

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

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

**AN ORDINANCE AMENDING THE EAST GOSHEN TOWNSHIP ZONING ORDINANCE OF 1997, AS AMENDED, WHICH IS CODIFIED IN CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP CODE TO AMEND SECTION 240-5 TO CREATE THE TND-1 TRADITIONAL NEIGHBORHOOD DEVELOPMENT- 1 OVERLAY DISTRICT AND THE TND-2 TRADITIONAL NEIGHBORHOOD DEVELOPMENT- 2 OVERLAY DISTRICT; TO AMEND THE EAST GOSHEN TOWNSHIP ZONING MAP WHICH IS ADOPTED IN SECTION 240-5.E TO INCLUDE CERTAIN PARCELS ALONG PAOLI PIKE IN THE TND-1 TRADITIONAL NEIGHBORHOOD DEVELOPMENT- 1 OVERLAY DISTRICT AND THE TND-2 TRADITIONAL NEIGHBORHOOD DEVELOPMENT- 2 OVERLAY DISTRICT; SECTION 240-6 TO ADD CERTAIN DEFINITIONS AND TO ADD A NEW ARTICLE X 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 Zoning Ordinance, which is codified in Chapter 240 of the East Goshen Township Code, shall be amended as follows:

**SECTION 1.** Section 240-5.A, titled, “Zoning Districts and map”, shall be amended as follows:

**§ 240-5. Zoning districts and map.**

A. Zoning districts. For the purpose of this chapter, the Township of East Goshen is hereby divided into the following districts:

- |     |  |
|-----|--|
| R-1 | Low Density Open Space Residential                     |
| R-2 | Low Density Residential                                |
| R-3 | Medium Density Residential                             |
| R-4 | High Density Suburban Residential                      |
| R-5 | Urban Residential                                      |
| C-1 | Community Commercial                                   |
| C-2 | Local Convenience Commercial                           |
| C-3 | (Reserved for future use)                              |
| C-4 | Planned Highway Commercial                             |
| C-5 | Government, Finance and Office                         |
| I-1 | Light Industrial                                       |
| I-2 | Planned Business, Research and Limited Industrial Park |

BP	Business Park
HR	Historic Resources Overlay District*
TND-1	Traditional Neighborhood Development -1 Overlay District
TND-2	Traditional Neighborhood Development -2 Overlay District

**SECTION 2.** The East Goshen Township Zoning Map which is adopted in Section 240-5.E shall be amended to include the following parcels in the TND-1 Traditional Neighborhood Development -1 Overlay District:

<u>Tax Parcel No.</u>	<u>Property Address</u>	<u>Current Owner</u>
53-4-1	Paoli Pike and Boot Road	Goshen Executive Condominium Association
53-4-2	1425 Paoli Pike	Sunoco LLC
53-4-75-E	Paoli Pike	East Goshen Township
53-4-6.2	1501 Paoli Pike	Paoli Realty Partners, LP
53-4-6.3	1501 Paoli Pike	Paoli Realty Partners, LP
53-4-43-E	1585 Paoli Pike	Friends of PA Leadership Charter School
53-4-47	1591 Paoli Pike	Pasquale D'Abundo and Concetta D'Abundo, co-Trustees under the Concetta D'Abundo Revocable Trust
53-4-48.2	1595 Paoli Pike	Bentley Family Limited Partnership I, LP
53-4-48.1	Paoli Pike	Kalemjian, Inc.
53-4-49	1599 Paoli Pike	Kalemjian, Inc.
53-4-77	1546 Paoli Pike	Goshen Equities, LLC
53-4-77.1A	1560 Paoli Pike	Commerce Bank/PA
53-4-77.1	1570 Paoli Pike	East Goshen Township
53-4-78.1-E	1580 Paoli Pike	East Goshen Township

53-4-78.2	1584 Paoli Pike	Keystone Financial Bank PA National Bank & Trust Co
53-4-79	1590 Paoli Pike	Carroll E. Siquett, III and Christine M. Siquett
53-4-80.1	352 Paoli Pike	Thorndale Investment Group
53-4-81	1596 Paoli Pike	Redeemed Properties, LP
53-4-80	813 N. Chester Road	Topmal, LLC

**SECTION 3.** The East Goshen Township Zoning Map which is adopted in Section 240-5.E shall be amended to include the following parcels in the TND-2 Traditional Neighborhood Development -2 Overlay District:

<u>Tax Parcel No.</u>	<u>Property Address</u>	<u>Current Owner</u>
53-4-117	1408 Paoli Pike	Thomas R. Peraino and Doris D. Peraino
53-4-118	1422 Paoli Pike	Tru-Team, Inc.
53-4-67	1601 Paoli Pike	Nicholas Perakis and Andrea N. Perakis
53-4-48	1580 Colonial Lane	Goshenville Church
53-4-87	814 N. Chester Road	Goshenville Friends Meeting & Burial Grounds
53-4-86	814 N. Chester Road	Goshen Monthly Meeting of Religious Society of Friends

**SECTION 4.** Section 240-6, titled, “Definitions; word usage”, shall be amended to add the following terms:

**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.

**OUTDOOR DINING-** A defined outdoor area for eating.

**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. 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 or food truck.

**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, 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. of the Subdivision and Land Development Ordinance.

**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.

**SECTION 5.** Section 240-6, titled, “Definitions; word usage”, shall be amended to add the following new definition under the definition of “Dwelling unit/housing unit”:

**(5) DWELLING UNIT ABOVE FIRST FLOOR COMMERCIAL USES** – A dwelling unit that is occupied by one family and is located on the second and/or third floor of a building that contains a commercial use on the first floor.

**SECTION 6.** A new Article X, titled, “Traditional Neighborhood Development Overlay Districts” shall be adopted and provide as follows:

**ARTICLE X**

**TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY DISTRICTS**

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

A. Applicability and Conditions of Eligibility.

- (1) The boundaries of 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 a new use is proposed, the provisions of this Article X shall apply in lieu of the provisions in the underlying zoning district.
- (3) Whenever a vacant lot is proposed for development, the provisions of this Article X shall apply in lieu of the provisions in the underlying zoning district.
- (4) Whenever an existing building is demolished and new construction is proposed, the provisions of this Article X shall apply in lieu of the provisions in the underlying zoning district.

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 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 condition of the Blacksmith Shop in Historic Goshenville so that buildings have a direct Streetscape presence.
- (6) Be guided by Section 240-61.F. the Special Design and Development Standards and Appendix A to this Article, titled, "General Manual of Written and Graphic Design Standards Special Design and Development Standards for Traditional Neighborhood Development - 1 Overlay District" (TND-1)".
- (7) Be guided by Section 205-75, the Special Design and Development Standards of Article XI of the Subdivision and Land Development Ordinance.
- (8) Promote a mix of residential and non-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 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, are similar in character, but not to include the sale of automotive fuels:
    - [1] Furniture and home furnishings.
    - [2] Gift items, legal drugs, newspapers, cameras, stationery, books, cigarettes, flowers, custom-make crafts, luggage and candy.
    - [3] Shoes, cosmetics and apparel or apparel accessories.
    - [4] Hardware, paint, wallpaper and interior decorating supplies.
    - [5] Groceries and related items for common household use.

- [6] Retail bakeries and other custom production of salads and similar foods.
  - [7] General merchandise such as is commonly found within department stores, "five and ten" variety stores and general merchandise discount stores.
  - [8] Musical instruments or household appliances.
- (c) Standard restaurant.
  - (d) Standard restaurant with Take-Out Service.
  - (e) Fast food restaurant.
  - (f) Business offices, provided that no goods shall be sold on site.
  - (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) Township park, recreational areas, TND Open Space, and Pedestrian Gathering Area.
  - (s) Pop-Up Use.
  - (t) Dwelling Unit above First Floor Commercial Uses.
- (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) Beverage Café.
- (3) Uses by Special Exception. None.
- (4) Accessory Uses. The following 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.



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) Applicable to all uses including Dwelling Units above First Floor Commercial Uses.

Requirements: TND-1	
Minimum lot area	20,000 square feet
Minimum lot width	
At street line	80 feet
Maximum lot coverage	
By buildings	40%
By total impervious cover	65%
Minimum TND Open Space	10%
Minimum building height	
Feet	20 feet
Maximum building height	
Stories	3
Feet	40 feet
Minimum side yards	10 feet each
Minimum rear yard	50 feet
Minimum front yard	15 feet
Buffer Yard Adjoining Residential Districts	25 feet

Note 1: The required 10% minimum TND Open Space may include a combination of pervious and impervious surfaces. Impervious surfaces shall however be included for purposes of compliance with the Township's stormwater management ordinance.

Note 2: Buffer Yards Adjoining Residential Districts shall be landscaped in accordance with §240-27.C(3).

Note 3: Each Dwelling Unit above First Floor Commercial shall have a minimum 1,000 SF of gross floor area. There shall be a maximum of 10 dwelling units per acre.

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) Applicants are 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-1 Overlay 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 Overlay 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: 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 area shall be depicted as a Pedestrian Gathering Area and depicted on the plan.

- (3) Specific Manual of Written and Graphic Design Standards. Applicants shall prepare and submit a Specific Manual of Written and Graphic Design Standards that shall be consistent with Article X-Appendix A General Manual of Written and Graphic Design Standards.
- (4) Relationship to Other Ordinance Requirements for the TND-1 Overlay District. Relationship to other Zoning Ordinance Requirements. Except if they are in conflict with the regulations in this Article X, all other regulations in this Chapter 240 shall apply to uses and development in this TND-1 District. In the case of a conflict between the provisions in this Article X and other regulations in Chapter 240, the provisions of this Article shall apply.

F. Special Design and Development Standards.

- (1) All submissions in the TND-1 Overlay District shall be designed to be consistent with the Design Standards in Appendix A, titled, “General Manual of Written and Graphic Design Standards Special Design and Development Standards for Traditional Neighborhood Development - 1 Overlay District (TND – 1)”, which is adopted herein and attached hereto, which include:
  - (a) Legislative Intent of the Special Design and Development Standards.
  - (b) Building Location.
  - (c) Temporary Uses.
- (2) No submission shall be approved unless there is a finding of consistency with the Design Standards in Appendix A.
- (3) Off-Street Parking and Loading. The parking regulations of Section 240-33 shall apply, except as otherwise provided below.
  - (a) Non-Residential (Number of Parking Spaces/1,000 SF gross floor area)

Office	4
Restaurant	10 weekday; 16 weekend
Other	5

- (b) Dwelling Units above First Floor Commercial. (The number of parking spaces per dwelling unit shall be based on the number of bedrooms.) These parking spaces shall be in addition to the parking spaces required for the non-residential use.

1 Bedroom Dwelling Unit	1.3 parking spaces
2 Bedroom Dwelling Unit	1.5 parking spaces
3 Bedroom Dwelling Unit	2.0 parking spaces

- (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 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.
- (5) TND Open Space Design Standards. The TND Open Space shall be made up of the minimum number of parcels possible to avoid fragmentation of the open space within the tract.

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

A. Applicability and Conditions of Eligibility.

- (1) The boundaries of the TND-2 Overlay District shall be depicted on the East Goshen Township Zoning Map. The TND-2 Overlay District includes optional provisions to supplement and enhance the existing underlying district regulations. These optional supplemental regulations should not replace the existing underlying zoning district regulations. The provisions of the underlying zoning district regulations shall apply if the land area is developed in accordance with the underlying zoning district. The provisions of the TND-2 Overlay District shall apply if the land area is developed in accordance with the TND-2 Overlay District regulations set forth in this §240-62.

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 pedestrian-oriented development; extending opportunities for housing; encouraging a more efficient use of land; allowing for 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 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 and Appendix B of this Article titled, "General Manual of Written and Graphic Design Standards Special Design and Development Standards for Traditional Neighborhood Development - 2 Overlay District TND -1)".
- (7) Be guided by Section 205-75, the Special Design and Development Standards of Article XI of the Subdivision and 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) Semi-detached 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) Township Park, recreational areas, 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. The following 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	18,000 square feet
Minimum Side Yard	20 feet
Minimum Rear Yard	30 feet
Minimum Front Yard	30 feet
Single-Family Semi-Detached Dwellings	
Minimum Lot Area	12,000 square feet
Minimum Side Yard	20 feet (1 side)
Minimum Rear Yard	30 feet
Minimum Front Yard	30 feet
Total Impervious Coverage	65%
Minimum TND Open Space	10%
Maximum Building Height	30 feet
Maximum Stories	3
Perimeter Buffer Adjoining Residential Districts	50 feet

Note 1: Buffer Yards Adjoining Residential Districts shall be landscaped in accordance with §240-27.C(3)

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) Applicants are 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 Overlay District.
  - (d) 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 Overlay 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: 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).
- (3) Specific Manual of Written and Graphic Design Standards. Applicants shall prepare and submit a Specific Manual of Written and Graphic Design Standards that shall be consistent with Article X-Appendix B.
- (4) Relationship to Other Ordinance Requirements for the TND-2 Overlay District.



(a) Relationship to other Zoning Ordinance Requirements.

[1] Except if they are in conflict with the regulations in this Article X, all other regulations in this Chapter 240 shall apply to uses and development in this TND-2 Overlay District. In the case of a conflict between the provisions in this Article X and other regulations in Chapter 240, the provisions of this Article shall apply.

F. Special Design and Development Standards.

- (1) All submissions in the TND-2 Overlay District shall be designed to be consistent with the Design Standards in Appendix B, titled, "General Manual of Written and Graphic Design Standards Special Design and Development Standards for Traditional Neighborhood Development - 2 Overlay District (TND – 2)", which is adopted herein and attached hereto, which include:
  - (a) Legislative Intent of the Special Design and Development Standards.
  - (d) Building Location.
- (2) No submission shall be approved unless there is a finding of consistency with the Design Standards in 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
- (5) TND Open Space Design Standards. The TND Open Space shall be made up of the minimum number of parcels possible to avoid fragmentation of the open space within the tract.

**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 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 P. Lynch, Member

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David E. Shuey, Member