



***Radnor Township Board of Commissioners  
Community Development Standing Committee***

***Rich Booker, Chair***

***Jack Larkin***

***Moira Mulrone***

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June 29, 2020  
6:30 PM

**Agenda**

1. Discussion of proposed Ordinance #2020-11 - Amending the Township Zoning Ordinance to provide setbacks for emergency generators and to provide regulations therefore
2. Discussion of Ordinance #2020-13 – Amending Chapter 280, Zoning, of the Code of the Township of Radnor, revising fence height in the R-4 and R-5 (Residence) Districts
3. Public Participation

***Meeting Notice***

The ***Community Development Committee*** of the Radnor Township Board of Commissioners will hold a meeting on Monday, June 29, 2020 at 6:30 p.m. in the Radnorshire Room of the Township Building, [301 Iven Avenue, Wayne, PA 19087](https://www.radnorpa.gov/301-Iven-Avenue-Wayne-PA-19087). The topics of discussion will be amending the Township Zoning Ordinance to provide setbacks for emergency generators, and amending Chapter 280, Zoning, of the Code of the Township of Radnor, revising fence height in the R-4 and R-5 (Residence) Districts



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# Radnor Township



## PROPOSED LEGISLATION

### INTRODUCTION

**FROM:** Kevin W. Kochanski, Community Development Director  
**SUBJECT:** Emergency Generator Ordinance Amendment  
**DATE:** June 12, 2020

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#### **LEGISLATION:**

Ordinance #2020-11 Amending Chapter 280 of the Radnor Code, Zoning Ordinance, adding Section 115.6 establishing installation and setback requirements for Emergency Generators.

#### **LEGISLATIVE HISTORY:**

Current ordinance regulations do not specifically address emergency generators for residential or commercial applications. As such, they have been regulated as an accessory structure; which in most residential applications will allow emergency generators to be placed in close proximity to a side or rear property line. Emergency Generators are mechanical equipment that produce noise and could impact adjacent neighbors. Over recent years, Emergency Generators have gained in popularity and the Department occasionally has received complaints. The proposed regulations will still permit their installation but offer a much greater protection for adjacent neighbors.

Delaware County Planning Commission – Once introduced, the ordinance will be sent to the County Planning Commission for review. Comments are expected prior to the adoption hearing.

Radnor Township Planning Commission – Once introduced, the ordinance will be sent to the Township Planning Commission for review. Comments are expected prior to the adoption hearing.

#### **FISCAL IMPACT:**

This ordinance is not expected to have any impact on the Budget.

#### **RECOMMENDED ACTION:**

The Staff would respectfully recommend that this Ordinance be Introduced on June 22, 2020 and be forwarded to the Township and County Planning Commissions for their review.

Thank you for your consideration.

**ORDINANCE NO. 2020-13**

**RADNOR TOWNSHIP**

**AN ORDINANCE OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280, ZONING, OF THE CODE OF THE TOWNSHIP OF RADNOR, REVISING FENCE HEIGHT IN THE R-4 AND R-5 (RESIDENCE) DISTRICTS.**

**P R E A M B L E**

*The Radnor Township Board of Commissioners does hereby ENACT and ORDAIN, as follows:*

**Section 1.**

Article XVIII, Section 280-109, Fences and Walls, subsection A, is amended to add subsection (1) as follows:

- (1) Exceptions – properties located in the R-4 and R-5 Districts that have frontage on more than one street, shall be permitted to erect a fence up to a height of six feet within any front yard provided that no vehicular access is present from that street into the property, and secondly, that the street along which the fence will be installed is classified as either being an Arterial or Major Collector as defined in Chapter 255, Section 27.B(3) of the Township Subdivision and Land Development Ordinance.

**Section 2. Repealer.**

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

**Section 3. Severability.**

If any clause, sentence, paragraph, section, subsection, part, or provision of this Ordinance is, for any reason, found to be unconstitutional, illegal, or invalid by a court of competent jurisdiction, such unconstitutionality, illegality, or invalidity shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid. It is hereby declared as the intent of the Board of Commissioners of Radnor Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid clause, sentence, paragraph, section, subsection, part, provision, or part thereof not been included therein.

**Section 4. Effective Date.**

