy Permit
- §1-2009. Zoning Permit
- §1-2010. Mobile Home Park License
- §1-2011. Sign Permits
- §1-2012. Fees
- §1-2013. Conditional Use
- §1-2014. Municipal Liability

**Part 21**  
**Amendment**

- §1-2101. Power of Amendment

- §1-2102. Procedure
- §1-2103. Landowner Petitions
- §1-2104. Curative Amendments

## **Chapter 2**

### **Subdivision and Land Development**

#### **Part 1 General Provisions**

- §2-101. Short Title and Effective Date
- §2-102. Purpose
- §2-103. Interpretation
- §2-104. Authority
- §2-105. Jurisdiction
- §2-106. Validity and Severability
- §2-107. Repealer

#### **Part 2 Subdivision and Land Development Control**

- §2-201 Subdivision and Land Development Control

#### **Part 3 Procedure**

- §2-301. General
- §2-302. Preparation for Submission of Plans
- §2-303. Submission to Chester County Agencies
- §2-304. Sketch Plan
- §2-305. Preliminary Plan
- §2-306. Final Plan
- §2-307. Subdivision and Land Development Agreement
- §2-308. Performance Guarantees
- §2-309. Recording of Final Plan
- §2-310. Permits
- §2-311. Plan Amendments

#### **Part 4 Plan Requirements**

- §2-401. Purposes and Applicability
- §2-402. Sketch Plan

- §2-403. Preliminary Plan
- §2-404. Final Plan
- §2-405. Erosion/Sedimentation Control and Stormwater Management Plan
- §2-406. Improvements Construction Plan

## **Part 5 Design Standards**

- §2-501. Application
- §2-502. Land Use Requirements
- §2-503. Street System
- §2-504. Cul-de-sac Streets
- §2-505. Street Width
- §2-506. Street Grades
- §2-507. Street Alignment
- §2-508. Street Intersections
- §2-509. Acceleration, Deceleration and Turning Lanes
- §2-510. Curbs
- §2-511. Street Construction
- §2-512. Driveways
- §2-513. Sidewalks
- §2-514. Blocks
- §2-515. Lots and Lot Sizes
- §2-516. Parking Areas
- §2-517. Shade Tree Requirements
- §2-518. Stormwater Management
- §2-519. Sanitary Sewers
- §2-520. Water Supply
- §2-521. Other Utilities
- §2-522. Easements
- §2-523. Monuments
- §2-524. Public Facilities and Open Space

## **Part 6 Mobile Homes**

- §2-601. Definitions
- §2-602. Permits, Licenses and Inspections
- §2-603. Density, Dimensional, and General Layout Regulations
- §2-604. Street System
- §2-605. Off-street Parking and Walkways
- §2-606. Service Buildings
- §2-607. Water Supply
- §2-608. Sanitary Sewage Disposal
- §2-609. Refuse Disposal
- §2-610. Stormwater Management
- §2-611. Utilities and Exterior Lighting
- §2-612. Fuel Systems
- §2-613. Fire Protection

- §2-614. Miscellaneous Structural Requirements
- §2-615. Common Open Space and Buffers
- §2-616. Landscaping
- §2-617. Removal of Mobile Homes
- §2-618. Maintenance of Common Areas and Facilities

### **Part 7**

#### **Construction and Acceptance of Public Improvements**

- §2-701. Construction Required
- §2-702. Inspections
- §2-703. Release from Performance
- §2-704. As-built Plans
- §2-705. Dedication and Acceptance of Public Improvements
- §2-706. Maintenance Guarantee

### **Part 8**

#### **Administration**

- §2-801. Hardship
- §2-802. Records
- §2-803. Fees
- §2-804. Penalties
- §2-805. Revision and Amendment

## **Chapter 3**

### **Miscellaneous**

#### **Part 1**

#### **Affixing and Maintenance of Street Address Numbers Upon Occupancy Buildings**

- §3-101. Background and Justification
- §3-102. Applicability
- §3-103. Definitions
- §3-104. Assignment of Numbers
- §3-105. Application for Street Address Number
- §3-106. Number of Subdivision Lots
- §3-107. Size and Location of Numbers
- §3-108. Violations and Penalties
- §3-109. Enforcement

**Part 2**  
**Agricultural Security Area**

§3-201. Agricultural Security Area

**Part 3**  
**Restrictions of Parking**

§3-301. Parking Prohibited at All Times in Certain Locations

**Part 4**  
**Building Code**

- §3-401. Adoption of Building Code
- §3-402. Inconsistent Ordinances Repealed
- §3-403. Additions, Insertions and Changes
- §3-404. Saving Clause
- §3-405. Enforcement

**Part 5**  
**International Residential Code for One- and Two-family Dwellings**

- §3-501. Adoption of the International Residential Code
- §3-502. Revisions
- §3-503. Enforcement

**Chapter 4**

**Definitions**

**Part 1**  
**Definitions**

- §4-101. General
- §4-102. Language Interpretations
- §4-103. Definition of Terms

**Section 2. Citation and Effective Date.** The compilation referred to in Section 1 of this Ordinance shall be known and cited officially as the “Township of New London Compilation of Land Use Ordinances,” and all future land use ordinances shall make reference thereto. This Ordinance shall become effective in accordance with law.

**Section 3. Saving Clause.** The provisions of the Township of New London Compilation of Land Use Ordinances, so far as they are the same as those ordinances

and regulations in force immediately prior to the adoption of said compilation are intended as a continuation of such ordinances and regulations and not as a new enactment. The provisions of the Township of New London Compilation of Land Use Ordinances shall not affect any suit or any prosecution pending or to be instituted to enforce any of the prior ordinances or regulations.

**Section 4. Consolidation and Revision.** As a necessary part of codification and compilation, the following provisions are consolidated and revised as indicated:

**A. Consolidations.**

<b>Chapter, Part, Section</b>	<b>Subject</b>	<b>Ordinance No.</b>
Chapter 1, Entire Chapter	Zoning	Ord. 3-/1983; Res. 4-87-1; Res. 6-88-1; Res. 9-93-1; Res. 7-89-2; Res. 10-89-1; Res. 9-31-1; Res. 7-94-1; Res. 11-92-1; Ord. 2002-1-3; Ord. 2002-9-1; Ord. 12/19/2002; Ord. 2002-12-3; Ord. 2002-12-4; Ord. 2002-12-5; Ord. 2002-12-6;
Chapter 2, Entire Chapter	Subdivision and Land Development	Ord. 98-11-1; Ord. 2002-1-1; Ord. 2002-1-2
Chapter 4, Entire Chapter	Definitions	

**Section 5. Amendments.** As a necessary part of codification, the following ordinances are hereby amended as summarized by short title:

**A. Amendments.**

<b>Section</b>	<b>Subject</b>	<b>Ordinance No.</b>
§3-605	Junkyards and Refuse; License Fee	1/7/1984, §6
§3-608	Junkyards and Refuse; Transfer Fee	1/7/1984, §9
§3-613	Junkyards and Refuse; Violations	1/7/1984, §14

**Section 6. Procedural Changes.** The following minor procedural changes have been made to existing Township of New London ordinances:

- A. Grammatical and spelling errors have been corrected where necessary.
- B. Minor changes have been made to correct obsolete terms and usages.

**Section 7. Amending the Compilation of Land Use Ordinances.** The procedure for amending the Compilation of Land Use Ordinances shall include the citation of the Chapter, Part, Section and subsection to be amended, revised, repealed or added as follows:

A. *Amendment or Revision.* “Chapter \_\_\_\_\_, Part \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_, is hereby amended [revised] to read as follows . . . .”

B. *Additions.* “Chapter \_\_\_\_\_, Part \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_, is hereby amended by the addition of the following . . . .”

C. *Repeal.* “Chapter \_\_\_\_\_, Part \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_, is hereby repealed in its entirety.”

**Section 8. Responsibility for Compilation of Land Use Ordinances.** It shall be the responsibility of the Secretary of the Township of New London to maintain an up-to-date certified copy of the Township of New London Compilation of Land Use Ordinances. This copy shall be the official copy of the Township of New London Compilation of Land Uses Ordinances and shall be available for public inspection.

**Section 9. Penalties.** It shall be unlawful for anyone to change, alter or tamper with the Township of New London Compilation of Land Use Ordinances in any manner which will intentionally misrepresent the laws of the Township of New London. Whosoever shall violate this Section shall, upon conviction thereof in criminal enforcement proceeding commenced pursuant to the Pennsylvania Rules of Criminal Procedure, be sentenced to pay a fine of not more than \$1,000 and costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days.

**Section 10. Severability of Parts of Compilation.** It is hereby declared to be the intention of the Township of New London that the Chapters, Parts, Sections, subsections, paragraphs, sentences, clauses and phrases of this compilation are severable. If any Chapter, Part, Section, subsection, paragraph, sentence, clause or phrase of this compilation is declared unconstitutional, illegal or otherwise invalid by the judgement or the decree of a court of competent jurisdiction, that invalidity shall not affect any of the remaining Chapters, Parts, Sections, subsections, paragraphs, sentences, clauses or phrases of this codification.

ENACTED AND ORDAINED THIS 4<sup>th</sup> day of September, 2003.

ATTEST:

Township of New London

/s/ Trish Fagan  
Secretary

/s/ John A. Arrell  
Chairman, Board of Supervisors

/s/ Dale Lauver  
Board of Supervisors

/s/ Robert Barto  
Board of Supervisors