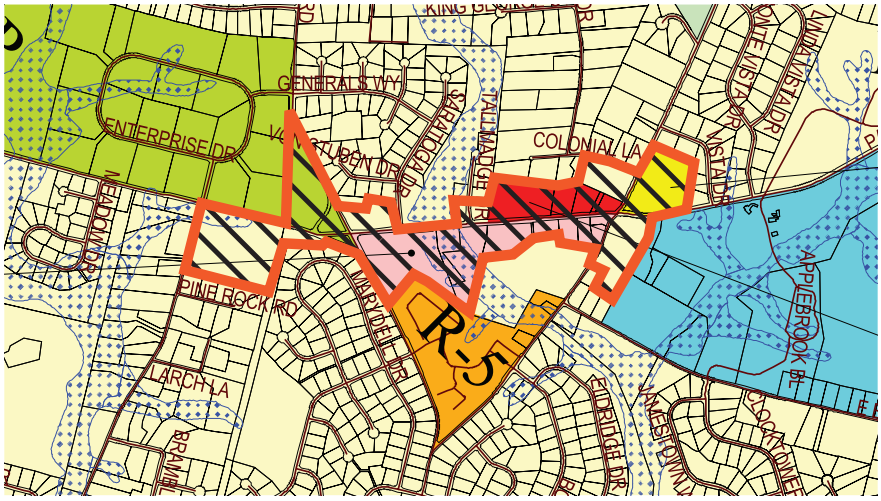
Traditional Neighborhood Development -1
Goshenville Village Overlay District

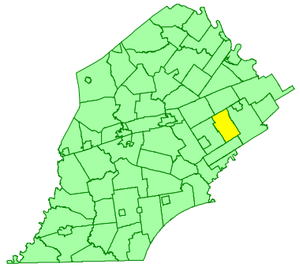
East Goshen Township - Chester County, PA



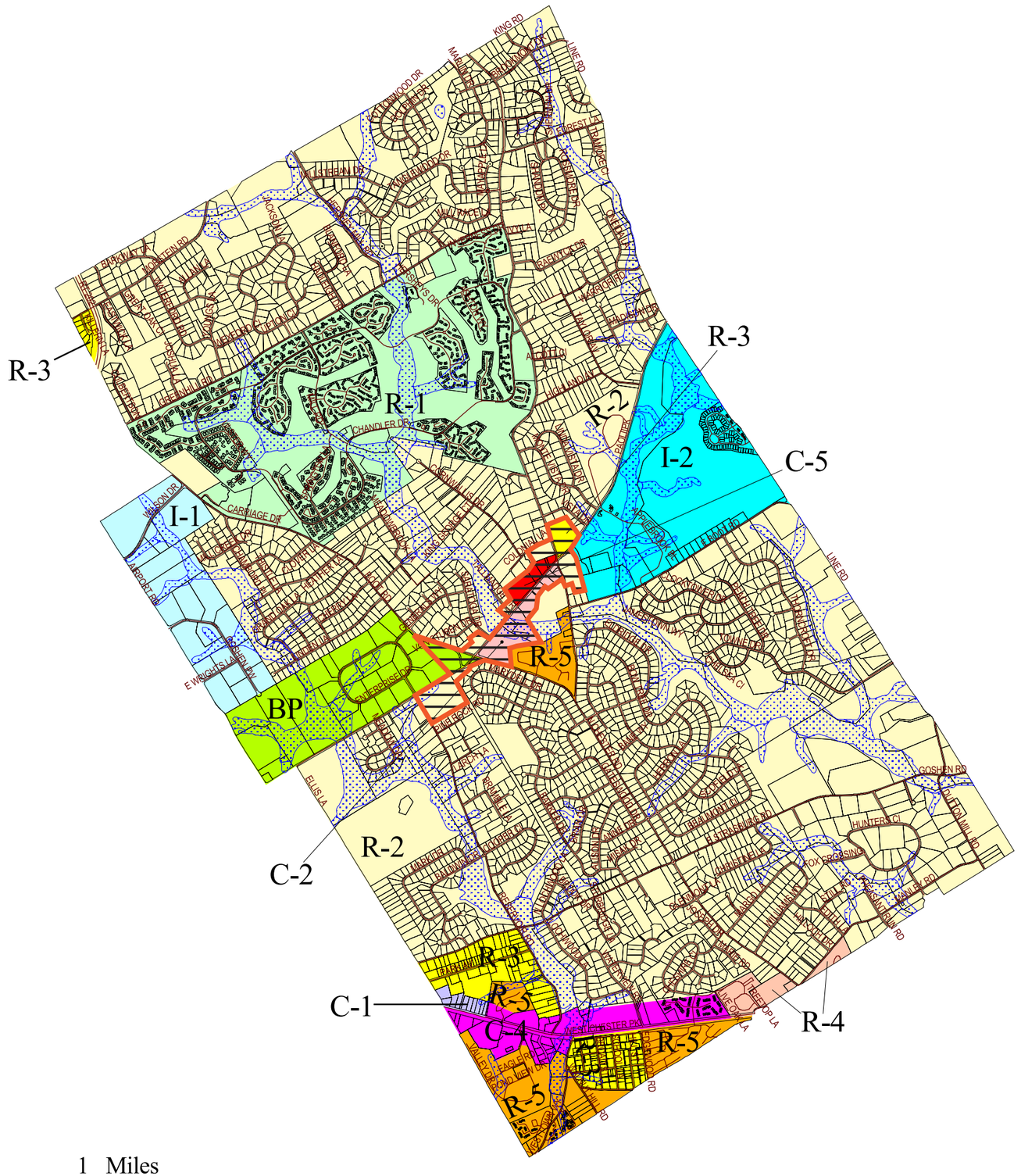
Ordinance Amendments as Proposed
First Draft: May 23, 2018

TCA/EGT

Municipality Location



TOWNSHIP OFFICE
1580 PAOLI PIKE
WEST CHESTER, PA 19380



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EAST GOSHEN TOWNSHIP

Municipal Zoning Map

Zoning Adopted: September 21, 2004
Map Created: April 1, 2005

East Goshen Zoning Districts

- BP - Business Park
- C-1 - Community Commercial
- C-2 - Local Convenience Commercial
- C-4 - Planned Highway Commercial
- C-5 - Commercial
- I-1 - Light Industrial
- I-2 - Planned Business/Research/ Limited Industrial/Park/Residential
- R-1 - Low Density Open Space Suburban Residential
- R-2 - Low Density Suburban Residential
- R-3 - Medium Density Suburban Residential
- R-4 - High Density Suburban Residential
- R-5 - Urban Residential
- Road Centerlines
- Parcel Boundaries
- Floodplains
- TND-1 Goshenville Village Overlay District Proposed: 5-23-2018

IMPORTANT NOTICE:
The Official Zoning Map in the municipal building shall be the final authority regarding the current zoning status of land, buildings, and other structures.

NOTES: Not for engineering purposes.

Landbase Source: Planimetric features have been compiled to meet the National Map Accuracy Standard of 1:24,000 scale mapping using first order, fully analytical digital stereoplotters, from aerial photography dated March, 2000, controlled analytically from ground points captured using first order GPS equipment. Planimetric coordinates were based on the PA State Plane Coordinate System South Zone and North American Datum 1983.

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ZONING ORDINANCE AMENDMENTS

Article III-A TND-1 Goshenville Village Overlay District.

240-17-A.A. Intent of the TND Overlay District. This district is intended to:

(1) Implement the East Goshen Township Comprehensive Plan, adopted October 20, 2015.

(2) Implement the Paoli Pike Corridor Master Plan, adopted December 19, 2017.

(3) Comply with Article VII-A Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code (MPC), Act 247, as Amended and, in particular those purposes and objectives listed in Section 701-A of Article VII-A such as: encouraging innovation for mixed-use, pedestrian-oriented development; extending opportunities for housing; encouraging a more efficient use of land; allowing for integrated, mixed-use, pedestrian-oriented neighborhoods; establishing public space; and fostering a sense of place and community.

(4) Emulate other successful village that are noted for attractive Streetscapes, walkability, and a diversity of Uses.

(5) Be guided by Section 240-17.A.G., the Special Design and Development Standards of this Article.

(6) Be guided by Section 205-75, the Special Design and Development Standards of Article XI. Of the Subdivision & Land Development Ordinance.

240-17-A.B. Applicability.

(1) The TND-1 Overlay District shall be in accordance with the area as shown on the East Goshen Township Zoning Map.

(2) The TND-1 Overlay District shall be considered as an option to conventional development of the several existing Zoning Districts in Goshenville.

(3) Whenever Redevelopment of an existing building is proposed, the provisions of this Article III-A shall apply, and the provisions of Article IX, Section 205.75. of the Subdivision and Land Development Ordinance shall apply.

240-17-A.C. Definitions.
(The following words are defined and intended to be codified as part of Article I., Section 240-6. Definitions.)

Build-To Line
The line which defines the placement of the building from the street on which the building fronts. The Build-To Line of the Building forms the Street Wall line. On a corner lot, the Build-To Line is located on each side of a lot abutting a street. A Build-To Line may have a recess or projection up to two (2) feet in order to promote variation of building placement on a block, and/or may have a recess of up to 12 feet in order to promote outdoor dining for a café or restaurant.

Green
A plaza, courtyard, green court, pedestrian gathering area, pocket park, tot lot, playground, walkway, promenade, lawn area, or other like type facility in which features such as pavers, benches, gazebos, pergolas, arbors, trellises, planters, plantings, lighting, and sculpture are installed and maintained, and in which activities such as public seating and outdoor dining take place.

Redevelopment
The re-use, alteration, enlargement or extension of a building by ten percent (10%) or more of the gross floor area of the building.

Streetscape
The space formed between buildings and the adjoining street, which is embellished with sidewalks, street trees, street lights, curbs, on-street parking, and cartways. The Streetscape is framed by buildings, which create the “outdoor room” character of the street as shown in the Design Standards in Section 205-75.A. of the Subdivision & Land Development Ordinance.

240-17-A.D. Uses Regulations.

(1) **Uses Permitted By Right**. The following principal uses are permitted by right in the TND-1 Overly District if the area, bulk and all other applicable requirements of this chapter are satisfied, provided that adult uses are specifically prohibited:

(a) Personal service establishment, including the following uses and other personal service uses that the applicant proves to the clear satisfaction of the Board of Supervisors are very closely similar in character: retail and/or self-service dry cleaning and laundry, tailor, barber shop, beauty salon, dressmaker and shoe repair.

(b) Retail sales of the following items and other items that the applicant proves to the clear satisfaction of the Board of Supervisors are very closely similar in character:

[1] Furniture and home furnishings.

[2] Gift items, newspapers, cameras, stationary, books, cigarettes, flowers, custom-make crafts, luggage and candy.

[3] Shoes, cosmetics and apparel or apparel accessories.

[4] Hardware, paint, wallpaper and interior decorating supplies.

[5] Groceries and related items for common household use.

[6] Retail bakeries and other custom production of salads and similar foods.

[7] General merchandise, such as is commonly found within department stores, variety stores and general merchandise discount stores.

[8] Musical instruments or household appliances.

(c) Standard restaurant.

(d) Professional offices, including offices of attorneys, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects, or other recognized professions.

(e) Government office operated by a municipality, county, state or federal government, by a school district or by a legally constituted municipal authority or a United States Postal Service facility.

(f) Public Library.

(g) Tennis and/or exercise club.

(h) Bank, savings and loan or other financial institution.

(i) Mailing, reproduction, faxing, commercial art, and/or photography services.

(j) Sale or service of office equipment, such as computers and photocopiers.

(k) Forestry in accordance with the standards of §240-34.1.

(l) Townhouses in accordance with §240-30.

(m) Apartments in accordance with §240-29.

(n) Live-Work Units.

(o) Apartments above Ground Floor Commercial Uses.

(p) Public park, recreational areas.

(q) Indoor and outdoor recreational facilities, with the exception of outdoor shooting ranges, race tracks and amusement parks.

(r) Greens.

(s) Green Courts.

(2) **Conditional Uses.** The following principal uses may be permitted in the TND-1 Overlay District when authorized by the Board of Supervisors in accordance with §240-31:

(a) Outdoor retail sale of Christmas trees and other seasonal items associated with holidays.

(b) Public utility facility.

(c) Shopping center, including uses listed as permitted by right or conditional uses in this TND-1 Overlay District.

(d) Place of worship.

(e) Fire or ambulance station.

(f) Day-care center, child or adult, in accordance with §240-31.

(3) **Uses By Special Exception.** None.

(4) **Accessory Uses.** The following accessory uses shall be permitted in the TND-1 Overlay District in accordance with the provisions of §240-32 as applicable and any other section listed after each use, and the Special Design and Development Standards of Section 240-17-A.G.

(a) Fences and walls.

(b) Outdoor storage.

(c) Solar energy systems.

(d) Off-street parking and loading (See §240-33.)

(e) Signs. (See §240-22.)

(f) Temporary use.

(g) Garage.

(h) The following uses if accessory to a lawful existing dwelling unit:

[1] Home occupation.

[2] Storage shed.

[3] Swimming pool.

[4] Tennis court.

[5] Storage of recreational vehicle.

[6] No-impact home-based business as accessory to a residential dwelling.

(i) Beverage café with or without drive-through service in a shopping center.

(j) Community Gardens.

240-17-A.E. Lot Area, Width, Building Coverage, Height, Yard and Density Regulations. All uses shall be serviced by centralized sewage disposal and centralized water supply systems. The following requirements shall apply to each use in the TND-1 Overlay District, subject to further applicable provisions of this chapter:

(1) Basic Requirements.

Requirements	**Non-Residential Uses**
Minimum lot area	10,000 square feet
Minimum lot width	
At building setback line	100 feet
At street line	50 feet
Maximum lot coverage	
By buildings	45%
By total impervious cover	60%
Minimum building height	
Stories	2
Feet	20 feet
Maximum building height	
Stories	3
Feet	45 feet
Minimum side yards	10 feet each
Minimum rear yard	20 feet
Build-To Line	15 feet

(2) Additional Requirements.

(a) Minimum Tract Area: 40,000 square feet for Apartments.

(b) Minimum Lot Area for In-Line Retail Shops: 1,000 square feet.

(c) Maximum Dwelling Units per Gross Acre for Townhouses: 6

(d) Maximum Dwelling Units Per Gross Acre for Apartments: 12

(e) Build-To Lines: as scaled from the Development Strategy Plan in Section 205-75.(13), wherein the predominant Build-To Line shall be 15 feet from the road right-of-way.

(f) Minimum Green Space: 30%.

(g) Perimeter Setback adjoining property zoned R-2, from the TND-1 Overlay District boundary: 50 feet.

(h) Total Impervious Coverage: 70% for Residential.

(i) Minimum Building Height: two (2) stories for Residential.

(j) Maximum Building Height: 45 feet for Residential.

240-17-A.G. Other Overlay District Requirements.

(1) Public Realm Plan.

(a) A minimum of thirty percent (30%) of the gross tract area shall be designed, constructed, and maintained as Green Space.

(b) A minimum of 3% of the gross tract area shall be maintained as Greens.

(c) A Public Realm Plan shall be included with every submission: Sketch; Preliminary; Final.

(d) The Public Realm Plan shall depict all: Green Space; Greens; Passive Open Space; Active Open Space; Natural Open Space (Woodlands, Wetlands, etc.); Sidewalks; Walkways; Trails; Pathways; Crosswalk; Pedestrian Bridges; and Pedestrian Gathering Areas (Plazas, Courtyards, and the like).

(2) Streetscape Plan Requirements.

(a) A Streetscape Plan shall depict all features proposed within the Streetscape, including: Street Trees; Street Lights; Trails/Pathways; Crosswalks; Speed Tables; On-Street Parking; and the like.

(b) A Streetscape Plan shall also depict any area proposed for Curb Bulb-outs, Bus Stops, Bus Shelters, Bicycle Lanes, Bicycle Racks, and Pedestrian Gathering Areas.

(c) A Streetscape Plan shall include, at the time of Preliminary and Final Plan submission, pavement materials, as well as detailed information for all Streetscape features.

(d) A Streetscape Plan shall include all proposed Streets, Alleys, Lanes, Service Drives, and other vehicular thoroughfares.

(e) A Streetscape Plan shall include all dimensions for all thoroughfare types.

(3) Procedures.

(a) The Applicant shall submit a Sketch Plan as the first submission to receive informal comments on the design and layout of the proposed TND-1 District.

(b) A Public Realm Plan shall be included with all Sketch, Preliminary, and Final Plan submissions.

(c) A Public Realm Plan shall be used to gauge compliance and consistency with the TND-1 District requirements.

(d) A Streetscape Plan shall be included with the Preliminary and Final Plan submission, and shall be used to gauge compliance and consistency with theTND-1 District requirements.

(4) Relationship to Other Ordinance Requirements for the TND-1 District.

(a) Relationship to other Zoning Ordnance Requirements.

[1] Except as they are in conflict with these regulations, all other regulations in this Chapter 240 shall apply to this TND-1 District.

(b) Relationship to Subdivision and Land Development Ordinance Requirements.

[1] The conventional Design Standards of the East Goshen Township Subdivision and Land Development Ordinance Shall not apply to such features as the Design of Streets, Street Geometry, Grading, Sidewalks, Crosswalks, Curbing, Curb Radii, Street Trees, Street Lights, Parking Lots, and Recreational Areas, if such Design Standards are found to be in conflict with the provisions of this Article and Article XI of the East Goshen Township Subdivision & Land Development Ordinance.

[2} This TND-1 District is subject to all non-conflicting provisions of the East Goshen Township Subdivision & Land Development Ordinance.

240-17-A.G. Special Design and Development Standards.

(1) All submissions in the TND-1 Goshenville Village Overlay District shall be designed to be consistent with the Design Standards of Appendix A, which include:

(a) Legislative Intent of the Special Design and Development Standards.

(b) Building Location.

(c) Temporary Uses.

(2) No submission shall be approved unless there is a finding of consistency with the Design Standards of Appendix A.

(3) All Subdivision and Land Development submission shall be accompanied by a Manual of Written and Graphic Design Guidelines prepared by the Applicant, which shall be consistent with the Design Standards of this Section and Article XI of the Subdivision and Land Development Ordinance.

Appendix A

Chapter 240-17-A.G.

Zoning Ordinance

ARTICLE III.

Special Design and Development Standards for:

Traditional Neighborhood Development - 1
Goshenville Village Overlay District

East Goshen Township - Chester County, PA

TABLE OF CONTENTS

(a) Legislative Intent of the Special Design & Design Standards

(b) Building Location

(c) Temporary Uses

240-17-A.G.(1)(a) Legislative Intent of the Special Design & Development Standards

Goshenville Village Overlay District

Paoli Pike Streetscape Concpet

Legislative Intent:

240-17-A.G.(1)(a)[1] These Special Design & Development Standards are intended to comply with Article VII-A: Traditional Neighborhood Development, and in particular Section 708-A of the Pennsylvania Municipalities Planning Code titled: Manual of Written and Graphic Design Guidelines.

240-17-A.G.(1)(a)[2] Placemaking, as described and shown herein, is intended to create a more functional and attractive outcome for the quality of life in the TND-1 Goshenville Village Overlay District.

240-17-A.G.(1)(a)[3] These Design Standards shall be utilized to plan, design, construct and maintain buildings, structures, streetscapes, landscapes, and hardscapes of the TND-1 Goshenville Village Overlay District.

240-17-A.G.(1)(a)[4] All land development plan submissions shall be accompanied by Architectural Plans and Building Elevations that are consistent with these Design Standards.

240-17-A.G.(1)(a)[5] All Applications for Land Development in the TND-1 Goshenville Village Overlay District shall be accompanied by a Specific Manual of Written and Graphic Design Guidelines prepared by the Applicant, which Manual shall be consistent with this Appendix A.

240-17-A.G.(1)(a)[6] In addition to the Design Standards in this Appendix A, the provisions of Article III-A TND-1 Goshenville Village Overlay District of this Ordinance, and the provisions of Article XI. of the Subdivision Land Development Ordinance shall also apply.

If there is a conflict between the provisions of this Appendix A, and those of Article III-A or Article XI, the strictest provisions shall apply.

240-17-A.G.(1)(b) Building Location

Building located at Build-To-Line

Existing Building with Pergola as transitional feature

Buildings adjoining sidewalk

Mixed-Use Buildings in alignment

Legislative Intent:

240-17-A.G.(1)(b)[1] Buildings are intended to be located in general alignment with other buildings on a block.

Design Standards:

240-17-A.G.(1)(b)[2] Buildings shall be placed at a Build-To Line, as shown in the Development Strategy Plan.

240-17-A.G.(1)(b)[3] At least 60% of the building facade shall be along the Build-To Line. Therefore, up to 40% of the building facade may have a recess or projection to add variety and diversity to the building.

240-17-A.G.(1)(b)[4] New Buildings shall adjoin sidewalks at street corners, (and parking shall be located behind buildings), unless a Green or Plaza is provided at street corners

240-17-A.G.(1)(b)[5] Existing Buildings with deep setbacks shall have building additions such as Pergolas and Porches to serve as a transitional feature along the Streetscape.

240-17-A.G.(1)(c) Temporary Uses

Pop-Up Market

Temporary Food Trucks/Vendors

Pop-Up Art Show

Legislative Intent:

240-17-A.G.(1)(c)[1] Temporary Uses are intended to promote a more Pedestrian-oriented retail environment in Goshenville.

240-17-A.G.(1)(c)[2] Temporary Uses are intended to promote the Village Character of Goshenville.

Design Standards:

240-17-A.G.(1)(c)[3] Temporary Uses may include, but are not limited to: Pop-up Markets, Pop-up Festivals/Events, Pop-up Art shows, Food Trucks/Vendors, etc.

240-17-A.G.(1)(c)[4] Temporary Uses shall minimize impacts on surrounding and nearby properties.

240-17-A.G.(1)(c)[5] Temporary Uses shall not cause vehicular traffic/parking problems, or put pedestrian safety at risk.

240-17-A.G.(1)(c)[6] Temporary Uses shall be located in an area with sufficient open space available to conduct the proposed use.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENTS

Article IX. Special Design and Development Standards

205.75. Traditional Neighborhood Development -1 Goshenville Village Overlay District.

A. All submissions in the TND-1 Goshenville Village Overlay District shall be designed to be consistent with the Special Design and Development Standards of Appendix A, which include:

(1) Legislative Intent of the Special Design and Development Standards.

(2) Overview and Key Design Elements.

(3) Building Design & Proportion.

(4) Parking Location & Requirements.

(5) Curb Cuts.

(6) Streets Walls.

(7) Street Trees & Other Landscaping.

(8) Street Lights.

(9) Sidewalks/Walkways/Crosswalks.

(10) Streetscape Features & Street Furniture.

(11) Pedestrian Gathering Areas.

(12) Drive-Thru Facilities.

(13) Development Strategy Plan.

B. Definitions.
(The following words are defined and intended to be codified as part of Article II, Section 205.6. Word Usage.)

Build-To Line
The line which defines the placement of the building from the street on which the building fronts. The Build-To Line of the Building forms the Street Wall line. On a corner lot, the Build-To Line is located on each side of a lot abutting a street. A Build-To Line may have a recess or projection up to two (2) feet in order to promote variation of building placement on a block, and/or may have a recess of up to 12 feet in order to promote outdoor dining for a café or restaurant.

Green
A plaza, courtyard, green court, pedestrian gathering area, pocket park, tot lot, playground, walkway, promenade, lawn area, or other like type facility in which features such as pavers, benches, gazebos, pergolas, arbors, trellises, planters, plantings, lighting, and sculpture are installed and maintained, and in which activities such as public seating and outdoor dining take place.

Green Court
A Green Space amenity that is internal to or along the edge of a block.

Green Court Lot
A lot that has frontage on a Green, not a Street, as a compliant open space amenity of a TND.

Green Space
The totality of the land that comprises the area of a TND, exclusive of buildings, streets, alleys, service lanes, parking lots, and paved surfaces such as those used for dumpsters or approved/fenced outdoor storage. Green Space includes Active Open Space and passive Open Space, including such features as recreational areas, Greens, parks, squares, plazas, courtyards, pedestrian gathering areas, pocket parks, green courts, playgrounds, tot lots, dog parks, playfields, natural open space designated to conserve wetlands and floodplains, and other areas for natural resource conservation, and stormwater detention basins unless designed and constructed as a wet basin or a naturalized stormwater management basin.

Live-Work Unit
A commercial use on the ground floor of a building, such as a shop, studio, office, café, deli, personal service establishment, or other place of business, in combination with a dwelling unit or units located above such place of business. A person or persons other than the proprietor of the business may occupy a Live-Work Unit.

Manual of Written and Graphic Design Guidelines
A document that provides written and graphic design guidelines for the TND District, consistent with the Design Standards in Section 240-17-A.G. of the Zoning Ordinance and Section 205.75.A. of this Ordinance.

Service Lane
A thoroughfare type, similar to a common driveway or alley, that provides vehicular access for non-residential development, typically for deliveries, loading and unloading, and parking.

Shared Parking
Off-street parking that two (2) or more landowners or tenants share in accordance with the regulations derived from the ULI-Urban Land Institute publication titled “Shared Parking Second Edition”, 2005.

Streetscape
The space formed between buildings and the adjoining street, which is embellished with sidewalks, street trees, street lights, curbs, on-street parking, and cartways. The Streetscape is framed by buildings, which create the “outdoor room” character of the street as shown in the Design Standards in Section 205-75.A. of this Ordinance.

Street Wall

The wall of a building adjoining a sidewalk at the edge of the street right-of-way, as in the case of a non-residential use, or adjoining a porch, portico, stoop, or front yard landscaped area as in the case of a residential use; or approved architectural or landscaping elements at least 30 inches but not more than 42 inches in height such as piers, benches, and hedges, in lieu of a building wall. A Street Wall shall extend the entire length of the edge of the street right-of-way, except where curb cuts, driveways and pedestrian access is provided.

Traditional Neighborhood Development (TND)

An area of land developed for a compatible mixture of residential and nonresidential uses, including buildings that provide for a mix of uses. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional Neighborhood Development is relatively compact, limited in size and oriented toward pedestrian activity. It has an identifiable center and discernible edge. The center of the neighborhood is in the form of a public park, commons, plaza, square, or prominent intersection of two or more major streets. There is a hierarchy of streets laid out in a rectilinear pattern of inter-connecting streets and blocks that provide multiple routes from origins to destinations, designed to serve the needs of pedestrians and vehicles.

Appendix A

Chapter 205-75.A.

Subdivision & Land Development Ordinance

ARTICLE XI.

Special Design and Development Standards for:

Traditional Neighborhood Development - 1
Goshenville Village Overlay District

East Goshen Township - Chester County, PA

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(1) Legislative Intent of the Special Design & Design Standards
(2) Overview and Key Design Elements
(3) Building Design & Proportion
(4) Parking Location & Requirements
(5) Curb Cuts
(6) Street Walls
(7) Street Trees & Other Landscaping
(8) Street Lights
(9) Sidewalks/Walkways/Crosswalks
(10) Streetscape & Street Furniture
(11) Pedestrian Gathering Areas
(12) Drive-Thru Facilities
(13) Development Strategy Plan

205-75.A.(1) Legislative Intent of the Special Design & Development Standards

Goshenville Village Overlay District

Paoli Pike Streetscape Concpet

Legislative Intent:

205-75.A.(1)(a) These Special Design & Development Standards are intended to comply with Article VII-A: Traditional Neighborhood Development, and in particular Section 708-A of the Pennsylvania Municipalities Planning Code titled: Manual of Written and Graphic Design Guidelines.

205-75.A.(1)(b) Placemaking, as described and shown herein, is intended to create a more functional and attractive outcome for the quality of life in the TND-1 Goshenville Village Overlay District.

205-75.A.(3)(c) These Design Standards shall be utilized to plan, design, construct and maintain buildings, structures, streetscapes, landscapes, and hardscapes of the TND-1 Goshenville Village Overlay District.

205-75.A.(3)(d) All land development plan submissions shall be accompanied by Architectural Plans and Building Elevations that are consistent with these Design Standards.

205-75.A.(3)(e) All Applications for Land Development in the TND-1 Goshenville Village Overlay District shall be accompanied by a Specific Manual of Written and Graphic Design Guidelines prepared by the Applicant, which Manual shall be consistent with this Appendix A.

205-75.A.(3)(f) In addition to the Design Standards in this Appendix A, the provisions of Article III-A TND-1 Goshenville Village Overlay District of the Zoning Ordinance, and the provisions of Article XI. of this Ordinance shall also apply.

If there is a conflict between the provisions of this Appendix A, and those of Article III-A or Article XI, the strictest provisions shall apply.

205-75.A.(2) Overview and Key Design Elements

Goshenville Village Concept

Goshenville Village Overlay District Development Strategy Plan

Pedestrian Gathering Area Concept

Legislative Intent:

205-75.A.(2)(a) The Vision and Goals of the Goshenville Village Overlay District include: activating the corridor; connecting people; calming traffic; and enhancing the Town Center of Goshenville.

205-75.A.(2)(b) The TND-1 Goshenville Village Overlay District is intended to accomplish the Vision and Goals by: encouraging innovation for mixed-use pedestrian-oriented development; extending opportunities for housing; encouraging a more efficient use of land; allowing for integrated, mixed-use, pedestrian-oriented neighborhoods; establishing public space; fostering a sense of place and community; and encouraging a diversity of Uses.

205-75.A.(2)(c) The enhancements of Goshenville will be guided through these Special Design & Development Standards, and will address the following Key Design Elements in order to achieve the desired outcome for the Goshenville Village.

Balance Growth & Development to maintain a Small Town Character: to coordinate community development/redevelopment in context with the scale & capacity of Goshenville.

Maintain & Enhance Diversity: to enhance the variety of opportunities to live, work, shop, dine, and play.

Improve & Enhance Attractiveness & Vitality: to promote a variety of commercial uses in the Goshenville Village that add value, and enhance the vibrancy.

Promote Multi-Modal Transportation: to enable effective mobility & circulation through an interconnect network for buses, motor vehicles, bicycles, and pedestrian.

Enhance Streetscapes: to provide functional, safe, and attractive throughfares through interconnect networks for streets, trails/pathways and crosswalks, accented with street trees and street lights,

Protect Historic, Cultural & Natural Resources: to encourage adaptive reuse of viable buildings, protect historic and natural features, and promote conservation of energy.

Enhance the Quality of Life: to maintain and promote parks, recreational areas, and special civic events.

205-75.A.(3) Building Design & Proportion

Facade and Roof Line Articulation

Utilization of stone and wood siding material

Building recesses and projections

Roof Line Variation

Legislative Intent:

205-75.A.(3)(a) Architectural Materials are intended to be durable, long lasting, and sustainable.

205-75.A.(3)(b) The use of traditional materials, such as brick, stone, stucco over stone, and wood siding, is intended to provide a historic reference to Goshenville.

205-75.A.(3)(c) Facade articulation, variation in roof lines, and vertical expression of buildings, is intended to promote consistency with the scale and proportion of traditional Goshenville buildings and Streetscape.

Design Standards:

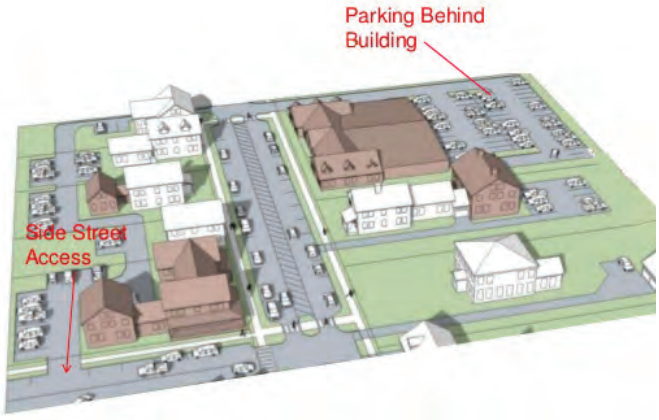
205-75.A.(3)(d) Utilize brick, stone, stucco over stone, or wood siding to the maximum extent possible.

205-75.A.(3)(e) Create a vertical expression to buildings through the use of crenelation in the form of windows, doors, pilasters, piers, columns, arches, terraces, porches, porticos, stoops, balconies, colonnades, arcades, and the like.

205-75.A.(3)(f) Provide recesses or projections to buildings, from one to two feet, whenever the building exceeds 18 feet in width.

205-75.A.(4) Parking Location & Requirements

Off-street Parking located to the side of the building



Shared Parking located to the rear or side of the buildings

Pier-Fence-Hedge combination screening visible parking

Legislative Intent:

205-75.A.(4)(a) Off-Street parking lots are intended to be located to the rear of buildings.

205-75.A.(4)(b) Existing Parking Lots located in the front of a building are intended to be screened with a pier-fence-hedge combination (see §205-75.A.5.).

205-75.A.(4)(c) Shared Parking is intended to reduce the amount of parking needed and impervious surface coverage.

Design Standards:

205-75.A.(4)(d) Off-Street Parking lots shall be located to the side or rear of buildings or in parking courts.

205-75.A.(4)(e) Off-Street Parking visible from a street shall be screened with a pier-fence-hedge combination.

205-75.A.(4)(f) Shared Parking shall link parking areas on adjoining properties with compatible uses to the maximum extent possible.

205-75.A.(5) Curb Cuts

Continuous Street edge with limited Curb Cuts

Curb Cut allowing continuous Pedestrian access

Curb Cut less than 30 feet in width

Curb Cut located along the rear of the lot/building

Legislative Intent:

205-75.A.(5)(a) Curb Cuts are intended to be limited in width, to help control vehicular access.

205-75.A.(5)(b) Existing wide Curb Cuts are intended to be "necked-down" to minimize pedestrian conflicts, and to provide space for additional Streetscape amenities

Design Standards:

205-75.A.(5)(c) Curb Cuts shall be minimized to enable uninterrupted pedestrian movement along trails/paths.

205-75.A.(5)(d) Existing cross streets or streets along the rear of the lot shall be utilized to access parking to the maximum extent possible.

205-75.A.(5)(e) Any new Curb Cut shall not be more than 30 feet in width for two-way traffic, and not more than 18 feet in width for one-way traffic.

205-75.A.(6) Street Walls

Buildings forming the Street Wall

Brick Wall screening off-street parking

Street Trees utilized as Street Wall along Streetscape

Legislative Intent:

205-75.A.(6)(a) Street Walls are intended to be the predominant Street edge feature in the Goshenville, or when permitted as a combination of architectural and landscape elements such as but not limited to pier-fence-hedge combination, low walls, and street trees/landscaping.

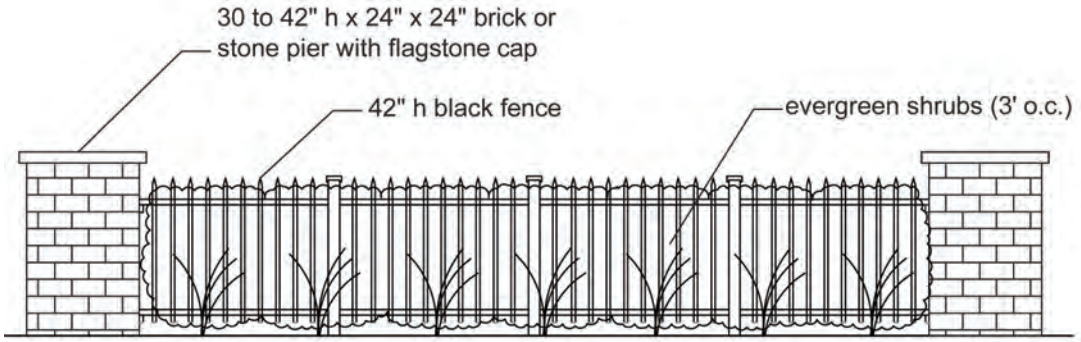
Design Standards:

205-75.A.(6)(b) Existing Street Walls formed by Buildings shall be maintained.

205-75.A.(6)(d) A brick or masonry Street Wall, 30 inches to 42 inches in height, shall be created to create a visual screen to existing off-street parking lots, and proposed off-street parking lots. The wall shall be built and maintained with materials complementary to the principal building and/or structure.

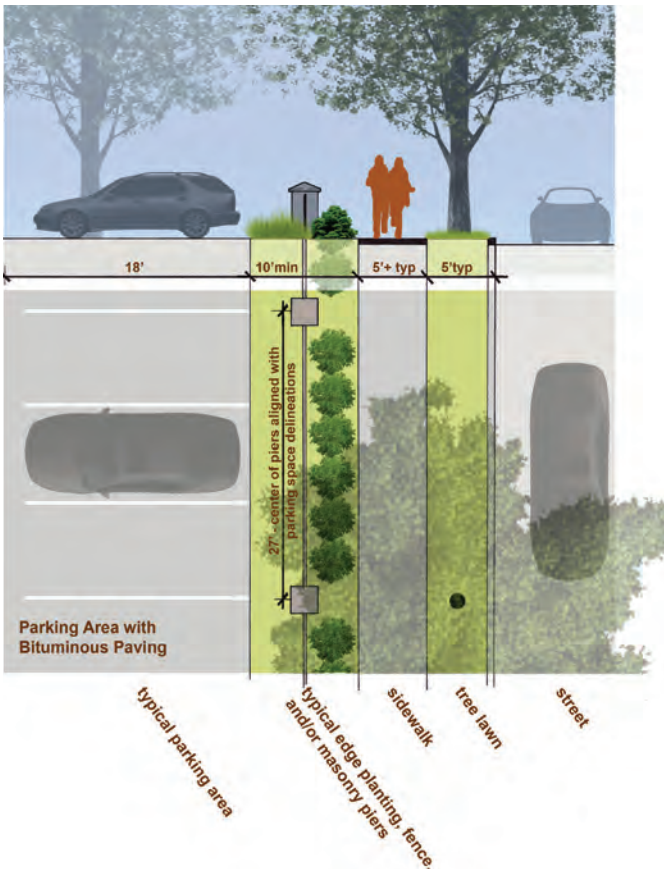
205-75.A.(6)(e) Street Trees and other landscaping may be utilized as the Street Wall along portions of the streetscape without buildings.

205-75.A.(6) Street Walls: Pier-Fence-Hedge



Typical Section of Pier, Fence & Hedge

Pier-Fence-Hedge combination screening off-street parking



Legislative Intent:

205-75.A.(6)(f) A Pier-Fence-Hedge combination is intended to provide an alternative Street Wall type.

205-75.A.(6)(g) A Pier-Fence-Hedge combination is intended to be used to delineate the Streetscape edge and to help screen the off-parking located adjacent to the roadway.

Design Standards:

205-75.A.(6)(h) A Pier-Fence -Hedge combinations shall be utilized as a form of Street Wall in order to screen off-street parking areas located adjacent to the roadway.

205-75.A.(6)(i) A Pier-Fence -Hedge combinations shall consist of stone/masonry piers, black fence, and evergreen shrubs.

205-75.A.(7) Street Trees & Other Landscaping

Street Trees installed and maintained along both sides of street

Landscaping utilized to soften hardscape features

Layered Landscaping

Legislative Intent:

205-75.A.(7)(a) Street Trees are intended to provide shade and screening, and add a graceful element to the streetscape.

205-75.A.(7)(b) Street Trees are intended to be placed in a regular alternating alignment along both sides of streets, and are intended to form an Allee effect to the streetscape.

205-75.A.(7)(c) Landscaping is intended to provide an attractive edge along the streetscape.

205-75.A.(7)(d) Landscaping is intended to be layered, so that there is a progression of scale from the ground plane, to the sidewalk/building scale, to the overhead canopy.

Design Standards:

205-75.A.(7)(e) Street Trees shall be installed and maintained along both sides of all streets at least two feet (2') behind the Trail/Path, and out of the buffer area along Paoli Pike.

205-75.A.(7)(f) Street Trees shall be installed and maintained in accordance with Section 205-62 of the Subdivision and Land Development Ordinance.

205-75.A.(7)(g) Landscaping shall be utilized to soften hardscape features.

205-75.A.(7)(h) Walkways, Public Space, and view corridors shall be accentuated with Landscaping.

205-75.A.(7)(h) The landscaping shall be diversified through the use of contrasting textures such as: smooth & rough, light & dark, bright & shadow, brilliant & subdued, and natural & man-made.

205-75.A.(8) Street Lights

"Traditional" style Street Lights

Street Light with Vertical Banner

Street Lights located to minimize conflict with Street Trees

Legislative Intent:

205-75.A.(8)(a) Pedestrian-scaled street lights are intended to provide an attractive component to the Streetscape.

205-75.A.(8)(b) Street Lights are intended to provide securing along the trail/paths.

205-75.A.(8)(c) Street Lights are intended to be a "Traditional" style in order to create an identity for Goshenville.

205-75.A.(8)(d) Landscaping is intended to be layered, so that there is a progression of scale from the ground plane, to the sidewalk/building scale, to the overhead canopy.

Design Standards:

205-75.A.(8)(e) Street Lights shall be provided along both sides of streets.

205-75.A.(8)(f) Street Lights shall be 10 to 12 feet in height.

205-75.A.(8)(g) One (1) pedestrian scaled, ornamental street light shall be provided at an average interval of forty-five (45) feet.

205-75.A.(8)(h) Street Lights shall have vertical banners.

205-75.A.(8)(i) Street Lights shall be "Traditional Style" and shall have a matte black finish.

205-75.A.(8)(j) Street Lights shall be located to minimize conflicts with Street Trees.

205-75.A.(9) Trails/Paths/Crosswalks

Crosswalk Striping connecting opposing accessible sidewalk ramps

Crosswalk in driveway throat continuing the Sidewalk system

Trail/Path with grass buffer

Multi-Use Trail and Crosswalk along Paoli Pike

Legislative Intent:

205-75.A.(9)(a) Tails/Paths are intended to provide opportunities for continuous pedestrian circulation and connection.

205-75.A.(9)(b) Crosswalks are intended to provide pedestrian safety, and continue the Trail/Path system.

Design Standards:

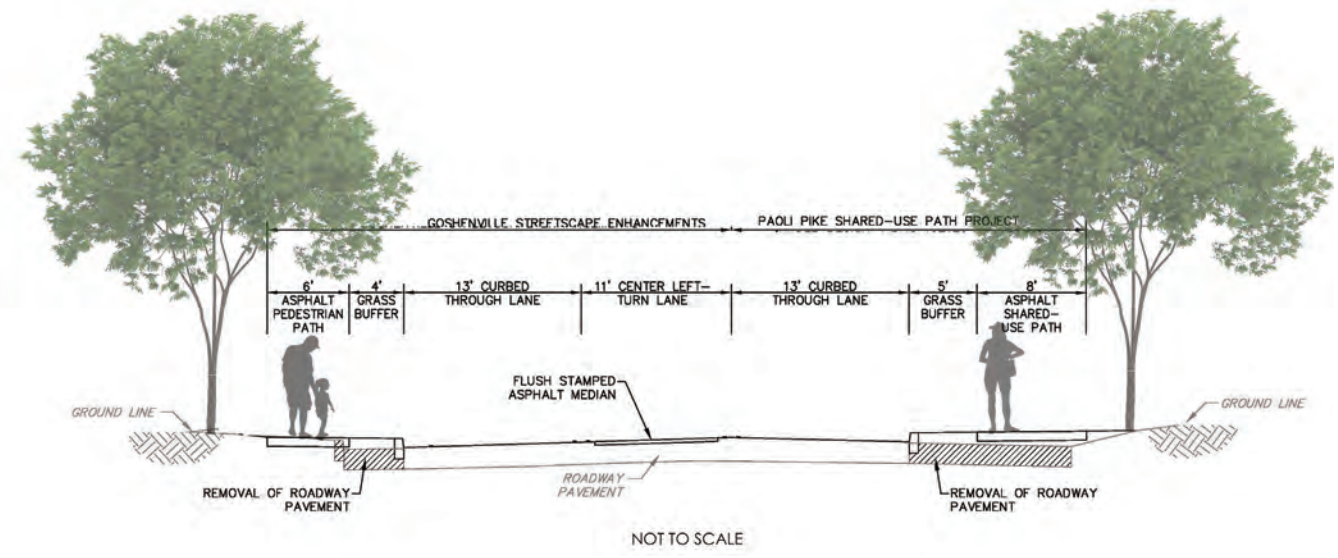
205-75.A.(9)(e) An 8'-10' asphalt multi-use trail with a five foot (5') wide (minimum) grass buffer between the curb and path shall be provided and maintained on the south side of Paoli PIke

205-75.A.(9)(f) A six foot (6') wide asphalt pedestrian path with a four foot (4') wide (minimum) grass buffer between the curb and path shall be provided and maintained on the north side of Paoli Pike.

205-75.A.(9)(g) High visibility Crosswalks with ADA compliant curb ramps shall be provided and maintained at signalized intersections and at all street crossings and curb cuts.

205-75.A.(9)(h) Crosswalks shall be at least six feet (6'-0") in width when they cross streets.

205-75.A.(10) Streetscape & Street Furniture



Paoli Pike Streetscape Section

Legislative Intent:

205-75.A.(10)(a) Streetscapes are intended to be maintained, enhanced, and created to consist of Paths/Trails, Street Trees, Street Lights, Street Furniture, Pedestrian Gathering Spaces, and Cartways.

205-75.A.(10)(b) Street Furniture is intended to provide a functional and attractive component to the West Chester Borough Streetscape.

205-75.A.(10)(c) Streetscape and hardscape paving materials are intended to be referential to Historic Goshenville and promote uniformity and continuity within the Goshenville Streetscape.

205-75.A.(10)(d) Traffic Calming strategies are intended to reduce vehicular travel speeds in order to improve bicycle and pedestrian safety and provide a comfortable environment for walking and biking.

Design Standards:

205-75.A.(10)(e) Streetscapes shall be enhanced with Paths/Trails, Street Trees, Street Lights, Street Furniture, Pedestrian Gathering Spaces, and Traffic Calming Measures.

205-75.A.(10)(f) Brick or Stamped Asphalt Brick shall be utilized in the Hardscape Median, Flush Stamped Asphalt Median, and the Pedestrian Gathering Areas.

205-75.A.(10)(g) Brick or Stamped Asphalt Brick shall be utilized for the Hardscape Paving in order to provide uniformity and continuity within the Goshenville Streetscape.

205-75.A.(10)(g) Retaining Walls utilized to enable the Trail in narrow areas shall be precast stone wall that is referential to Historic Goshenville.

205-75.A.(10) Streetscape & Street Furniture

Stone Wall material referential to Historic Goshenville

Paoli Pike Streetscape with Street Trees, Trail/Path, Crosswalk, Traffic Calming Measures, etc.

Brick utilized in Pedestrian Gathering Area

Bench with Black Matte Finish

Design Standards:

205-75.A.(10)(h) Retaining Walls utilized to enable the Trail in narrow areas shall be pre-cast stone wall that is referential to Historic Goshenville.

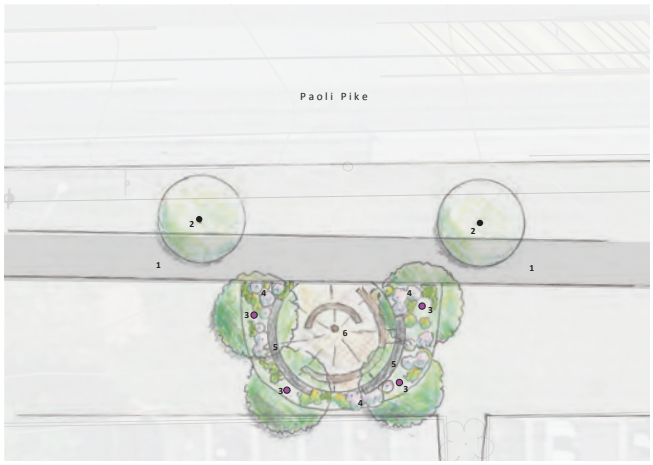
205-75.A.(10)(i) Traffic Calming Strategies shall include: Gateway Median/Pedestrian Safety Island, Stamped Asphalt Median, Reduced Lane Widths, Gateway Signage, Street Trees/Landscaping, and Painted Rumble Strips (as described in the Paoli Pike Corridor Master Plan).

205-75.A.(10)(j) Street Furniture, such as benches, waste receptacles, street lights, bollards, bicycle racks, fencing etc., shall have a black matte finish in order to provide uniformity and continuity throughout the Goshenville Streetscape.

205-75.A.(10)(k) All Street Trees, Street Lights, Landscaping, and the like shall be in accordance with this Article XI and the Subdivision and Land Development Ordinance.

205-75.A.(11) Pedestrian Gathering Areas

Pedestrian Gathering Area Concept for the interestion of Paoli Pike and Boot Road



Pedestrian Gathering Area Concept along Paoli Pike

Benches, Plantings, and Hardscape in Pedestrian Gathering Area

Pedestrian Gathering Area with Hardscape, Shade Trees, shrubs, and benches

Legislative Intent:

205-75.A.(11)(a) Pedestrian Gathering Areas are intended to provide passive recreational opportunities along the Paoli Pike Corridor.

205-75.A.(11)(b) Pedestrian Gathering Areas are intended to provide places to rest, shade, and service as focal points along the Streetscape.

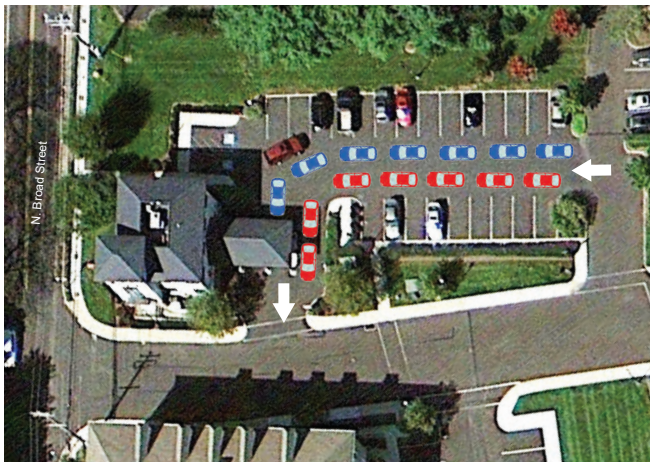
205-75.A.(11)(c) Pedestrian Gathering Areas are intended to to complement adjoining retail/commercial uses, and be accessible to nearby neighborhoods.

Design Standards:

205-75.A.(11)(d) Pedestrian Gathering Areas shall include a variety of landscape and hardscape features such as shade trees, shrubs, unit pavers, benches, low sitting walls, planters, and pedestrian scaled lighting.

205-75.A.(12) Drive-Thru Facilities

Bank with Drive-Thru Facility located in the rear



Traffic Stacking at Drive-Thru Facility located in the rear

Coffee Shop with Drive-Thru Facility located in the rear

Fast Food with Drive-Thru Facility located on the side

Legislative Intent:

205-75.A.(12)(a) Drive-Thru Facilities, such as those at Banks, Pharmacies, Coffee Shops, and Fast Food Restaurants, are intended to have the Drive-Thru component in the back or side of the facility, not along a primary street frontage.

Design Standards:

205-75.A.(12)(b) Drive-Thru Facilities shall not be located along a primary street frontage.

205-75.A.(12)(c) When A Drive-Thru Facility is located on the side of a building, it shall be setback at least 25 feet from the street right-of-way.

205-75.A.(12)(d) Drive-Thru Facilities shall have building materials, colors, and form, complementary to the principal building.

205-75.A.(13) Development Strategy Plan

Goshenville Village Development Strategy Plan (see insert enlargement)

Legislative Intent:

205-75.A.(12)(a) The Development Strategy Plan is intended to guide and inform Development, Redevelopment, and Infill in Goshenville Village.

Design Standards:

205-75.A.(12)(b) Development, Redevelopment, and Infill shall follow the form of the Development Strategy Plan to the maximum extent possible.

Idealized Locations for Development, Redevelopment & Infill Development Features

- Existing Context-Sensitive Building
- New or Expanded "Building" Footprint
- New Public Gathering Area
- Apartments above Commercial/Live Work Units
- New Trail/Path
- New Parking
- New Vehicular Accessway

Note: This Development Strategy Plan reflects a Concept for the Form of a revitalized Goshenville. It does not yet reflect the specific Uses for all Buildings

Paoli Pike

Boot Road

Rt. 352

Development Strategy Plan: #2

East Goshen Paoli Pike Corridor Master Plan

East Goshen Township - Chester County, PA

Scale: 1″ = 300′

(printed at 11″ x 17″)

N

10-12-2017

Source: Goggle Earth Pro 5-24-2016