

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, April 3, 2019
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. **Review of Tracking Log / Determine need for Workshop Meeting**
- D. Public Comment on Non-Agenda Items
- E. **Approval of Minutes**
 - 1. **March 6, 2019**
- F. **Subdivision and Land Development Applications**
 - 1. **ESKE Development / Ducklings Early Learning Center**
- G. **Conditional Uses and Variances**
 - 1. **PECO Energy CO. (Modify Existing Conditional Use Approval)**
- H. **Ordinance Amendments**
 - 1. **Incubator Ordinance**
- I. **Old Business**
 - 1. **Goshenville TND Overlay Discussion**
- J. 2019 Goals
- K. Any Other Matter
- L. Liaison Reports
- M. Correspondence

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

April 3, 2019 PC Meeting

Application Name	Application (CU,LD,O, SD,V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date	Comments
ESKE Development / Ducklings	LD	P/F	1/18/2019	2/6/2019	2/23/2019	2/23/2019	2/29/2019		4/3/2019	4/9/2019	NA	5/6/2018	
PECO Gas Gate	CU	Sk	2/26/2019	2/26/2019	2/28/2019	NA	2/28/2019		4/3/2019	4/23/2019	4/23/2019	4/26/2019	

Bold = New Application or PC action required

Completed in 2019

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
March 6, 2019

The East Goshen Township Planning Commission held a regular meeting on Wednesday, March 6, 2019 at 7:00 p.m. at the East Goshen Township building. Members present were: Chair Brad Giresi, Dan Daley, Ernest Harkness, Mark Levy and newmember John Stipe. Also present was Mark Gordon, (Township Zoning Officer) and Nathan Cline (Township Engineer).

COMMON ACRONYMS:

<i>BOS – Board of Supervisors</i>	<i>CPTF – Comprehensive Plan Task Force</i>
<i>BC – Brandywine Conservancy</i>	<i>CVS – Community Visioning Session</i>
<i>CB – Conservancy Board</i>	<i>SWM – Storm Water Management</i>
<i>CCPC – Chester Co Planning Commission</i>	<i>ZHB – Zoning Hearing Board</i>

A. FORMAL MEETING – 7 p.m.

1. Brad called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and a moment of silence to remember our first responders, and military.
2. Brad asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Brad checked the log. The Workshop scheduled for February 20 was cancelled due to the weather.
4. The minutes of the February 6, 2019 meeting were approved.

B. SUBDIVISION AND LAND DEVELOPMENT

ESKE Development/Ducklings Early Learning Center. - Present for the applicant were Mike Shiring, Attorney; Joseph Russella, PE, D.L. Howell; and Anthony Diver, The Tamora Group. Mr. Shiring acknowledged that they are now in the Land Development phase. He gave a brief review of their application. Mr. Russella explained the layout of the property, building, etc. Mr. Shiring explained the conditional use and zoning for this property. A hearing was held on November 13, 2018. The Land Development phase is more detailed. He referred to Mr. Cline's 7 page letter and reviewed items in it. He mentioned Comment #17 – Sidewalks. Mr. Shiring commented that they aren't proposing sidewalks. There are no sidewalks in the corporate park and this isn't a corporate campus. The children will be inside. They will request a waiver from sidewalks. On page 4 – Traffic, left turns off of Wilson Drive were discussed, since their driveway entrance is directly across from the Mars entrance. Wilson Drive is wide enough for cars to pass those making left turns. There is enough traffic to warrant left turn lanes. Sharing a driveway with Caleco was considered but the applicant wants their own entrance. Moving the entrance further to the east was discussed. Mr. Cline explained how the traffic should flow. Mr. Russella showed where the flood plains are located. The entrance can be widened. Mr. Shiring mentioned that morning dropoff is 6:30 to 9:00 am. but parents pickup all afternoon until 6:00 pm. Mr. Gordon feels there will have to be meetings including traffic engineers to look at all of the options. Comment #32 - Mr. Shiring commented that parents will park their car and walk their child into the classroom. There are no buses or a dropoff area. Mr. Daley thought the daycare had an after school program where the daycare picked up the kids at their school and brought them to the daycare. He mentioned that if they do this, the vans will take up some parking spaces. Mr. Daley asked about possible parking on Caleco's property. Mr. Shiring confirmed that they received an easement from Caleco for this. Mr. Diver commented that if there is a sidewalk to Wilson Drive, people may be encouraged to park on Wilson Drive when there is overflow parking for events. Mr. Cline asked about trees and the amount to be removed. Mr. Russella mentioned that they did calculations and discussed this with Mr. Gordon. Their calculations are ok. Mr. Gordon explained that this is not considered a wooded lot.

1 Mr. Harkness referred to the Fire Marshall's letter comment #4. Mr. Russella did speak with Mr. Miller
2 to confirm they were using the correct radii so the fire truck can make the turn. On their design it will
3 show that #6 – weight rating – has been met. Mr. Gordon will include Mr. Miller and Mr. Battavio in the
4 next meeting.
5 Public Comment: Debbie Hicks, 905 Airport Road – She is concerned about the wetlands and the
6 stream which go through her property. Mr. Gordon explained the three tests for wetlands. They are not
7 going to impact the wetlands.
8 Brad thanked everyone for coming.
9

10 11 **C. CONDITIONAL USES AND VARIANCES**

12 PECO Energy – Present for the applicant were: Neil Sklaroff, Attorney with Dilworth Paxson; Malcolm
13 Friday, PECO Contractor; Scott A. Neumann, PECO External Affairs Manager. Mr. Sklaroff explained
14 that they are requesting modification of the existing Conditional Use approval for their facility at the
15 intersection of N. Chester Road and Wineberry Lane. They are asking to put a small building on the
16 property they rent from Hershey's Mill. They want to replace electrical with fiber optics. Mr. Friday
17 explained the proposed use of the building. Mr. Sklaroff explained that this is a non-manned facility. It
18 is operated by remote control. This is a gas gate station, which adds scent to the gas before it is sent to
19 the houses. Mr. Friday mentioned that this additional building will be used to support the systems in the
20 gas gate station. Fiber optics were discussed. A conduit will be used for the pole at the street to the
21 building keeping it outside of the existing fence. Mr. Harkness asked about underground piping and the
22 crane that will be used during the construction. The pipeline is owned by Texas Eastern. Mr. Friday
23 mentioned that representatives from the pipeline are always included in the process. Mr. Gordon
24 discussed storm water management. Landscaping was discussed. They will go to the Conservancy Board
25 meeting next week.
26

27 **D. OLD BUSINESS**

28 Goshenville TND Overlay Discussion - Tom Comitta was present. Mr. Giresi reviewed this project and
29 the three options Mr. Gordon included in his memo. There was discussion of the options, parking ratios,
30 shared parking, etc. Mr. Harkness wants to be sure the residents receive a paper plan that they can read
31 before any public hearings. Mr. Gordon recommends an Open House. Mr. Comitta will have a draft
32 ready the week before the April meeting.
33

34 **ADJOURNMENT**

35 There being no further business, Mr. Daley made a motion to adjourn the meeting. Mr. Harkness
36 seconded the motion. The meeting was adjourned at 10:00 pm. The next regular meeting will be
37 held on Wednesday, April 3, 2019 at 7:00 p.m.
38
39

40 Respectfully submitted,

41 *Ruth Kiefer, Recording Secretary*

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171


Fax: 610-692-8950

E-mail: mgordon@eastgoshe.org

[Click here for Detail Plans](#)

Date: 3/29/2019

To: Planning Commission

From: Mark Gordon, Township Zoning Officer 

Re: Land Development Application / ESKE Development LLC / Ducklings Early Learning Center

Planning Commission Members,

As you know the Township has received a Land Development Application and plans for 1302 Wilson Drive. This parcel is located in the I-1 Light Industrial zoning district, has an area of 4 acres and received Conditional Use Approval in 2018 for a Child Daycare Center use. This will be the Commission's second review of the plan. The Township has received comments from the CCPC, and the Township Engineer, dated February 14, 2019 and February 27, 2019 respectively.

The township staff met with the applicant and their engineer and worked through a number of issues including Fire Safety and access concerns from the Fire Marshal. The applicant has submitted their written response to the review letters and has submitted a revised plan.

The applicant is requesting one waiver from the SALDO, §205.1; requesting the Board of Supervisor to approve the plans as Preliminary/Final.

STAFF RECOMENDATION

At the time of this memo the Township Engineer had not issued his review of the latest revision of the plans. We should have a review prior to the Planning Commission Meeting. As soon as staff receives the review we will forward it to the PC with a recommendation.

EAST GOSHEN CONSERVANCY

March 14, 2019

East Goshen Township
Planning Commission
1580 Paoli Pike
West Chester, PA 19380

Re: 1302 Wilson Dr. / Land Development Application – Child Daycare Center

Dear Commission Members:

At their meeting on March 13, 2019 the Conservancy Board voted unanimously in favor of the following motion:

Mr. Chairman, I move that the Planning Commission consider the following recommendations for the landscaping proposed for the Ducklings Daycare Land Development Plan:

1. The applicant shall provide a plan that identifies the trees to be removed and also shows the proposed construction and grading as well as the appropriate tree protection measures §205-63, for those trees that are not being removed and require protection.
2. To receive "street tree" credit for the trees along the Wilson Dr. frontage, the applicants LS architect shall evaluate the viability of the trees shown to remain. The applicant shall remove all the understory plants from the vicinity of the "street trees" to remain and show this new landscaped area on the plans. The applicant shall plant three new flowering dogwood trees (*Cornus Florida*) at the north east corner of the property along Wilson Drive to complete the street tree requirement. All these changes shall be shown on the LS plans.
3. The applicant shall agree to replace any of the existing trees along Wilson Dr. that are proposed to remain as "Street Trees" if they are determined to non-viable after the removal of the invasive plants.

Sincerely,



Mark A. Gordon
Zoning Officer

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 3/29/2019
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlb*
Re: Conditional Use Application / PECO Energy CO.

Planning Commission Members,

As you know, the Township has received a Conditional Use Application and plans for the un addressed Hershey's Mill property at the north corner of the intersection of N. Chester Rd. and Wineberry Ln., West Chester PA 19380. Conditional Use approval for a Public Utility Facility was granted for this property in 1997, to PECO Energy Co.

PECO Energy is seeking to modify the Conditional Use approval from 1997 by adding a 10' x 16' building to the site. PECO proposes to upgrade the existing communications equipment for the facility and house it inside this new building.

The property is situated in the R-1, (Low Density Suburban Residential) Zoning District of East Goshen Township. Public Utility Facilities are permitted in the R-1 Zoning District as a Conditional Use.

The Conservancy Board reviewed the application and has forwarded their recommendation for your consideration.

STAFF RECOMMENDATION

Staff has reviewed the application and plans and has identified a few items to be addressed:

1. How is the storm water for the new building going to be managed?
a. This has not been provided
2. Will the building be placed on a concrete foundation?
a. Yes
3. Will the equipment in and mounted to the building make any noise?
a. No
4. Will the facility be served by utilities; Electricity, Gas, Phone or Fiber?
a. Yes
5. Will the facility have exterior lighting?
a. Yes

6. Will the facility be serviced by technicians regularly?
 - a. Yes How often? Unknown
7. Has Texas Eastern been notified of the project?
 - a. Unknown
8. Will the large crane truck needed to deliver the pre-built shed need special accommodations to access the site?
 - a. Unknown
9. Has Texas Eastern been notified of the need for a large crane truck to cross the pipeline easement for this project?
 - a. Unknown

STAFF RECOMENDATION

At this time staff feels there are too many unknowns to warrant action by the PC at this time. No additional information has been submitted by the applicant since the last PC meeting. is needed by the Planning Commission on this application.

Memo

To: Board of Supervisors
From: Jon Altshul
Re: Consider Comments from Chester County Planning Commission on Draft Business Incubator Ordinance
Date: March 19, 2019

The Township is in receipt of comments from the Chester County Planning Commission on the proposed amendment to the Township Zoning Ordinance to allow for business incubators in the I-1, I-2 and BP Zoning Districts. Staff have had an opportunity to review the comments and have made limited changes as a result, as outlined below.

CCPC Recommendation	Staff recommendation
1. If a business incubator is proposed with only uses permitted by-right, then the business incubator itself should be permitted by-right, rather than by conditional use.	No change; this recommendation could complicate our ability to get U&O's for new uses and conflicts with the "multiple uses in a multiple-use building" provision of the zoning ordinance.
2. Section 240-31.C.3(wv)[1] states the applicant shall list all anticipated future uses as part of its application. We suggest that this sentence be revised to state the applicant shall list all anticipated future uses and services as part of its application.	Add "and services"
3. Verify the accuracy of the language in Section 240-31.C.3(wv)[3]; as currently written, it may discourage flexibility in providing for the parking needs of each business incubator tenant.	No change. Maintaining existing parking requirements is important to avoid overcrowding.
4. Verify the accuracy of the proposed definition of light industry, particularly pertaining to the smoke, noise, vibration, odor, fire hazard and discharge of waste requirements; as currently written, it appears to be overly restrictive.	Recommend deleting the clause "and other objectionable outdoor nuisances" from the definition of "Light Industry".
5. Identify if the existing signage regulations in the industrial and business park districts will apply to business incubators, particularly pertaining to the individual tenant(s) of a business incubator. If signage is permitted for a tenant, consideration should be provided that such signage be limited to smaller-scale wall or projecting signs.	No change. The incubator will be held to same signage requirements as other businesses.
6. Determine, as part of its review process, the maximum number of tenants permitted within a business incubator, along with the minimum square footage allocated for each individual tenant.	No change. Potential for overcrowding is addressed by parking requirements.

If the Board wishes to proceed with this ordinance amendment, the draft ordinance would need to be resented to the Township and Chester County Planning Commissions.

Recommended motion: Madame Chair, I move that we authorize staff to submit the revised draft business incubator ordinance to the Chester County Planning Commission and the Township Planning Commission.



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

February 8, 2019

Louis F. Smith, Jr., Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Zoning Ordinance Amendment – Business Incubators, Industrial and Business Park Districts
East Goshen Township – ZA-01-19-15734

Dear Mr. Smith:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 10, 2019. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. East Goshen Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the following terms to Section 240-6: Business Incubators, and Light Industry.
 - B. Add business incubator with uses that are permitted by-right or by conditional use in the I-1 Light Industrial district to the list of uses permitted by conditional use in the I-1 district;
 - C. Add business incubator with uses that are permitted by-right or by conditional use in the I-2 Planned Business, Research and Limited industrial District to the list of uses permitted by conditional use in the I-2 district;
 - D. Add business incubator with uses that are permitted by-right or by conditional use in the BP Business Park District to the list of uses permitted by conditional use in the BP district; and
 - E. Add standards for Business Incubators in Section 240-31.C.3(w).

COMMENTS:

2. We acknowledge that Economic Development Strategy 7.3 on page 7.1 of the Township's 2015 Comprehensive Plan, which was prepared under the County Planning Commission's Vision Partnership Program, is to allow for new uses and smaller incubator businesses in the corporate parks and the industrial park. "Prosper" Objective A of *Landscapes3*, the 2018 Comprehensive Plan, is to promote a diverse industry base and flexible workplaces that can adopt to rapidly evolving market, demographic, and technological trends. Additionally, *Landscapes3* supports flexible and appropriate zoning regulations to accommodate a range of development opportunities.

Page: 2

Re: Zoning Ordinance Amendment – Business Incubators, Industrial and Business Park Districts

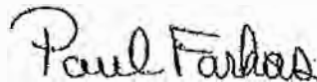
East Goshen Township – ZA-01-19-15734

3. We commend the Township for its efforts in implementing its Comprehensive Plan. We suggest that the Township consider the following issues in its review of the proposed ordinance language (the Township Solicitor should be requested to review the proposed ordinance language prior to the Township taking official action on this amendment):
- A. We suggest that, if a business incubator is proposed with only uses permitted by-right, then the business incubator itself should be permitted by-right, rather than by conditional use.
 - B. Section 240-31.C.3(ww)[1] states the applicant shall list all anticipated future uses as part of its application. We suggest that this sentence be revised to state the applicant shall list all anticipated future uses and services as part of its application.
 - C. The Township should verify the accuracy of the language in Section 240-31.C.3(ww)[3]; as currently written, it may discourage flexibility in providing for the parking needs of each business incubator tenant.
 - D. The Township should verify the accuracy of the proposed definition of light industry, particularly pertaining to the smoke, noise, vibration, odor, fire hazard and discharge of waste requirements; as currently written, it appears to be overly restrictive.
 - E. The Township should identify if the existing signage regulations in the industrial and business park districts will apply to business incubators, particularly pertaining to the individual tenant(s) of a business incubator. If signage is permitted for a tenant, consideration should be provided that such signage be limited to smaller-scale wall or projecting signs.
 - F. The Township should determine, as part of its review process, the maximum number of tenants permitted within a business incubator, along with the minimum square footage allocated for each individual tenant.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Paul Farkas
Senior Review Planner

TOWNSHIP OF EAST GOSHEN
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE EAST GOSHEN TOWNSHIP ZONING ORDINANCE OF 1997, AS AMENDED, SECTION 240-6 TO ADD DEFINITIONS OF "BUSINESS INCUBATORS" AND "LIGHT INDUSTRY"; PROVIDE FOR BUSINESS INCUBATORS BY CONDITIONAL USE IN THE I-1 LIGHT INDUSTRIAL DISTRICT (SECTION 240-19), IN THE I-2 PLANNING BUSINESS, RESEARCH, LIMITED INDUSTRIAL USE DISTRICT (SECTION 240-20) AND IN THE BP BUSINESS PARK DISTRICT (SECTION 240-21); AND PROVISIONS IN SECTION 240-31.C.3 (CONDITIONAL USES) TO PROVIDE CLARIFICATION FOR CONDITIONAL USE APPLICATIONS FOR BUSINESS INCUBATORS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, that the East Goshen Township Zoning Ordinance of 1997, as amended, which is codified in Chapter 240 of the East Goshen Township Code, titled, "Zoning", shall be amended as follows:

SECTION 1. Section 240-6, titled, "Definitions", shall be amended to include the following definitions:

BUSINESS INCUBATORS—A building or portion thereof that offers shared or partially shared office, light industry and manufacturing and/or laboratory space, common facilities and shared support services to multiple entrepreneurial companies, the purpose of which is to nurture and develop start-up businesses into profitable enterprises.

LIGHT INDUSTRY—Manufacturing and production establishments with limited employment, small structures, limited traffic and all processes carried on within the building or buildings with no outside storage of materials, equipment or products.

SECTION 2. Section 240-19.C of the East Goshen Township Zoning Ordinance of 1997, as amended, shall be amended as follows:

(33) Business Incubator with uses that are permitted in this section by right or by conditional use and when specifically approved pursuant to §240-31.C.3.ww.

SECTION 3. Section 240.20.D of the East Goshen Township Zoning Ordinance of 1997, as amended, shall be amended as follows:

(29) Business Incubator with uses that are permitted in this section by right or by conditional use and when specifically approved pursuant to §240-31.C.3.ww.

SECTION 4. Section 240.21.C of the East Goshen Township Zoning Ordinance of 1997, as amended, shall be amended as follows:

(27) Business Incubator with uses that are permitted in this section by right or by conditional use and when specifically approved pursuant to §240-31.C.3.ww.

SECTION 5. Section 240.31.C.3 of the East Goshen Township Zoning Ordinance of 1997, as amended, shall be amended as follows:

(ww) Business Incubators in the I-1 District pursuant to § 240-19C(33), in the I-2 District pursuant to § 240-20D(29) and in the BP District pursuant to § 240-21C(27). The following shall apply if an existing building, or a portion thereof, is to be converted or if a new building, or portion thereof, is built for Business Incubator Use:

[1] The applicant shall list all anticipated future uses as part of its conditional use application.

[2] Each tenant of a Business Incubator shall be required to have a Use and Occupancy permit prior to leasing space in the Business Incubator, but no separate conditional use application shall be required for any tenant, provided that any proposed use is consistent with the uses outlined in the original conditional use application.

[3] No use shall be permitted in a Business Incubator that would cause the building to exceed the minimum off-street parking requirements pursuant to § 240-33.

SECTION 4. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 5. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 6. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this _____ day of _____, 2019.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Louis F. Smith, Secretary

E. Martin Shane, Chairman

Carmen R. Battavio, Vice-Chairman

David E. Shuey, Member


Michael Lynch, Member

Janet L. Emanuel, Member

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshe.org

Date: 3/29/2019
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: Paoli Pike / Goshenville TND Planning

Planning Commission Members,

TCA has incorporated all the comments from the last few meetings and developed revisions to all the TND documents for your review and consideration.

Staff Recommendation:

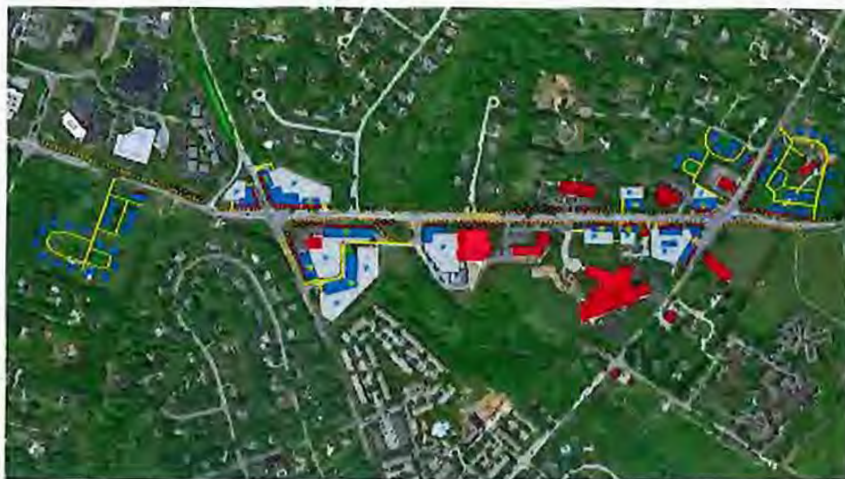
At this point the Staff believes the revised draft ordinances and design standards are ready to move on to the Board of Supervisors for consideration.

Draft Motion:

Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors consider the Traditional Neighborhood Overlay District ordinance amendments and design guidelines and seek public input on the proposed amendments.

Traditional Neighborhood Development -1 & 2 Goshenville Overlay Districts

East Goshen Township - Chester County, PA



Zoning Ordinance Amendments as Proposed
May 23; June 20; September 26; October 17, 2018;
October 29, 2018; November 1, 2018; Revised: April 3, 2019

TCA/EGT

Municipality Location



TOWNSHIP OFFICE
1580 PAOLI PIKE
WEST CHESTER, PA 19380



EAST GOSHEN TOWNSHIP

Municipal Zoning Map

Zoning Adopted: September 21, 2004

Map Created: April 1, 2005

Proposed: June 20, 2018 **Reissued:** 9-26-2018;
10-7-18; 10-17-18; 10-29-18; 11-1-18; 4-3-19

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 Overlay District
- TND-2 Goshenville Overlay District

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.

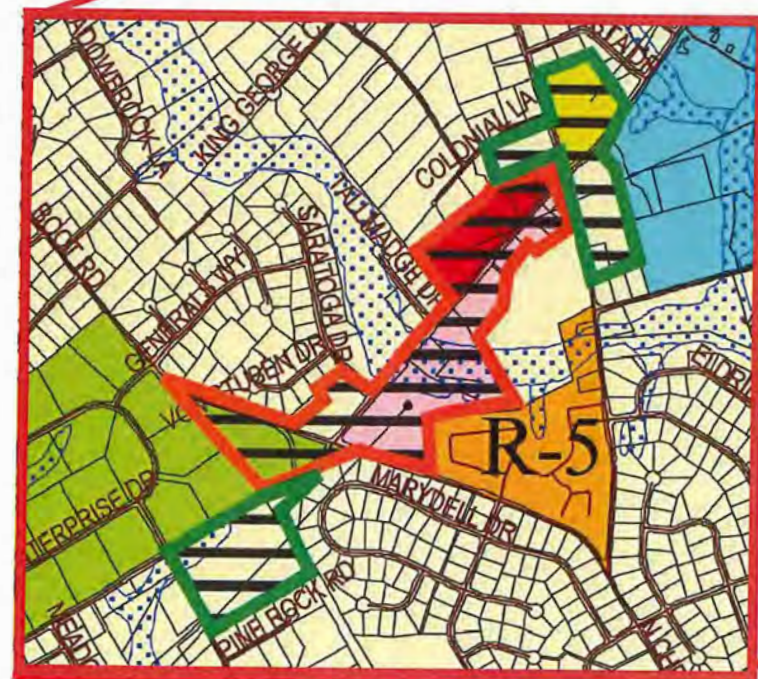
NOTES: Not for engineering purposes.

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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Revised: 4-3-2019
11-1-2018
10-29-2018
10-17-2018
9-26-2018

ZONING ORDINANCE AMENDMENTS

Article I. Title; Intent; Definitions

240-5. Zoning Districts and map.

- A. Zoning Districts. For the purpose of this chapter, the **Traditional Neighborhood Development Districts of the Township of East Goshen, are hereby divided into the following districts:**

TND-1	Traditional Neighborhood Development -1 Goshenville Overlay District
TND-2	Traditional Neighborhood Development -2 Goshenville Overlay District

240-6. Definitions; word usage.

- B. Definitions. When used in this chapter, the following words, terms and phrases shall have the following meaning, unless expressly stated otherwise or unless the context clearly indicates otherwise.

Artisan Shop

A retail store selling art glass, ceramics, clothing, jewelry, paintings, sculpture, and other similar handcrafted items, where the facility includes an area for crafting of the items being sold.

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 **in the TND-1 District**), except that the distance to the Build-To Line may be increased to be greater than that specified in the TND Overlay Districts whenever there is a stream along the front of a property.

Convenience Store

~~A retail store of not less than 3,000 square feet and not more than 5,500 square feet of gross floor area for the sale of food and beverages for off premises consumption, personal care items and other similar items. This may include ATM machines and the retail sale of automotive fuel under canopy.~~

Outdoor Dining

An establishment with either counter ordering or table service that provides a defined outdoor area for eating, which may be a sidewalk café.

Pedestrian Gathering Area

A plaza, courtyard, pocket park, tot lot, playground, walkway, promenade, 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. Impervious surfaces within Pedestrian Gathering Areas shall be included for purposes of stormwater management but shall not count for purposes of zoning calculations.

Pop-Up Use

A temporary use that may involve a commercial or retail establishment, an art gallery, a philanthropic use, an educational use, outdoor recreational use, or a seasonal use such as a food stand.

Revitalization

The enlargement or extension of an existing non-residential building by twenty percent (20%) 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, 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.

Green TND Open Space

The totality of the land that comprises the area of a TND, exclusive of buildings, streets, alleys, service lanes, parking lots, and other paved surfaces such as those used for dumpsters or approved/fenced outdoor storage. Green TND Open Space includes Active Open Space and Passive Open Space, including such features as recreational areas, parks, squares, plazas, courtyards, pedestrian gathering areas, pocket parks, 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 stormwater management basin.

Further Revised: 4-3-2019
Revised: 12-19-2018
11-1-2018
10-29-2018
10-17-2018
9-26-2018
6-20-2018
5-23-2018

ZONING ORDINANCE AMENDMENTS

Article X. Overlay Districts

240-61. Traditional Neighborhood Development: TND-1 Goshenville Overlay District.

A. Applicability.

- (1) The TND-1 Overlay District shall be depicted on the East Goshen Township Zoning Map.
- (2) Whenever Revitalization of an existing non-residential building is proposed, or ~~with~~ a new use or a change of use of 51% or more is **proposed**, the provisions of this Article X shall apply, and the provisions of Article IX, Section 205.75. of the Subdivision and Land Development Ordinance shall apply.
- (3) Whenever a vacant lot is proposed for development.
- (4) Whenever an existing building is demolished and new construction is proposed.

B. 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, and promote walkability.
- (3) Comply with Article VIIA 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 Villages in the region that are noted for attractive Streetscapes, walkability, and a diversity of uses.
- (5) Emulate the Build-To Line condition of the Blacksmith Shop in Historic Goshenville so that buildings have a direct Streetscape presence.

- (6) Be guided by Section 240-81.F. the Special Design and Development Standards which is found in Appendix A. to this Article.
- (7) Be guided by Section 205-75, the Special Design and Development Standards of Article XI. of the Subdivision & Land Development Ordinance.
- (8) Promote a mix of non-residential uses and residential uses.

C. Use 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:
 - (a) Personal service establishment, including the following uses and other personal service uses that the applicant proves to the clear satisfaction of the Zoning Officer which are similar in character: retail and/or self-service dry cleaning and laundry, barber shop, beauty salon, and shoe repair.
 - (b) Retail sales, within a building or buildings not to exceed 8,000 square feet of gross leasable area, of the following items and other items that the applicant proves to the clear satisfaction of the Zoning Officer, which are similar in character, but not to include Convenience Store, and not to include the sale of automotive fuels:
 - [1] Furniture and home furnishings.
 - [2] Gift items, legal drugs, newspapers, cameras, ~~stationary~~ **stationery**, books, cigarettes, flowers, custom-made 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, "five and ten" variety stores and general merchandise discount stores.
 - [8] Musical instruments or household appliances.
 - (c) Standard restaurant, ~~but not including drive-through service.~~
 - (d) Standard restaurant with **Take-Out Service** ~~including take-out service.~~
 - (e) Fast food restaurant.

- (f) Business office, provided that no goods shall be sold on site. A building ~~of~~ on a lot containing more than one office establishment shall require conditional use approval.
 - (g) Professional offices, including offices of attorneys, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.
 - (h) 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.
 - (i) Place of worship or church.
 - (j) Public Library.
 - (k) Health/Exercise/Tennis Club.
 - (l) Bank, savings and loan or other financial institution.
 - (m) Mailing, reproduction, faxing, commercial art, photography and/or stenographic services.
 - (n) Forestry in accordance with the standards of §240-34.1.
 - (o) Wireless communications facilities on Township-owned property, subject to compliance with the standards in §240-15H.
 - (p) Artisan Shop.
 - (q) Outdoor dining as part of a standard restaurant.
 - (r) ~~Apartments in accordance with §240-29.~~
 - (s) Dwelling Units above Ground Floor Commercial Uses.
 - (t) Township park, recreational areas, ~~Green~~ TND Open Space, Pedestrian Gathering Area.
 - (u) Pop-Up Use.
- (2) Conditional Uses. The following Conditional Uses may be permitted when authorized by the Board of Supervisors in accordance with §240-31, and the Special Design and Development Standards of §240-61.F.:
- (a) Lot or building containing more than one commercial or office establishment, provided that only uses listed as permitted by right or conditional uses in the TND-1 District shall be permitted.
 - (b) Public utility facility.
 - (c) Child Day-care Center.
 - (d) Adult Day-care Center.

- (e) Cyber charter school campus.
 - (f) Apartments.
 - (g) Beverage Café.
- (3) Uses By Special Exception. None.
- (4) Accessory Uses. Accessory Uses shall be permitted in accordance with the Special Design and Development Standards of §240-61.F.
- (a) Fences and walls.
 - (b) Solar energy systems.
 - (c) Off-street parking and loading. (See §240-33.)
 - (d) Signs. (See §240-22.)
 - (e) Temporary use.
 - (f) Garage.
 - (g) 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.
 - (h) Beverage café with or without drive-through service in a shopping center.

D. 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) Non-Residential Uses. {applicable to all Commercial, Office, and Institutional Uses}

Requirements: TND-1	Non-Residential Uses
Minimum lot area	40,000 20,000 square feet
Minimum lot width	
At Build-To Line	50 feet
At street line	50 80 feet
Maximum lot coverage	

By buildings	40%
By total impervious cover	65%
Minimum Green- TND Open Space	10%
Minimum building height	
Stories	2
Feet	20 feet
Maximum building height	
Stories	3
Feet	40 feet
Minimum side yards	10 feet each
Minimum rear yard	50 feet
Buffer Yard Adjoining Residential Districts	50 feet
Build-To Line	15 feet

(a) Off-street parking. The off-street parking requirements of §240-61.F.(3)(a) shall apply.

(2) Residential Uses.

Requirements: TND-1	Residential Uses
Apartment	
Minimum Tract Area lot area	40,000 square feet
Maximum Density	42 16 dwelling units per acre
Minimum Habitable Floor Area Permitted	800 square feet
Total impervious coverage	65%
Minimum Green- TND Open Space	20%
Minimum building height	20 feet
Maximum building height	40 feet
Minimum side yards	10 feet each
Minimum rear yard	50 feet
Buffer Yard Adjoining Residential Districts	50 feet
Build-To Lines (as scaled from Development Strategy Plan)	15 feet

Note: Pedestrian Gathering Areas as part of the required 10% or 20% minimum ~~Green- TND Open Space~~ may be a combination of pervious and impervious surfaces. Impervious surfaces shall be included for purposes of stormwater management. Also refer to the standards in §240-61.D.(3)(g) but shall not count for the purpose of total Impervious Coverage calculations.

(3) Apartment Standards. The following standards shall be observed:

- (a) Central water and sewer. All apartments shall be serviced by centralized water and centralized sewage disposal systems.
- (b) Underground utilities. All utilities shall be placed underground.
- (c) Setbacks. Garages shall be setback at least ten feet from all side and rear property lines and at least 50 feet from all street right-of-way lines.

(d) Each apartment building shall:

{1} Have a maximum length of each wall of 150 feet in horizontal length.

[2] Be separated from each other building by at least 25 feet.

[3] Be separated from each other building by at least 1.5 times the height of the tallest building.

(e) Maximum dwelling unit size. No dwelling unit within an apartment development shall contain more than three (3) bedrooms, and no more than 50% of the total number of dwelling units shall contain two or more bedrooms.

(f) Building location, orientation and design. The location, orientation and design of all buildings should give consideration for Build-To Lines and Streetscape character, and shall comply with Appendix A General Manual of Written and Graphic Design Standards of Section 240-62.F.(b).

(g) Pedestrian Gathering Area. One or more Pedestrian Gathering Areas (each with a minimum area of 2,500 square feet) shall be provided, whose total area equals at least 200 square feet per dwelling unit. All Pedestrian Gathering Areas shall be located in areas suitable for outdoor active or passive recreation (such as outdoor relaxation, walking and/or gardening). Only Pedestrian Gathering Areas within 100 feet of any building shall count towards the minimum required TND Open Space. The types of Pedestrian Gathering Areas shall relate to the expected breakdown of ages of residents of the units, and shall comply with Appendix A General Manual of Written and Graphic Design Standards of Article IX. Section 205-76.A.(11).

(h) Driveways. The following minimum cartway widths shall be provided for any driveway within an apartment development:

Function	Minimum Cartway Width (feet)
One-way traffic, no parking	9
Two-way traffic, no parking	18
One-way traffic, parallel parking on one side	18
Two-way traffic, parallel parking on one side	27
Two-way traffic, parallel parking on two sides	34

(i) Off-street parking. The off-street parking requirements of §240-61.F.(3)(a) shall apply.

E. Other Overlay District Requirements.

In addition to the Plans that are required for a Subdivision and Land Development Application, the following additional plans and procedures shall apply.

(1) Procedures.

- (a) The Applicant 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.**
- (b) A Streetscape Plan/Public Realm Plan shall be submitted with the Preliminary and Final Plan submission, and shall be used to gauge compliance and consistency with the TND-1 District requirements.**
- (c) A Specific Manual of Written and Graphic Design Standards shall be submitted.**

(2) Streetscape Plan/Public Realm Plan Requirements.

- (a) 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) The Plan shall depict any area proposed for curb bulb-outs, bus stops, bus shelters, bicycle lanes, bicycle racks, and Pedestrian Gathering Areas.**
- (c) The Plan shall depict pavement materials.**
- (d) The Plan shall depict all proposed Streets, Alleys, Lanes, Service Drives, and other vehicular thoroughfares.**
- (e) The Plan shall include all dimensions for all thoroughfare types.**
- (f) The Plan shall depict all: ~~Green~~ - TND Open Space; 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) A minimum of 2% of the gross lot ~~tract~~ area shall be depicted as a Pedestrian Gathering Area and depicted on the Plan.**

(3) Specific Manual of Written and Graphic Design Standards.

- (a) Applicants shall prepare and submit a Specific Manual of Written and Graphic Design Standards that shall be consistent with the Article X-Appendix A General Manual of Written and Graphic Design Standards.**

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

- (a) Relationship to other Zoning Ordinance 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, in which case the provisions of this Article shall apply.

(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 apply unless such Design Standards are found to be in conflict with the provisions of this Article and Article IX of the East Goshen Township Subdivision & Land Development Ordinance in which case the provisions of this Article shall apply.

F. Special Design and Development Standards.

(1) All submissions in the TND-1 Goshenville Overlay District shall be designed to be consistent with the §240-61.F. 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 §240-61.F. Design Standards of Appendix A.

(3) **Off-Street Parking and Loading.** The parking regulations of Section 240-33 shall apply, except as otherwise provide below.

(a) **Residential (Number of Parking Spaces/Bedroom)**

1 Bedroom	1.3 parking spaces
2 Bedrooms	1.5 parking spaces
3 Bedrooms	2.0 parking spaces

(b) **Non-Residential (Number of Parking Spaces/1,000 SF GLA)**

Office	4
Restaurant	10 weekday; 16 weekend
Other	6

(c) **Parking space area dimensions.** The minimum dimensions of parking stalls, shall be 9 feet by 18 feet for 90 degree parking, with a minimum drive or aisle width of 22 feet for one-way, and 24 feet for two-way. On-street parallel curbside parking stalls shall be 7 feet wide and 22 feet long.

(4) All subdivision and land development Applications 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 IX of the Subdivision and Land Development Ordinance.

Appendix A

Chapter 240-61.F.

Zoning Ordinance

ARTICLE X. OVERLAY DISTRICTS

**General Manual of Written and Graphic Design Standards
Special Design and Development Standards for:**

***Traditional Neighborhood Development - 1 (TND-1)
Goshenville Overlay District***

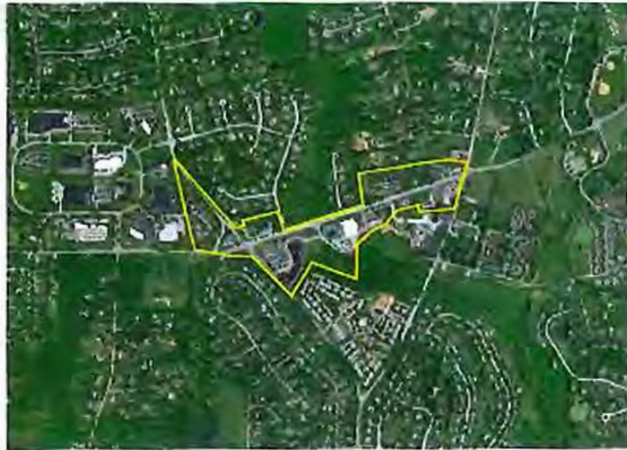
East Goshen Township - Chester County, PA

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- (a) Legislative Intent of the Special Design & Design Standards**
- (b) Building Location**
- (c) Temporary Uses**



240-61.F.(1)(a) Legislative Intent of the Special Design & Development Standards



Goshenville TND-1 Overlay District



Paoli Pike Streetscape Concept

Legislative Intent:

240-61.F.(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.

240-61.F.(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 Overlay District.

240-61.F.(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 Overlay District.

240-61.F.(1)(a)[4] All land development plan submissions shall be accompanied by Architectural Plans and Building Elevations that are consistent with these Design Standards.

240-61.F.(1)(a)[5] All Applications for Land Development in the TND-1 Goshenville 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.

240-61.F.(1)(a)[6] In addition to the Design Standards in this Appendix A, the provisions of Article X TND-1 Goshenville Overlay District of this Ordinance, and the provisions of Article IX. 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 X or Article IX, the strictest provisions shall apply.

240-61.F.(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:

240-61.F.(1)(b)[1] Buildings are intended to be located in general alignment with other buildings on a block.

Design Standards:

240-61.F.(1)(b)[2] Buildings shall be placed at a Build-To Line, as shown in the Development Strategy Plan.

240-61.F.(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.

240-61.F.(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

240-61.F.(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.

240-61.F.(1)(c) Temporary Uses



Pop-Up Market



Temporary Food Trucks/Vendors



Pop-Up Art Show

Legislative Intent:

240-61.F.(1)(c)[1] Temporary Uses are intended to promote a more Pedestrian-oriented retail environment in Goshenville.

240-61.F.(1)(c)[2] Temporary Uses are intended to promote the Village Character of Goshenville.

Design Standards:

240-61.F.(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.

240-61.F.(1)(c)[4] Temporary Uses shall minimize impacts on surrounding and nearby properties.

240-61.F.(1)(c)[5] Temporary Uses shall not cause vehicular traffic/parking problems, or put pedestrian safety at risk.

240-61.F.(1)(c)[6] Temporary Uses shall be located in an area with sufficient open space available to conduct the proposed use.

Further Revised: 4-3-2019

Revised: 11-1-2018

10-29-2018

10-17-2018

9-26-2018

6-20-2018

ZONING ORDINANCE AMENDMENTS

240-62. Traditional Neighborhood Development: TND-2 Goshenville Overlay District.

A. Applicability.

- (1) The TND-2 Overlay District is as shown on the East Goshen Township Zoning Map.

B. Intent of the TND-2 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, and promote Walkability.
- (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 Villages in the region that are noted for attractive Streetscapes, walkability, and a diversity of Uses.
- (5) Emulate the Build-To Line condition of the Blacksmith Shop in Historic Goshenville so that buildings have a direct Streetscape presence.
- (6) Be guided by Section 240-62.F., the Special Design and Development Standards Appendix B. this Article.
- (7) Be guided by Section 205-75, the Special Design and Development Standards of Article XI. Of the Subdivision & Land Development Ordinance.

C. Use Regulations.

- (1) Uses Permitted By Right. The following principal uses are permitted by right in the TND-2 Overlay District if the area, bulk and all other applicable requirements of this chapter are satisfied:
 - (a) Single-family detached dwelling.
 - (b) Semidetached dwelling.

- (c) A lawfully permitted dwelling unit used as a group home, provided that the requirements of §240-38 for such use are met.
 - (d) Forestry in accordance with the standards of §240-34.1.
 - (e) Townhouses in accordance with §240-30.
 - (f) Township Park, recreational areas, ~~Green-~~ TND Open Space, Pedestrian Gathering Area.
- (2) Conditional Uses. The following Conditional Uses may be when authorized by the Board of Supervisors in accordance with §240-31.
- (a) Place of worship or church.
 - (b) Public or private primary or secondary school.
 - (c) Public utility facility.
- (3) Uses By Special Exception. None.
- (4) Accessory Uses. Accessory Uses shall be permitted in accordance with the Special Design and Development Standards.
- (a) Home occupation, which may include day care as an accessory use.
 - (b) Storage shed.
 - (c) Fence and wall.
 - (d) Garage.
 - (e) Recreational vehicle storage.
 - (f) Private greenhouse.
 - (g) Tennis court.
 - (h) Swimming pool.
 - (i) Solar energy systems.
 - (j) Signs. (See §240-22.)
 - (k) Temporary structure or use.
 - (l) Home-related business.
 - (m) Apartment for care of a relative.
 - (n) No-impact home-based business as accessory to a residential dwelling.
 - (o) Wind-generated energy systems.

(p) Off-street parking. (See §240-33.)

- D. 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-2 Overlay District, subject to further applicable provisions of this chapter:

(1) Basic Requirements.

Requirements: TND-2	Residential Uses
Single-Family Detached Dwellings	
Minimum Lot Area	8,500 square feet
Minimum Side Yard	10 ft. minimum; 25 ft. aggregate
Minimum Rear Yard	20 feet
Single-Family Semi-Detached Dwellings	
Minimum Lot Area	4,500 square feet
Townhouses	
Minimum Lot Tract Area	1 acre
Maximum Density	4 dwelling units per acre
Total Impervious Coverage	65%
Minimum Green- TND Open Space	35%
Maximum Building Height	35 feet
Minimum Building Height	20 feet
Perimeter Buffer	50 feet
Adjoining Residential Districts	
Build-To Lines	20 feet

E. 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.

(1) Procedures.

- (a) The Applicant is strongly encouraged to submit a Sketch Plan as the first submission to receive informal comments on the design and layout of the proposed development in the TND-2 District.
- (b) A Streetscape Plan/Public Realm Plan shall be submitted with the Preliminary and Final Plan submission, and shall be used to gauge compliance and consistency with the TND-2 District requirements.
- (c) A Specific Manual of Written and Graphic Design Standards shall be submitted.

(2) Streetscape Plan/Public Realm Plan Requirements.

- (a) 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) The Plan shall depict any area proposed for curb built-outs, bus stops, bus shelters, bicycle lanes, bicycle racks, and Pedestrian Gathering Areas.
 - (c) The Plan shall depict pavement materials.
 - (d) The Plan shall depict all proposed Streets, Alleys, Lanes, Service Drives, and other vehicular thoroughfares.
 - (e) The Plan shall include all dimensions for all thoroughfare types.
 - (f) The Plan shall depict all: **Green- TND Open Space**; passive open space; active open space; natural open space (woodlands, wetlands, etc.); sidewalks; walkways; trails; pathways; crosswalks; pedestrian bridges; and Pedestrian Gathering Areas (plazas, courtyards, and the like).
 - (g) A minimum of 10% of the gross lot ~~foot~~ area shall be depicted as a Pedestrian Gathering Area as depicted on the Plan.
- (3) **Specific Manual of Written and Graphic Design Standards**
- (a) Applicants shall prepare and submit a Specific Manual of Written and Graphic Design Standards that shall be consistent with Article X-Appendix B, and the Article IX-Appendix A General Manuals of Written and Graphic Design Standards.
- (4) **Relationship to Other Ordinance Requirements for the TND-2 District.**
- (a) Relationship to other Zoning Ordinance Requirements.
 - [1] Except as they are in conflict with these regulations, all other regulations in this Chapter 240 shall apply to this TND-2 District, in which case the provisions of this Article shall apply.
 - (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 apply unless such Design Standards are found to be in conflict with the provisions of this Article and Article IX of the East Goshen Township Subdivision & Land Development Ordinance in which case the provisions of this Article shall apply.

F. Special Design and Development Standards.

- (1) All submissions in the TND-2 Goshenville Overlay District shall be designed to be consistent with the Design Standards of Appendix B., which include:
 - (a) Legislative Intent of the Special Design and Development Standards.
 - (b) Building Location.
- (2) No submission shall be approved unless there is a finding of consistency with the Design Standards of Appendix B.

- (3) **Off-Street Parking and Loading.** The parking regulations of Section 240-33 shall apply.
- (4) All subdivision and land development Applications 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 IX of the Subdivision and Land Development Ordinance.

Appendix B

Chapter 240-62.F.

Zoning Ordinance

ARTICLE X. OVERLAY DISTRICTS

**General Manual of Written and Graphic Design Standards
Special Design and Development Standards for:**

***Traditional Neighborhood Development - 2 (TND-2)
Goshenville Overlay District***

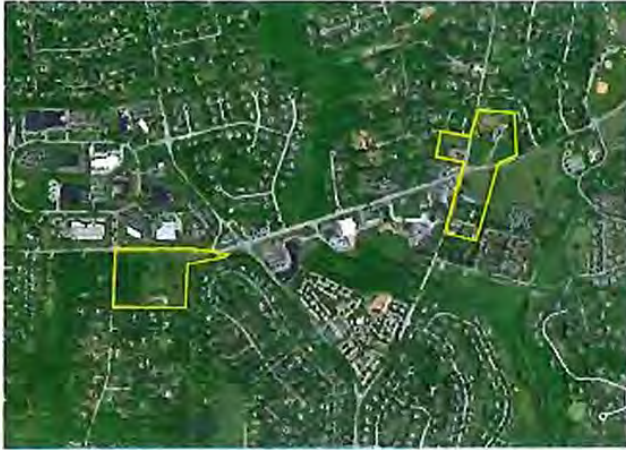
East Goshen Township - Chester County, PA

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- (a) Legislative Intent of the Special Design & Design Standards**
- (b) Building Location**



240-62.F.(1)(a) Legislative Intent of the Special Design & Development Standards



Goshenville TND-2 Overlay Districts



Paoli Pike Streetscape Concept

Legislative Intent:

240-62.F.(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.

240-62.F.(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-2 Goshenville Overlay District.

240-62.F.(1)(a)[3] These Design Standards shall be utilized to plan, design, construct and maintain buildings, structures, streetscapes, landscapes, and hardscapes of the TND-2 Goshenville Overlay District.

240-62.F.(1)(a)[4] All land development plan submissions shall be accompanied by Architectural Plans and Building Elevations that are consistent with these Design Standards.

240-62.F.(1)(a)[5] All Applications for Land Development in the TND-2 Goshenville 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.

240-62.F.(1)(a)[6] In addition to the Design Standards in this Appendix B, the provisions of Article X TND-2 Goshenville Village Overlay District of this Ordinance, and the provisions of Article IX. of the Subdivision Land Development Ordinance shall also apply.

If there is a conflict between the provisions of this Appendix B, and those of Article X or Article IX, the strictest provisions shall apply.

240-62.F.(1)(b) Building Location



Single-Family Semi-Detached Dwelling at Build-To Line



Townhomes in alignment with buildings on the block



Single-Family Semi-Detached Dwelling adjoining Sidewalk



Single-Family Dwellings located at Build-To Line

Legislative Intent:

240-62.F.(1)(b)[1] Buildings are intended to be located in general alignment with other buildings on a block.

Design Standards:

240-62.F.(1)(b)[2] Buildings shall be placed at a Build-To Line, as shown in the Development Strategy Plan.

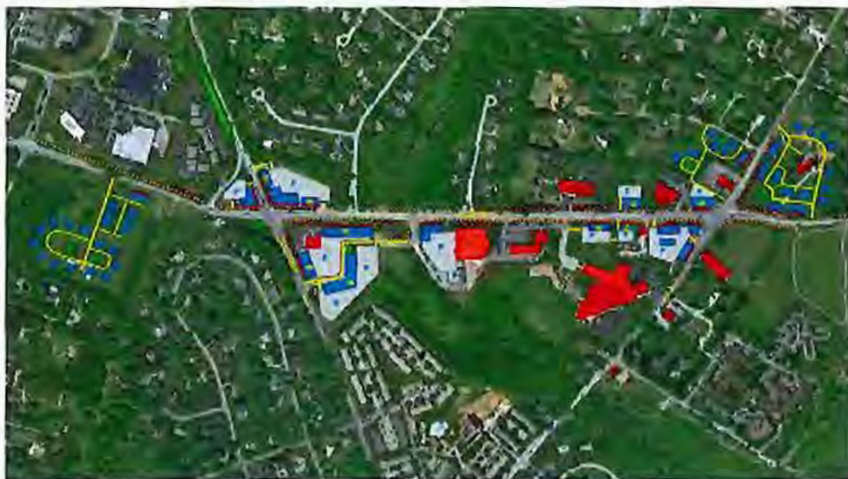
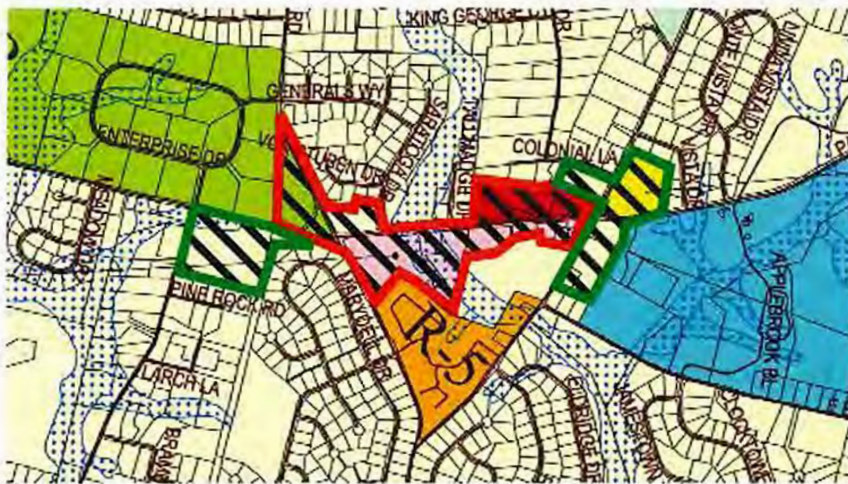
240-62.F.(1)(b)[3] At least 60% of the building facade shall be along the Build-To Line. Therefore, up to 40% of the building facade may have a recess or projection to add variety and diversity to the building.

240-62.F.(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

240-62.F.(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.

Traditional Neighborhood Development -1 & 2 Goshenville Overlay Districts

East Goshen Township - Chester County, PA



Subdivision & Land Development Ordinance Amendments as Proposed
May 23; June 20; September 26; October 17, 2018;
October 29, 2018; November 1, 2018; Revised: April 3, 2019

TCA/EGT

Further Revised: 4-3-2019
Revised: 11-1-2018
10-29-2018
10-17-2018
9-26-2018
6-20-2018
5-23-2018

SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE AMENDMENTS

Article IX. Special Design and Development Standards

205.75. Traditional Neighborhood Development -1 & 2 Goshenville Overlay District.

- A. All submissions in the TND-1 & 2 Goshenville Overlay District shall be designed to be consistent with the Special Design and Development Standards of Appendix A to the extent applicable with mixed use in the TND-1 District and Residential Use only in the TND-2 District, 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) Internal Street Network.
- (13) Drive-Thru Facilities.
- (14) 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 in the TND-1 District), except that the distance to the Build-To Line may be increased to be greater than that specified in the TND Overlay Districts whenever there is a stream along the front of a property.

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 Sections 240-61.F. and 240-62.F. of the Zoning Ordinance and Section 205.75.A. of this Ordinance.

Pedestrian Gathering Area

A plaza, courtyard, pocket park, tot lot, playground, walkway, promenade, 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.

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, 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.

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.

Green- TND Open 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- TND Open Space** includes Active Open Space and passive Open Space, including such features as recreational areas, parks, squares, plazas, courtyards, pedestrian gathering areas, pocket parks, 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.

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 IX. DESIGN STANDARDS.

General Manual of Written and Graphic Design Standards Special Design and Development Standards for:

Traditional Neighborhood Development - 1 & 2 (TND 1 & 2) Goshenville Overlay Districts

East Goshen Township - Chester County, PA

TABLE OF CONTENTS

- (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) Internal Street Network
- (13) Drive-Thru Facilities
- (14) Development Strategy Plan



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



Goshenville Overlay Districts



Paoli Pike Streetscape Concept

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 & TND-2 Goshenville Overlay Districts.

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 & TND-2 Goshenville 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 & TND-2 Goshenville Overlay Districts 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.

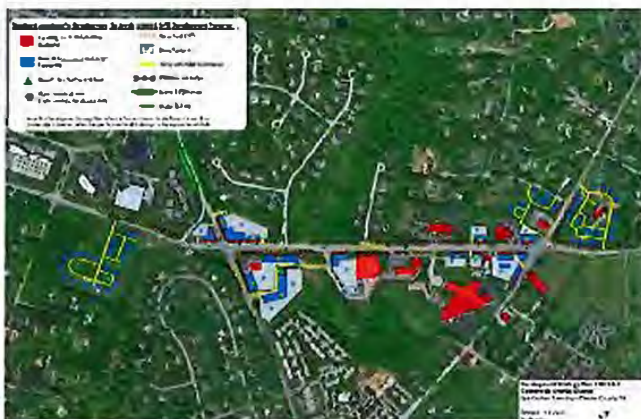
205-75.A.(3)(f) In addition to the Design Standards in this Appendix A, the provisions of Article III-A TND-1 & TND-2 Goshenville Overlay Districts of the Zoning Ordinance, and the provisions of Article IX. of this Ordinance shall also apply.

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

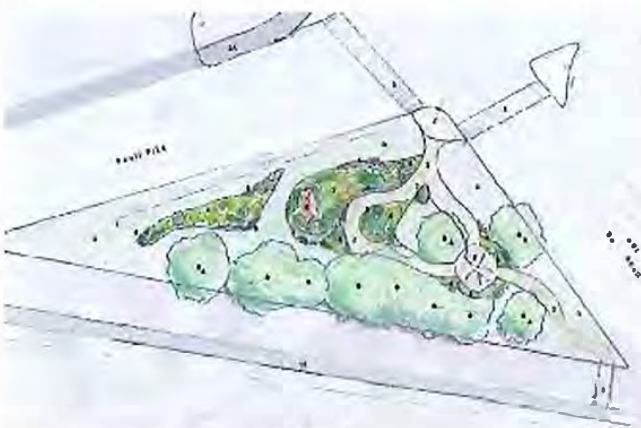
205-75.A.(2) Overview and Key Design Elements



Village Concept in Goshenville



Goshenville Overlay District Development Strategy Plan



Pedestrian Gathering Area Concept

Legislative Intent:

205-75.A.(2)(a) The Vision and Goals of the Goshenville 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 & TND-2 Goshenville Overlay Districts 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 Goshenville.

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 Goshenville 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 thoroughfares 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.(4)(g) Shared Parking shall be governed by a written Agreement between property owners.

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.

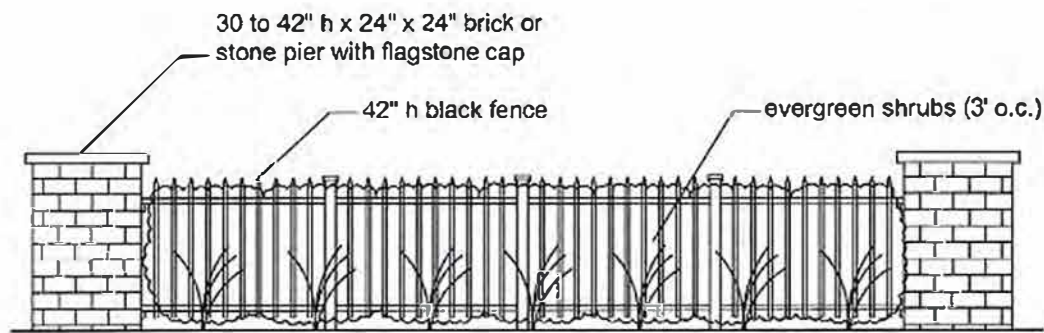
Design Standards:

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.

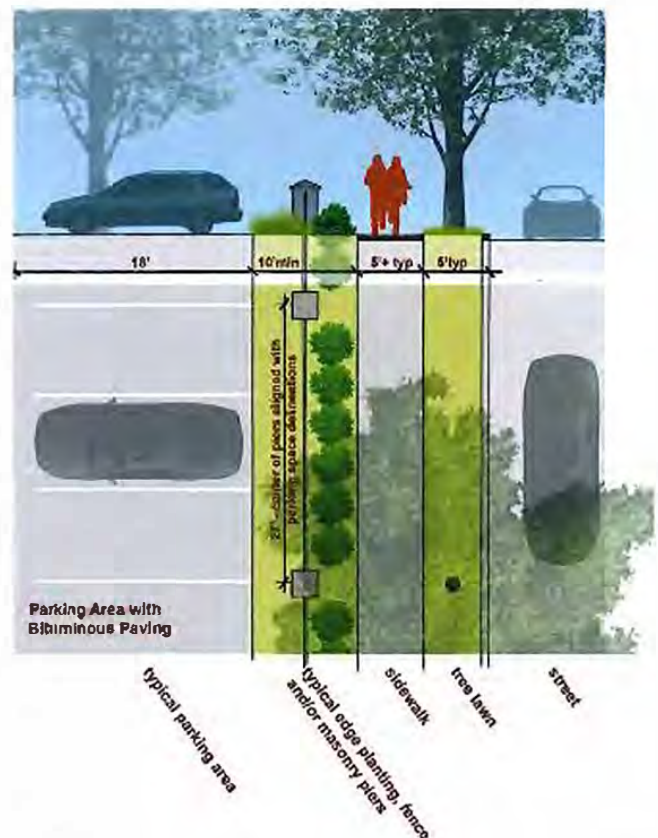
205-75.A.(6) Street Walls: Pier-Fence-Hedge



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.

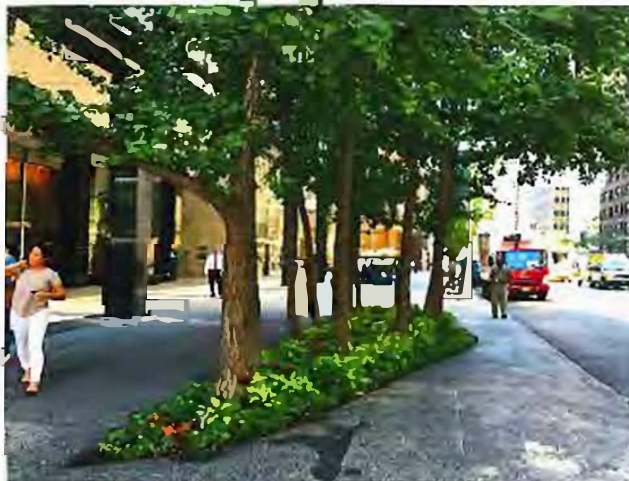
205-75.A.(7) Street Trees & Other Landscaping



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.

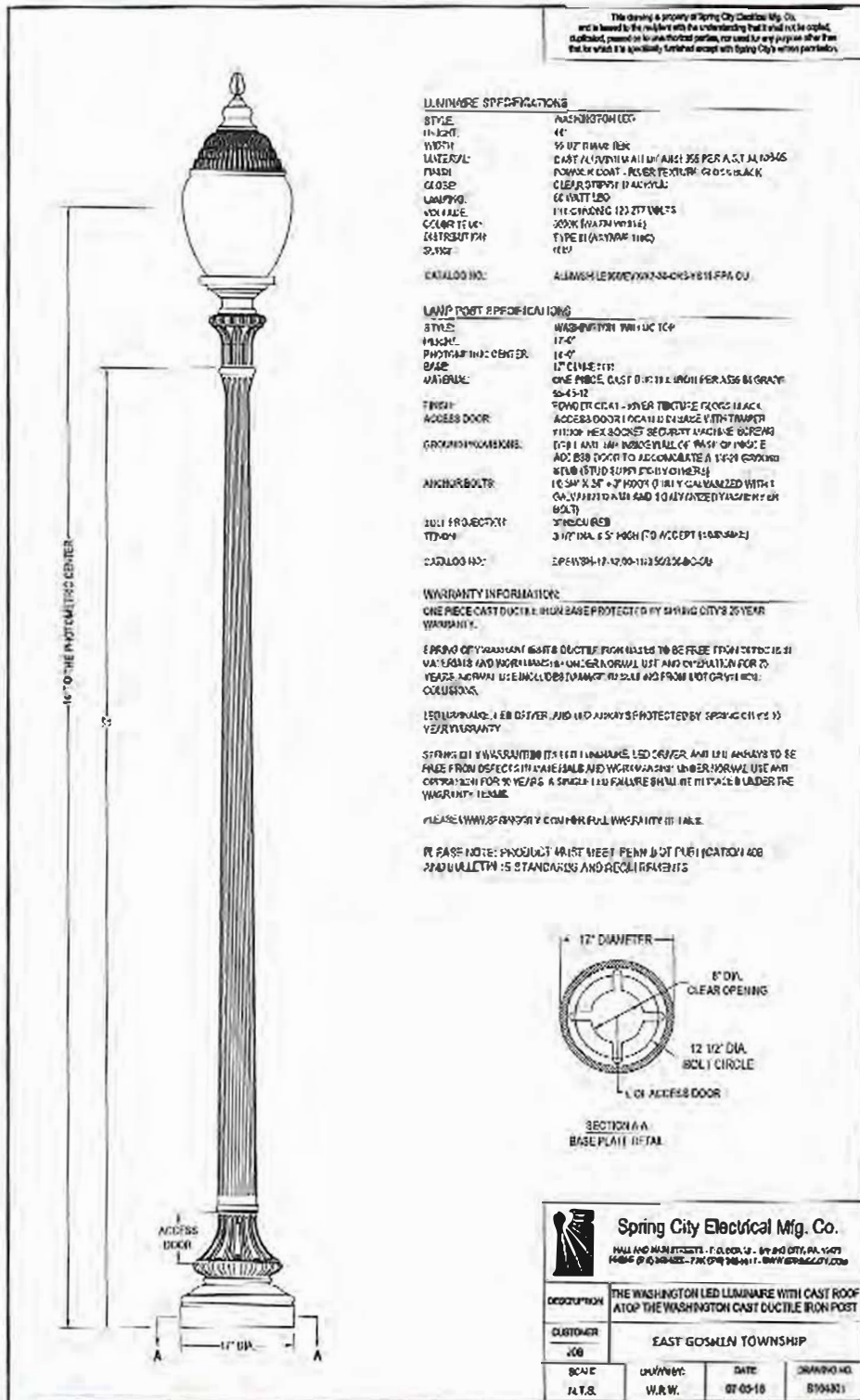
205-75.A.(8)(g) One (1) pedestrian scaled, ornamental street light shall be provided at an average interval of forty-five (45) feet.

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 black finish as shown on page 8.2.

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

205-75.A.(8) Street Lights



Design Standards:

205-75.A.(8)(k) Street Lights shall be Washington LED Luminaire with Washington DC Top Lamp Posts from Spring City Electrical Mfg. Co. in a black finish, or approved equal.

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) Trails/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:

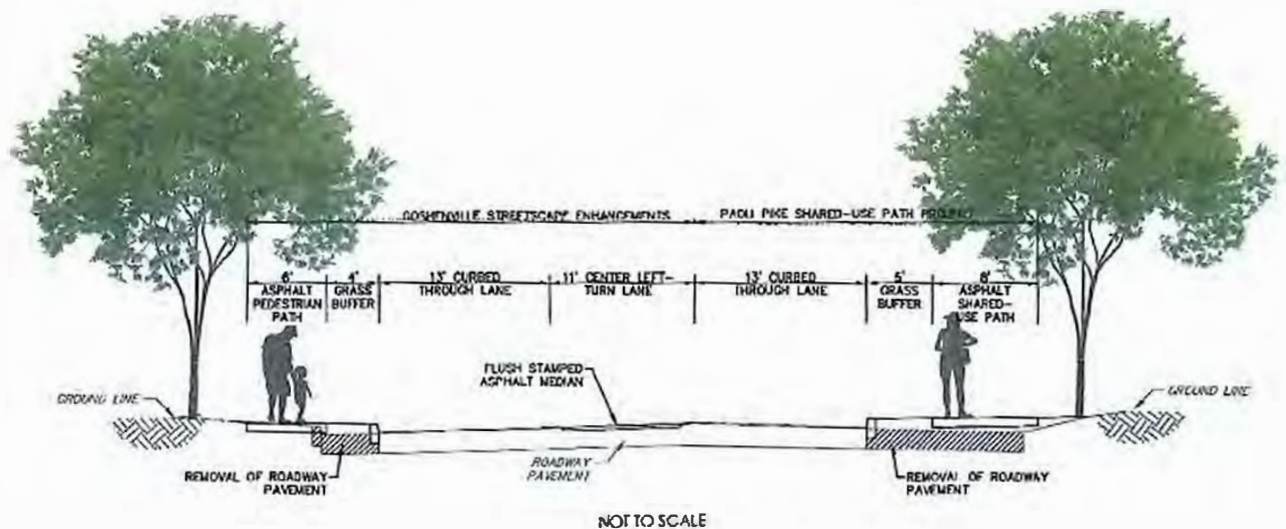
205-75.A.(9)(e) An 8'-10' asphalt multi-use trail with a five foot (5') wide (minimum) grass buffer between the curb and path shall be provided and maintained on the south side of Paoli Pike

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 pre-cast stone wall that is referential to Historic Goshenville.

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



Stone Wall material referential to Historic Goshenville



Brick utilized in Pedestrian Gathering Area



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

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 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.(10) Streetscape & Street Furniture



Trash Receptacle (Victor Stanley S-42)



Black Bench (Victor Stanley RB-28)

Design Standards:

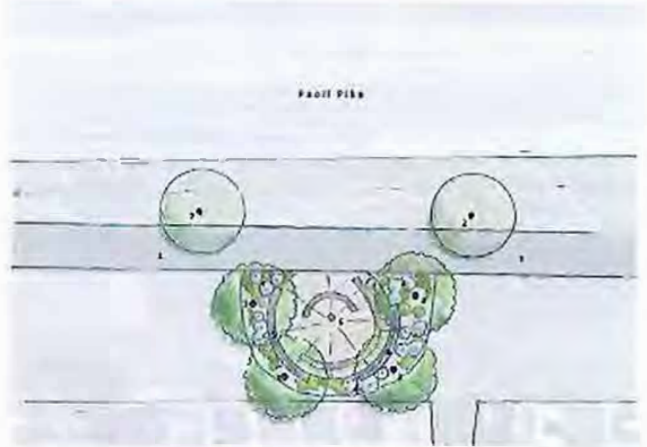
205-75.A.(10)(l) All Benches shall be Victor Stanley Steelsites RB Collection RB -28 in a black finish, or approved equal.

205-75.A.(10)(m) All Trash Receptacles shall be Victor Stanley Ironsites Collection S-42 in a black finish, or approved equal.

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



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



Pedestrian Gathering Area Concept along Paoli Pike



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



Pedestrian Gathering Area as central open space amenity, as part of an Internal Street Network

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 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.(11)(e) Pedestrian Gathering Areas shall also be built and maintained as a central open space amenity in TND-2 Area neighborhoods.

205-75.A.(12) Internal Street Network



Internal Street Network at Wyndcrest, Sandy Springs, MD, with On-Street Parallel Parking



Internal Street Network at Lake Forest, IL, with On-Street Angled Parking



Internal Street Network at Louella Court, Wayne, PA



Internal Street Network wrapped around Pedestrian Gathering Areas

Legislative Intent:

205-75.A.(12)(a) Internal Street Networks are intended to be interconnected.

Design Standards:

205-75.A.(12)(b) Internal Street Networks shall be designed and built as an interconnected network.

205-75.A.(12)(c) A new internal street shall be designed, built, and maintained to wrap around a Pedestrian Gathering Area, and to provide a counter-clockwise vehicular route as an alternative to a cul-de-sac.

205-75.A.(13) Drive-Thru Facilities



Bank with Drive-Thru Facility located in the rear



Traffic Stacking at Drive-Thru Facility located in the rear



Bank with Drive-Thru Facility located on the side

Legislative Intent:

205-75.A.(13)(a) Drive-Thru Facilities, such as those at Banks and Pharmacies, 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.(13)(b) Drive-Thru Facilities shall not be located along a primary street frontage.

205-75.A.(13)(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.(13)(d) Drive-Thru Facilities shall have building materials, colors, and form, complementary to the principal building.

205-75.A.(14) Development Strategy Plan



Goshenville Village Development Strategy Plan (see insert enlargement)

Legislative Intent:

205-75.A.(14)(a) The Development Strategy Plan is intended to guide and inform Development, Redevelopment, and Infill in Goshenville Village.

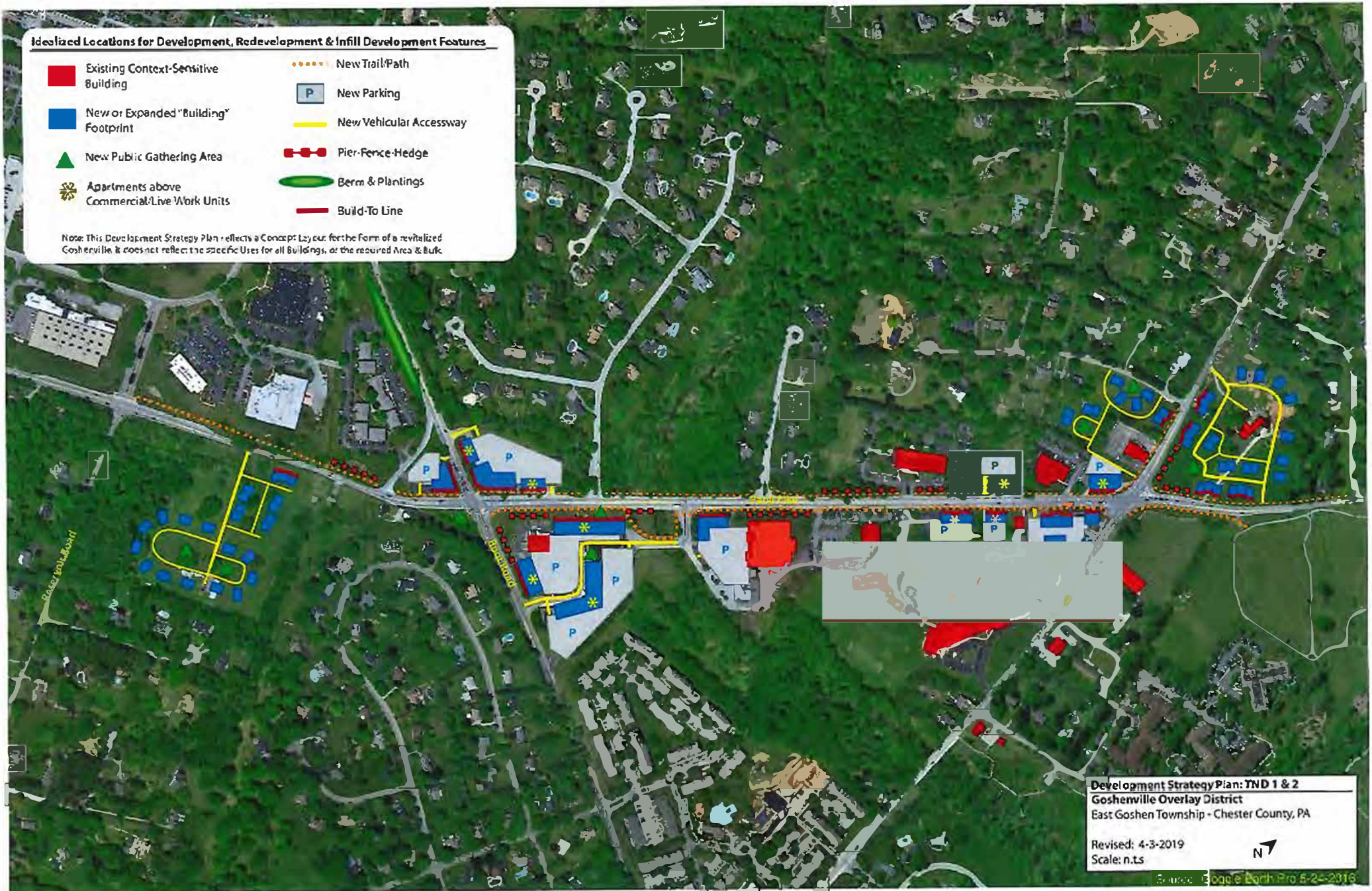
Design Standards:

205-75.A.(14)(b) Development, Redevelopment, and Infill development shall be consistent with the Development Strategy Plan to the maximum extent possible, relative to the location of buildings at a Build-To Line.

Idealized Locations for Development, Redevelopment & Infill Development Features

- Existing Context-Sensitive Building
- New or Expanded "Building" Footprint
- New Public Gathering Area
- Apartment above Commercial/Live Work Units
- New Trail/Path
- New Parking
- New Vehicular Accessway
- Pier-Fence-Hedge
- Berm & Plantings
- Build-To Line

Note: This Development Strategy Plan reflects a Concept Layout for the form of a revitalized Goshenville. It does not reflect the specific Uses for all Buildings, or the required Area & Bulk.



Development Strategy Plan: TND 1 & 2
Goshenville Overlay District
 East Goshen Township - Chester County, PA

Revised: 4-3-2019
 Scale: n.t.s



Source: Eagle Earth Pro 5-24-2016



East Goshen Township Conservancy Board

"KEEP EAST GOSHEN BEAUTIFUL DAY"

Saturday, April 13, 2019

The East Goshen Township Conservancy Board has scheduled the townships annual "Keep East Goshen Beautiful Day" for Saturday, April 13, 2019. This is the 34th year for this event and it is a great way to jump-start spring-cleaning efforts in our neighborhoods and throughout the Township.

WHO: East Goshen Township Conservancy Board

WHAT: Annual "Keep East Goshen Beautiful Day"

WHEN: Saturday, April 13, 2019

WHERE: East Goshen Township, Chester County, Pennsylvania

WHY: To clean up litter from our roadsides and open spaces.

What to do:

- Please come to the East Goshen Township Building located at 1580 Paoli Pike in West Chester, PA on Saturday, April 13, 2019 between 8:00 & 9:00 AM to register, refreshments and to pick up supplies (gloves, trash bags and vests.)
- Let us know if April 13th does not work for you and/or your group and we can leave supplies at the township building's front desk.
- Also, please let us know what day you will be performing the cleanup. So, when we do the street assignments on Saturday, we can save that stretch of road for you and/or your group and we can inform public works when to pick up the trash bags.

Please call the Township at 610-692-7171 for more information, to let us know you will help, and/or to reserve a particular stretch of road for your group, organization or family.