

**TOWNSHIP OF EAST FALLOWFIELD
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF EAST FALLOWFIELD, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE EAST FALLOWFIELD TOWNSHIP ZONING ORDINANCE OF 2002, AS AMENDED, AND THE EAST FALLOWFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 1982, AS AMENDED, BY ADDING TO THE MU ZONING DISTRICT A NEW CONDITIONAL USE KNOWN AS THE PUBLIC SAFETY TRAINING FACILITY USE AND ESTABLISHING CERTAIN REGULATIONS FOR SUCH USE AND BY PROVIDING GREATER DISCRETION REGARDING WOODLAND REPLACEMENT. EFFECTIVE FIVE DAYS FROM ENACTMENT.

NOW, THEREFORE, BE IT ENACTED and ORDAINED by the Board of Supervisors of East Fallowfield Township, Chester County, Pennsylvania, as follows:

Section 1. By amending §201 "Definitions" by adding new definition to read as follows:

Public Safety Training Facility: A campus dedicated to multi-disciplinary training, exercises, rehearsals and demonstrations involving the Police, Fire Services, and Emergency Medical Services, that encompasses the following uses: Administration, Classrooms & Training building, Back-up 9-1-1 Center, Back-up EOC, Defensive Driving Course, Search & Rescue Building, Vehicle Fire/Rescue Area, Firing Range (indoor), Shoot House, K-9 Training area, Burn Building, Drill Tower, Smoke Building, HazMat Pad, SCBA Fill Station, Liquefied Petroleum Gas (LPG) Burn Pad, Multi-purpose Static Water Source (drafting, water/ice rescue, hydrant system supply), Tank Car Training Area, Confined Space/Trench Rescue, Utility Pole Prop. A Public Safety Training Facility shall not include an armory used for training military reserve personnel.

Section 2. By amending Appendix 300-1, "Table of Uses" by adding Public Safety Training Facility as a CU (Conditional Use) Use in the MU District.

Section 3. By amending Sections 1202.4, (entitled "CONDITIONAL USES") by adding new paragraph E. to read as follows:

E. Public Safety Training Facility

Section 4. By amending Section 1203.1 (entitled "MINIMUM LOT AREA OR TRACT SIZE") by adding paragraph F. to read as follows:

F. Public safety training facility: twenty (20) acres.

Section 5. By amending Section 1203.2 (entitled "MINIMUM LOT WIDTH") by amending paragraph B.1 to read as follows:

B. Lots permitted under Section 1203.1 (2 or more acres):

1. One hundred fifty (150) feet at street line, except for an interior lot, in which case the minimum lot width shall be one hundred fifty (150) feet measured from the property line closest to the street of primary access.

Section 6. By amending Section 1203.3B.1. (entitled "MINIMUM PROPERTY LINE SETBACKS") to read as follows:

B. Lots permitted under Section 1203.1 (2 or more acres):

1. Front Yard Setback: Sixty (60) feet at street right-of-way, except for an interior lot, in which case the front yard setback shall be sixty (60) feet measured from the property line closest to the street of primary access.

Section 7. By amending Section 1203.4 (entitled "MAXIMUM HEIGHT") to read as follows:

Three (3) stories or thirty-five (35) feet, except when associated with a Public Safety Training Facility, in which case the maximum height shall be seventy-five (75) feet for structures.

Section 8. By amending Section 1806.C. to add Public Safety Training Facility Use and Minimum Number of Parking Spaces as follows:

1 space/1000 S.F. GFA.

Section 9. By amending Section 629.C.4. of the East Fallowfield Township Subdivision and Land Development Ordinance of 1982, as amended, to read as follows:

4. The species, sizes and locations of required replacement plantings shall be acceptable to the Board of Supervisors. The Board of Supervisors at its sole discretion may approve the location of replacement plantings on lots or tracts other than that under application, require the applicant to provide the equivalent monetary

value, as agreed upon by the Township and the applicant, of some or all of the required replacement plantings or otherwise modify the requirements of this Ordinance where the Board of Supervisors deems such modifications to be in the public interest. Where applicant provides an equivalent monetary value, the Board of Supervisors may request that said funds be deposited in the General Fund of the Township.

Section 10. This Ordinance shall be effective five (5) days from the date of enactment.

ENACTED and **ORDAINED** this ____ day of _____, 2007.

**BOARD OF SUPERVISORS OF
EAST FALLOWFIELD TOWNSHIP**

Garth Monaghan, Chairman

Denny Howell, Vice Chairman

George Broadbent, Jr., Member

ATTEST:

Denise Miller, Secretary