

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
RESOLUTION NO. _____

AN ORDINANCE OF THE TOWNSHIP OF EAST GOSHEN, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP CODE, AS AMENDED, ENTITLED “ZONING”, AMENDING SECTION 240-6 (ENTITLED “DEFINITIONS; WORD USAGE”) THEREOF TO ADD A DEFINITION OF “BUSINESS PARK APARTMENTS”; AMENDING SECTION 240-21 (ENTITLED “BP BUSINESS PARK DISTRICT”), SUBSECTION C THEREOF TO ADD A NEW SUBSECTION 27 THERETO TO PERMIT BUSINESS PARK APARTMENTS BY CONDITIONAL USE IN THE BP BUSINESS PARK DISTRICT; AMENDING THE FIRST SENTENCE OF SECTION 240-21, SUBSECTION G THEREOF TO CLARIFY ITS APPLICABILITY; AMENDING SECTION 240-21 TO ADD A NEW SUBSECTION H THERETO TO PROVIDE AREA AND BULK REQUIREMENTS AND DESIGN STANDARDS FOR BUSINESS PARK APARTMENTS; AMENDING SECTION 240-33 (ENTITLED “OFF-STREET PARKING AND LOADING”) TO ESTABLISH MINIMUM OFF-STREET PARKING REQUIREMENTS FOR BUSINESS PARK APARTMENTS; AND AMENDING SECTION 240-38.5 (ENTITLED “PERMITTED USES IN HISTORIC RESOURCES”), SUBSECTION A(2) THEREOF TO ADD A NEW SUBSECTION (D) THERETO TO PERMIT THE ADAPTIVE REUSE OF A HISTORIC RESOURCE FOR A STANDARD RESTAURANT USE WHERE THE USE IS PERMITTED BY CONDITIONAL USE IN THE UNDERLYING ZONING DISTRICT.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, Chester County, Pennsylvania, that Chapter 240 of the East Goshen Zoning Code, entitled, “Zoning”, as amended, shall be amended as follows:

SECTION 1. Section 240-6 (entitled “Definitions; word usage”) shall be amended to add a definition of Business Park Apartments thereto as follows:

“BUSINESS PARK APARTMENTS – Apartment Dwellings with frontage on a minimum of two streets, one of which is designated by the Township as an arterial street and one of which is designated by the Township as a local street.”

SECTION 2. Section 240-21 (entitled “BP Business Park District”), Subsection C thereof, shall be amended to add a new Subsection 27 thereto as follows:

“(27) Business Park Apartments, in accordance with Section 240-21.H.”

SECTION 3. Section 240-21 (entitled “BP Business Park District”), Subsection G, the first sentence thereof is amended as follows:

“The following requirements apply to each use in the BP District, except for those uses permitted pursuant to Section 240-21.C(27) to which the standards of Subsection H shall apply, subject to further applicable provisions of this chapter.”

SECTION 4. Section 240-21 (entitled “BP Business Park District”), shall be amended to add a new Subsection H thereto as follows:

“H. Lot area, width, building coverage, height, yard regulation, and design requirements.

(1) The following requirements apply to Business Park Apartments, subject to further applicable provisions of this chapter, except as otherwise provided in Section 240-21.H:

Minimum lot area	7 acres
Minimum lot width	
At building setback line	400 feet
At the street line of an arterial or collector street	750 feet
At the street line of a local street	300 feet
Maximum land coverage	
By buildings	30%
By total impervious cover	50%
Maximum building height	
Stories	3
Height	35 feet
Minimum front yard	100 feet
Minimum side yard	25 feet
Minimum rear yard	25 feet
Minimum lot area/dwelling unit	3,000 square feet
Minimum Building Separation Distance	Each building shall be separated by each other building by at least 1.5 times the height of the tallest building
Unit Mix	
1 bedroom	40% (min.)
2 bedroom	60% (max.)

(2) Bonus Provisions.

(a) Minimum front yard. Where a Business Park Apartments development is proposed on a property identified to contain a portion of the Paoli Pike Trail, the minimum front yard may be reduced to a minimum of 75 feet from the existing right-of-way of an arterial street and a minimum of 50 feet from the existing right-of-way of a local street if the applicant provides includes the construction of the portion of the Paoli Pike Trail on the property as part of

the Business Park Apartments development and grants an easement for public access to said portion of the Paoli Pike Trail.

(b) Residential density. The required minimum lot area per dwelling unit may be reduced by 1,000 square feet per dwelling unit where new buildings in a Business Park Apartment development are designed to achieve compliance with LEED.

(c) Adaptive Reuse of Historic Resource. Where the adaptive reuse of a Historic Resource is proposed on the same property as a Business Park Apartments development, the area and bulk requirements set forth in Section 240-21.H(1) shall apply to the Business Park Apartments and the adaptive reuse of the Historic Resource.”

SECTION 5. Section 240-33 (entitled “Off-Street Parking and Loading”), Minimum Off-Street Parking Requirements, Subsection B, is amended to add a minimum off-street parking requirement thereto for Business Park Apartments as follows:

“Use	Minimum Off-Street Parking Spaces	Plus the Following Minimum Off-Street Parking Spaces
Business Park Apartments	1.31 spaces per dwelling unit	---

SECTION 6. Section 240-38.5 (entitled “Permitted uses in historic resources”), Subsection A(2), is amended to add a new subsection (d) thereto as follows:

“(d) Standard restaurant (which may include occasional take-out service), but not including drive-through service, food stand or fast-food restaurant, where said use is also permitted by conditional use in the underlying zoning district where the property is located.”

SECTION 7. 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 8. 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 9. Effective Date. This Ordinance shall become effective in five (5) days from the date of adoption.

ENACTED AND ORDAINED this ____ day of _____ 2019.

ATTEST:

EAST GOSHEN TOWNSHIP

BOARD OF SUPERVISORS

Louis F. Smith, Secretary

Janet L. Emanuel, Chair

E. Martin Shane, Vice Chair

Carmen R. Battavio, Member

Michael Lynch, Member

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