

**ZONING ORDINANCE AMENDMENTS**

**Article III-A TND-1 and TND-2 Goshenville Village Overlay Districts.**

**240-17-B.A. Intent of the TND-1 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.
- (7) **Promote a mix of Non-Residential Uses and Residential Uses.**

**240-17-B.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-B.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-B.D. Uses Regulations.**

(1) **Uses Permitted By Right.** The following principal uses are permitted by right in the TND-1 Overlay 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.

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- [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) **Wireless communication facilities on Township-owned property, subject to compliance with the stands in §240-15H.**
- (m) Townhouses in accordance with §240-30.
- (n) Apartments in accordance with §240-29.
- (o) Live-Work Units.
- (p) Apartments above Ground Floor Commercial Uses.
- (q) Public park, recreational areas.
- (r) Indoor and outdoor recreational facilities, with the exception of outdoor shooting ranges, race tracks and amusement parks.
- (s) Greens.

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(t) 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) **Any structure containing more than one commercial establishment.**

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

(c) Public utility facility.

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

(e) Place of worship.

(f) Fire or ambulance station.

(g) 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-B.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.

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- [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.

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- (5) Prohibited Uses.**
  - (a) Gasoline Service Station, including the sale of gasoline as an accessory use.**
  - (b) Automobile Repair and Service Shops, Autobody Shops, and Tire Shops.**
  - (c) Adult uses.**

**240-17-B.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:

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- (1) Basic Requirements.

<b>Requirements: TND-1</b>	<b>Non-Residential Uses</b>
Minimum lot area	10,000 square feet
<b>In-Line retail shops</b>	<b>1,000 square feet</b>
Minimum lot width	
At building setback line	100 feet
At street line	50 feet
Maximum lot coverage	
By buildings	<b>40%</b> 45%
By total impervious cover	<b>70%</b> 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

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- (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.~~

Requirements: TND-1	Residential Uses
<b>All Residential Uses</b>	
<b>Minimum Green Space</b>	<b>30%</b>
<b>Perimeter Setback</b>	
<b>Adjoining Residential Districts</b>	<b>50 feet</b>
<b>Build-To Lines (as scaled from Development Strategy Plan in §205-75.(13))</b>	<b>15 feet</b>
<b>Total Impervious Coverage</b>	<b>70%</b>
<b>Maximum Building Height</b>	<b>45 feet</b>
<b>Minimum Building Height</b>	<b>20 feet</b>
<b>Apartments</b>	
<b>Minimum Tract Area</b>	<b>40,000 square feet</b>
<b>Maximum Density</b>	<b>12 dwelling units per acre</b>
<b>Townhouses</b>	
<b>Minimum Tract Area</b>	<b>40,000 square feet</b>
<b>Maximum Density</b>	<b>6 dwelling units per acre</b>

**240-17-B.F. Other Overlay District Requirements.**

In addition to the Plans typically submitted for a Subdivision and Land Development Application and in addition to the typical procedures, the following shall apply.

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~~(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).~~

(1) Streetscape Plan & Public Realm Plan Requirements.

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

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

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

(f) **The 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).**

(g) **The Plan shall depict a minimum of thirty percent (30%) of the gross tract area as Green Space, of which a minimum of 3% of the gross tract area shall be depicted as Greens.**

(2) Procedures.

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

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

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

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7 (b) A Streetscape Plan & **Public Realm Plan** shall be included with the  
8 Preliminary and Final Plan submission, and shall be used to gauge  
9 compliance and consistency with the TND-1 District requirements.

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

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13 (a) Relationship to other Zoning Ordinance Requirements.

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15 [1] Except as they are in conflict with these regulations, all other  
16 regulations in this Chapter 240 shall apply to this TND-1 District.

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

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21 [1] The conventional Design Standards of the East Goshen Township  
22 Subdivision and Land Development Ordinance Shall not apply to  
23 such features as the Design of Streets, Street Geometry, Grading,  
24 Sidewalks, Crosswalks, Curbing, Curb Radii, Street Trees, Street  
25 Lights, Parking Lots, and Recreational Areas, if such Design  
26 Standards are found to be in conflict with the provisions of this  
27 Article and Article XI of the East Goshen Township Subdivision &  
28 Land Development Ordinance.

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30 [2] This TND-1 District is subject to all non-conflicting provisions of  
31 the East Goshen Township Subdivision & Land Development  
32 Ordinance.

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34 **240-17-B.G. Special Design and Development Standards.**

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

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

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42 (b) Building Location.

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44 (c) Temporary Uses.

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

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