

# **Kennett Township Zoning Ordinance update**

## ***Table of Contents***

(Zoning Ordinance *Update* Articles as compared to *Current* Zoning Ordinance Articles)

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### **Article I: Preamble**

(updates reflect Township Comprehensive Plan policy)

### **Article II: Terminology**

(updates current definitions)

### **Article III: Establishment of Zoning Districts**

(updates current district references/names)

### **Article IV: RA- Residential Agriculture District**

(updates current R-1)

### **Article V: RR- Residential Rural District**

(updates current R-2)

### **Article VI: RS- Residential Suburban District**

(updates current R-3)

### **Article VII: RMHD- Residential Medium to High Density District**

(updates current R-4)

### **Article VIII: VH- Village District - Hamorton**

(updates current V-1)

### **Article IX: VM- Village District – Mendenhall**

(updates current V-2)

### **Article X: C- Commercial District**

(previously adopted - updated prior C & incorporated BP, Congregate Care, and TND Infill)

### **Article XI: SA- Specialized Agricultural District**

(updates current SA)

### **Article XII: LI- Limited Industrial District**

(updates current L-1)

### **Article XIII-1 & 2: Cultural Conservation District 1 & 2**

(new, includes major institutional uses, e.g. Anson B Nixon Park, Longwood Gardens, Cemeteries, Greenwood Elementary School, etc)

### **Article XIV: PRD Planned Residential Development District**

(updates current PRD)

### **Article XV: reserved/no provisions**

(was prior BP)

### **Article XVI: Historic Resources Protection Standards**

(updates current historic resources provisions and consolidates into an article)

**Article XVII: Open Space Design Option**

(updates current provisions)

**Article XVIII: Natural Resource Protection Standards**

(updates current provisions & references flood hazard)

**Article XIX: Supplemental Use Standards**

(updates current provisions and organizes standards between this article and General Standards Article)

**Article XX: General Standards**

(updates current provisions and organizes standards between this article and Supplemental Use article)

**Article XXI: Sign Standards**

(updates current provisions)

**Article XXII: Transferable Development Rights**

(updates current provisions)

**Article XXIII: Zoning Hearing Board**

(updates current provisions)

**Article XXIV: Nonconforming Buildings, Structures, Uses, and Lots**

(updates current provisions)

**Article XXV: Administration, Enforcement, and Amendments**

(updates current provisions)

**Appendices:**

**Appendix A - Maps:**

Zoning Map (updates current map)

Visually Significant Resources (same as current map)

Woodland Classification Map and chart (updates current Woodland Classification/Forest Interior map and adds explanatory chart)

Woodland and Riparian Corridors Plan (same as current map)

TDR Sending Area Map (same as current map)

**App B - Heritage Trees (same as current)**

**Kennett Township Zoning Ordinance update**  
*major policies that were a focus of the update*

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**Major purposes of update** – Rectify conflicts within Code, Fold in previously adopted amendments; Consider Comprehensive Plan policy and follow up Economic Development Study and Longwood Cooperative efforts; and Review MPC zoning requirements

**Cultural Conservation districts**

**Commercial district (previously adopted)**

**Agricultural provisions in context of state provisions**

**Agricultural related uses**

**Limited Industrial & Specialized agriculture industry**

**Preservation & adaptive reuse of historic resources**

**Sustainable development & Renewable energy**

**Cell Tower and Small Wireless Communication standards**

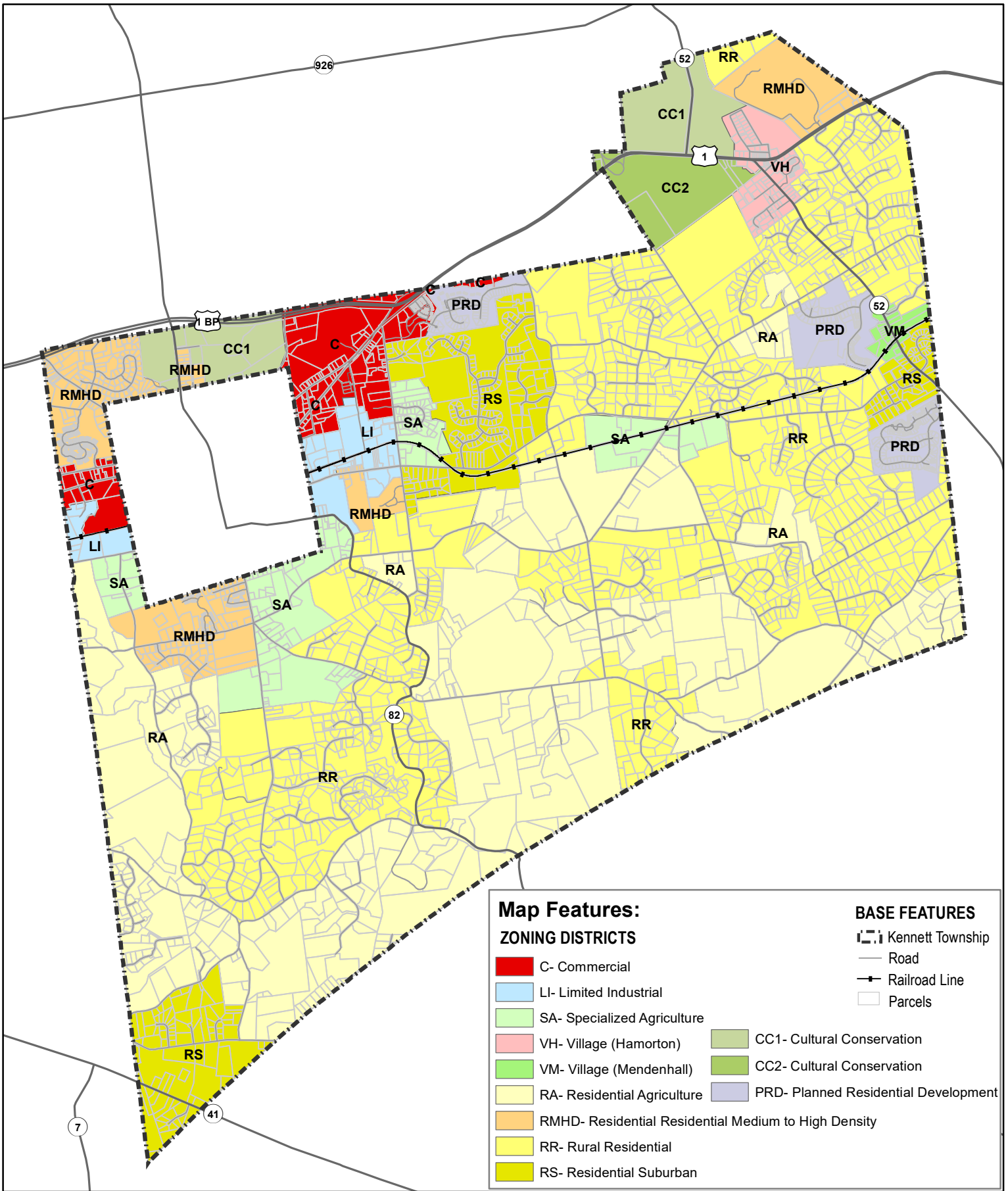
**Natural Resources protection**

**Open Space design development**

**Housing variety**

**Villages character**

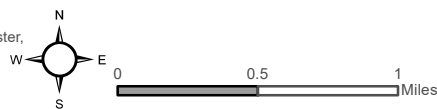
**Hamorton village nonconformities**



<b>Map Features:</b>		<b>BASE FEATURES</b>	
<b>ZONING DISTRICTS</b>		Kennett Township	Road
C- Commercial	LI- Limited Industrial	Railroad Line	Parcels
SA- Specialized Agriculture	VH- Village (Hamorton)	CC1- Cultural Conservation	
VM- Village (Mendenhall)	RA- Residential Agriculture	CC2- Cultural Conservation	
RMHD- Residential Residential Medium to High Density	PRD- Planned Residential Development		
RR- Rural Residential			
RS- Residential Suburban			

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**Zoning Map Draft**  
**Adopted: xx/xx/2023**  
*Kennett Township*