

**EAST GOSHEN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE EAST GOSHEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS AMENDED, WHICH IS CODIFIED IN CHAPTER 205 OF THE EAST GOSHEN TOWNSHIP CODE, SECTION 205-7 TITLED, ‘DEFINITIONS’ TO ADD DEFINITIONS RELATED TO THE TND OVERLAY DISTRICTS AND TO ADOPT A NEW SECTION 205-71.1 TITLED, “TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY DISTRICTS”.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, that the East Goshen Township Subdivision and Land Development, which is codified in Chapter 205 of the East Goshen Township Code, shall be amended as follows:

**SECTION 1.** Section 205-7, titled, “Definitions”, shall be amended to add the following definitions:

**MANUAL OF WRITTEN AND GRAPHIC DESIGN GUIDELINES** - A document that provides written and graphic design guidelines for the TND Overlay Districts, consistent with the Design Standards in Sections 240-61.F. and 240-62.F. of the Zoning Ordinance and Section 205-71.1.A. of this Ordinance.

**PEDESTRIAN GATHERING AREA** - A plaza, courtyard, pocket park, square, 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, and street lights. The Streetscape is framed by buildings, which create the “outdoor room” character of the street as shown in the Design Standards in Section 205-71.1.A.

**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.

**TND OPEN SPACE** - TND Open Space shall include active Open Space and Passive Open Space, including such features as recreational areas, parks, Pedestrian Gathering Areas, dog parks, and playfields.

**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.

**SECTION 2.** A new Section 205-71.1, titled, “Traditional Neighborhood Development -1 and 2 Overlay District” shall be adopted and provide as follows:

**§ 205-71.1. Traditional Neighborhood Development -1 and 2 Overlay District.**

- A. All submissions in the TND-1 and TND-2 Overlay Districts shall be designed to be consistent with the Special Design and Development Standards of Appendix A, which is adopted herein and attached hereto to the extent applicable in the TND-1 District and 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.

**SECTION 3. 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 4. 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 5. 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

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Janet L. Emanuel, Chair

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E. Martin Shane, Vice-Chair

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Carmen R. Battavio, Member

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Michael P. Lynch, Member

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David E. Shuey, Member