

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, March 3, 2021
VIA Telephone / Video Conference
7:00 PM**

Dial in Number: 929-205-6099
Access Code: 893 5918 6610 ##

During this tele-conference Planning Commission meeting, public comment will be handled as follows:

- Participants must call in by 6:55 pm.
- The public will be muted during the meeting when the Commission is conducting business.
- The Chairman will ask for any public comment on agenda items. Audience members who wish to make comments must unmute, identify themselves with name and address, to ask questions and make comments.
- Participants wishing to comment must state their name and address and must speak one at a time.

- 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. **February 3, 2021**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- I. Old Business
- J. **New Business**
 - 1. **Paoli Pike Commercial District**
- K. Any Other Matter
- L. Liaison Reports
- M. Correspondence
- N. **Announcements**
 - 1. **Business Park Task Force Meeting February 1, 2021 7:00 PM Via Zoom.**

Bold Items indicate new information to review or discuss.

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
February 3, 2021

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday February 3, 2021. Because of the COVID-19 restrictions the meeting was held via teleconference using Zoom.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Edward Decker

Michael Koza

Mark Levy

Michael Pagnanelli

Also present were:

Mark Gordon, Zoning Officer

Kristin Camp, Esq, Township Solicitor

Marty Shane, Township Supervisor

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CCPC – Chester Co Planning Commission

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

ZHB – Zoning Hearing Board

A. FORMAL MEETING – 7 p.m.

1. Ernest 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, military and healthcare providers.
2. Ernest asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Ernest checked the log.
4. The minutes of the January 6, 2021 meeting were approved as amended.

B. CONDITIONAL USE & VARIANCES – 198 Oneida Lane / Dimensional Variance Request –

Property owner Carl Holden was present. Mr. Holden showed slides of his property. He showed the site plan from 1995 when they bought the property. He spoke about setbacks. They have 1.18 acres. The current site plan showed an existing 55 sq. ft. wood shed, which is used to shelter wood. They want to build a second 182 sq. ft. shed 15 feet high. He showed the elevation of the house and the proposed shed. It will be used for storage. They need size and height relief. They have letters from two neighbors who support the project.

Dan moved that the Planning Commission support the dimensional variance request to permit the proposed 182 sq. ft. storage shed with a height of 15 feet maximum as depicted in the application, for the following reasons:

1. The dimensional variance relief sought by the applicant will have no adverse effect on the essential character of the neighborhood.
2. The relief sought is the minimal relief needed to construct the new storage shed so that it will match the architectural style of the existing dwelling.

Ed seconded the motion. The motion passed unanimously.

C. ORDINANCE AMENDMENTS

1. Pipeline Hazard Mitigation/Pipeline Consultation Zone (DRAFT)

Ernest reviewed the proposed ordinance listing the Land Development (LD), Planned Residential Development (PRD), and Conditional Use (CU) options that will require the study. It is to make people aware of a pipeline and the danger involved.

Kristin feels they accomplished the intent of making sure anyone developing would be aware of a pipeline. This is another resource in the planning process. The goal is to make a better development in proximity of the pipeline. They can also have other officials review the study if needed.

The Commission members reviewed the document and suggested some changes.

Dan – On page 1 capitalize APPLICABILITY

On page 3 B1b – 660 feet from the proposed land development.

On page 4 top – Should “development” be changed to “tract”? Mark Gordon commented that tract is probably a better word. Kristin feels tract gives more opportunity to make a change.

Ed - Would a resident need this for a small project on his property? Mark Gordon commented that it would be a conditional use. This is why they referred to “principal use” in the document.

Mark Levy – Section D second line – Change “on” to “on or within the tract”. What happens if they don’t get a response from the pipeline operator? Mark Gordon commented that they would proceed with the application.

Mike P – On page 2 in the bullet items there are 2 “p’s” – change 1 to a “q”. On page 3, B 2 change design engineer to “applicant’s engineer”. He also mentioned that the engineer doing the study needs to be knowledgeable about pipelines.

Public Comments:

Christina Morley, member of the Pipeline Task Force – She wanted to discuss the 660 ft. measurement. She feels it’s not being applied correctly. She feels it could be more or less than 660 ft. when calculations are done. Site specific calculations should be used to get more accurate numbers.

Ed commented that because of the number of pipelines in the township that could be confusing. He feels having the 660 ft. is more manageable.

Mark Gordon commented that the Township only has the pipeline information that is available to the public.

Judy D’Fonzio, 462 Gateswood Dr. – The 2020 Emergency Response Book has pipeline guidelines in it. Its recommended evacuation is 800 ft. She feels that should be the number.

Marty congratulated the Planning Commission on all the work they have done on this project. He feels this should be shared with the Pipeline Task Force.

Ernest commented that a copy was provided to the Pipeline Task Force and Christina is on this call. He is going to send it to the BOS.

Dan moved that the Planning Commission recommend the Board of Supervisors adopt the Pipeline Awareness Study Ordinance amendment as prepared by staff and Township Solicitor including changes recommended in this meeting. Mark Levy seconded the motion. The motion passed unanimously.

D. OLD BUSINESS

E. ANY OTHER MATTER

Mark mentioned that the M&T Bank is going to sale. It is a use by right so he’s not sure if the PC will see anything for it.

F. LIASION REPORT

1 Business Park Task Force - Ed reported that they had a good meeting. Brian O’Leary, Exec. Dir., Chester
2 County Planning Commission and Mary Frances McGarrity, VP of Bus. Dev., Chester County Economic
3 Council were there and gave very helpful suggestions regarding a survey for the businesses.
4
5

6 **G. ADJOURNMENT**

7 There being no further business, Dan made a motion to adjourn the meeting. Mike K. seconded the
8 motion. The meeting was adjourned at 8:00 pm. The next regular meeting will be held on Wednesday,
9 March 3, 2021 at 7:00 pm.
10
11

12 Respectfully submitted,
13
14
15
16

17 *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@eastgoshen.org

Date: 2/25/2021
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: Paoli Pike Commercial Districts

Dear Commissioners,

As you know, the PC spent a considerable amount of time and effort to develop a Traditional Neighborhood Development (TND) Overlay ordinance for the Paoli Pike Town center. Primarily, the TND covered properties abutting Paoli Pike between Boot Road and N. Chester Rd.

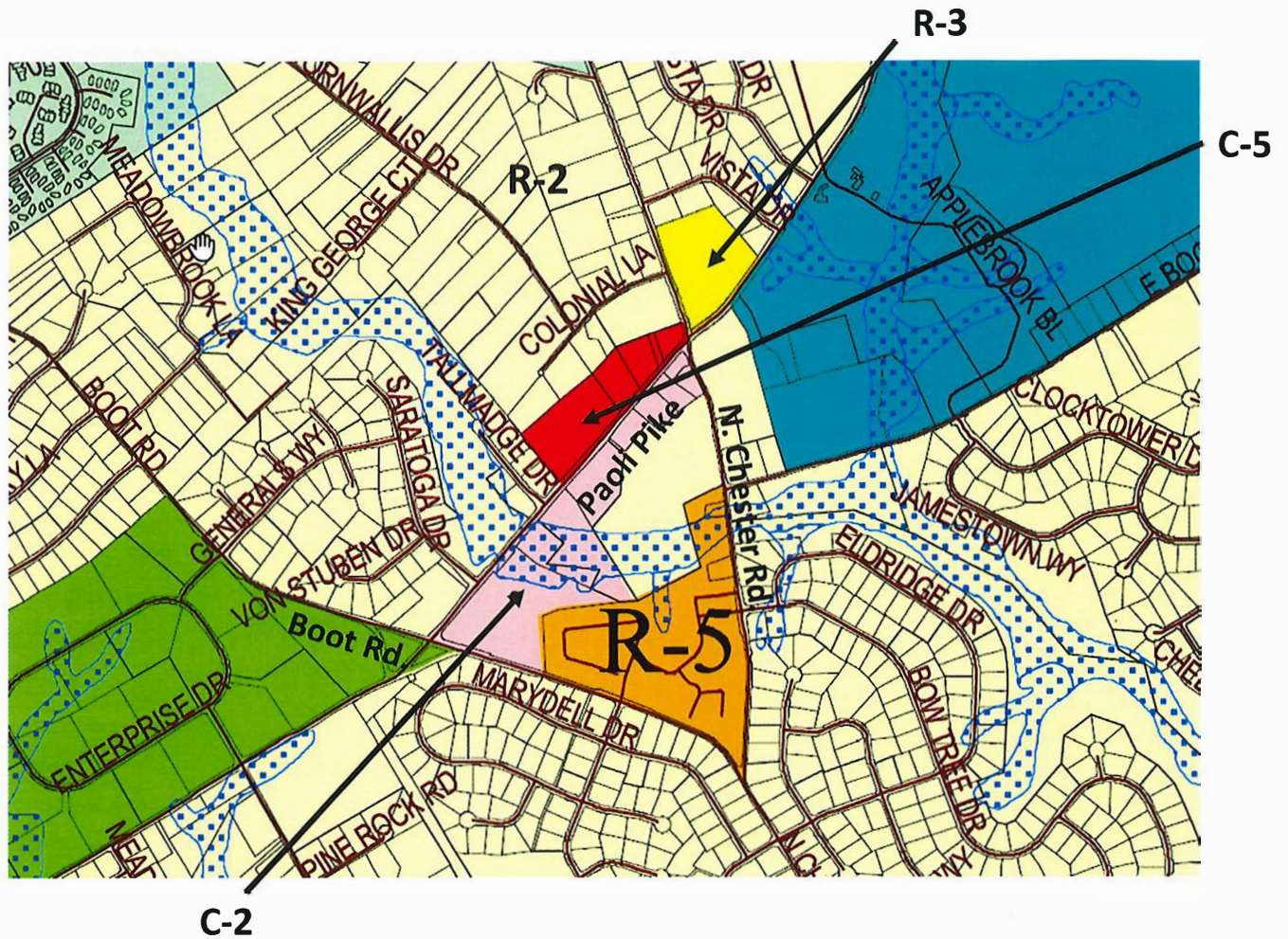
The TND ordinance introduced additional residential and commercial uses along Paoli Pike and also identified design standards to integrate these uses with the Paoli Pike Trail.

Knowing what we do, Staff is suggesting that the PC have a discussion on what you would want to see in this area in the future? What uses? What amenities?

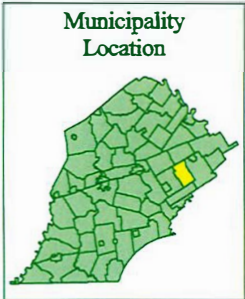
This is intended to be a brainstorming session to develop ideas, and concepts for this area of the township.

I've included the zoning map and the current zoning ordinance of the districts within this area.

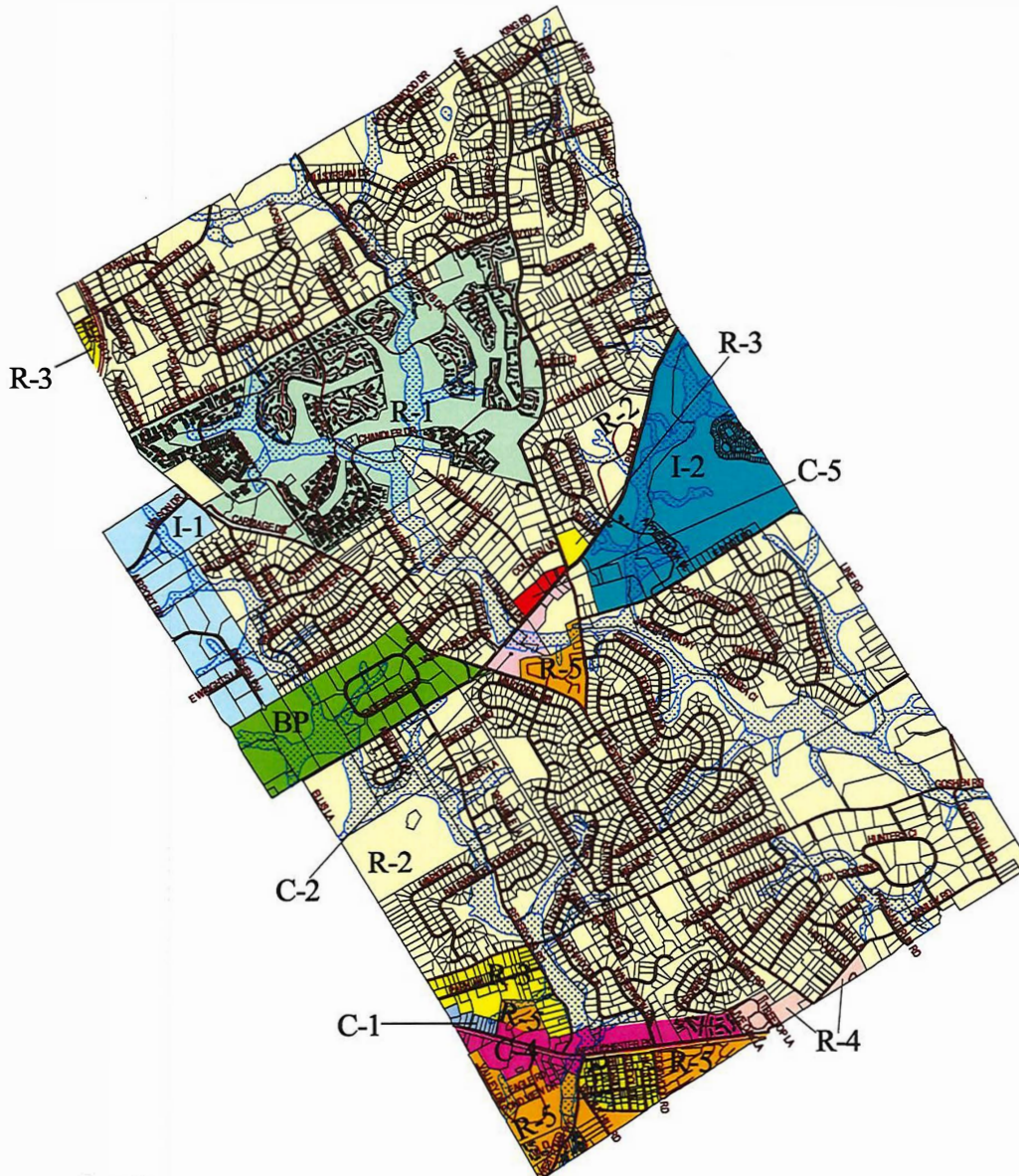
Paoli Pike Commercial Districts



- R-2 Single Family Residential
- R-3 Medium Density Suburban Residential
- R-5 Urban Residential
- C-2 Local Convenience Commercial
- C-5 Commercial



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

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

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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0.5 0 0.5 1 Miles



*Township of East Goshen, PA
Friday, February 26, 2021*

Chapter 240. Zoning

Article II. Residential Districts

§ 240-9. R-2 Low Density Residential District.

- A. Specific intent. In addition to the objectives stated in §§ **240-3** and **240-7**, the R-2 District is intended to encourage low density residential development on lots of sufficient size to provide for on-lot sewage disposal and on-lot water supply.
- B. Uses permitted by right. The following principal uses are permitted by right in the R-2 District if the area and bulk regulations and all other applicable requirements of this chapter are satisfied:
 - (1) Single-family detached dwelling.
 - (2) Agricultural uses in accordance with § **240-34**, except for animal husbandry, which shall be permitted as a conditional use.
 - (3) A lawfully permitted dwelling unit used as a group home, provided that the requirements of § **240-38** for such use are met.
 - (4) Forestry in accordance with the standards of § **240-34.1**.
[Added 10-29-2002 by Ord. No. 129-Q-02]
- C. Permitted conditional uses. The following principal uses may be permitted in the R-2 District when authorized by the Board of Supervisors in accordance with § **240-31**:
 - (1) Single-family cluster development in accordance with § **240-28**.
 - (2) Fire station.
 - (3) Township park.
 - (4) Place of worship or religious institution, excluding hospitals, sanitariums, penal or corrective institutions.
 - (5) Public or private primary or secondary school.
 - (6) Golf course.
 - (7) Riding academy.
 - (8) Publicly owned recreation.
 - (9) Public utility facility.
 - (10) Private recreation facility.

(11) Single-family open space development in accordance with § **240-36**.

(12) Private primary school and church or place of worship.
[Added 9-7-1999 by Ord. No. 129-F-99]

D. Uses permitted by special exception: none.

E. Accessory uses. The following accessory uses shall be permitted in the R-2 District in accordance with the provisions of § **240-32** and/or such other section listed after each use:

(1) Home occupation, which may include day care as an accessory use.

(2) Storage shed.

(3) Fence and wall.

(4) Garage.

(5) Recreational vehicle storage.

(6) Private greenhouse.

(7) Tennis court.

(8) Swimming pool.

(9) Horse barn.

(10) Solar energy systems.

(11) Signs. (See § **240-22**.)

(12) Animal husbandry.

(13) Temporary structure or use.

(14) Home-related business.

(15) Seasonal sale of farm products. (See § **240-34B**.)

(16) Apartment for care of a relative.

(17) No-impact home-based business as accessory to a residential dwelling.
[Added 10-21-2003 by Ord. No. 129-L-03]

F. Design and landscaping controls. The applicable design and landscaping controls in § **240-27D** shall apply to residential development in this district.

G. Lot area, width, building coverage, height and yard regulations. The following requirements apply to each use in the R-2 District, subject to further applicable provisions of this chapter:
[Amended 6-1-1999 by Ord. No. 129-D-99]

R-2 Principal Uses

Requirements	Place of Worship and Religious	School	All Other Uses¹	Private Recreation Facility
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	Institution			
Minimum lot area	2 acres	10 acres	1 acre	5 acres
Minimum lot width				
At building setback line	200 feet	300 feet	150 feet	300 feet
At street line	100 feet	150 feet	60 feet	150 feet
Maximum lot coverage				
By buildings	25%	25%	25%	15%
By total impervious cover	35%	35%	35%	35%
Maximum building height				
Stories	3	3	3	3
Feet	30 feet	30 feet	30 feet	30 feet
Minimum front yard	55 feet	65 feet	45 feet	50 feet
Average front yard*	70 feet	80 feet	60 feet	50 feet
Minimum side yard	30 feet each	40 feet each	20 feet each	50 feet
Minimum rear yard	65 feet	75 feet	50 feet	50 feet

*To obtain more flexibility in placing buildings in all residential subdivisions of two or more lots, an average building setback line of 60 feet and a minimum building setback of 45 feet shall be required.

¹NOTE: See § 240-31 for conditional use regulations, § 240-34 for agricultural regulations and § 240-57 for special exception regulations. The most restrictive lot area, width, building coverage, height and yard regulations for each such use shall apply.

*Township of East Goshen, PA
Friday, February 26, 2021*

Chapter 240. Zoning

Article II. Residential Districts

§ 240-10. R-3 Medium Density Residential District.

- A. Specific intent. In addition to the objectives stated in §§ **240-3** and **240-7**, the R-3 District is intended to encourage residential development in those areas near major highways, commercial areas and/or centers of employment. Such areas are suitable for medium density residential development if centralized sewage disposal and centralized water supply systems and suitable open space and recreation areas are provided to create a suburban environment appropriate for family needs.
- B. Uses permitted by right. The following principal uses are permitted by right in the R-3 District if the area and bulk regulations and all other applicable requirements of this chapter are satisfied:
- (1) Single-family detached dwelling.
 - (2) Semidetached dwelling.
 - (3) A lawfully permitted dwelling unit used as a group home, provided that the requirements of § **240-38** for such use are met.
 - (4) Forestry in accordance with the standards of § **240-34.1**.
[Added 10-29-2002 by Ord. No. 129-Q-02]
- C. Permitted conditional uses. The following principal uses may be permitted in the R-3 District when authorized by the Board of Supervisors in accordance with § **240-31**:
- (1) Fire station.
 - (2) Township park.
 - (3) Place of worship or religious institution, excluding hospitals, sanitariums or penal or corrective institutions.
 - (4) Publicly owned recreation.
 - (5) Public or private primary or secondary school.
 - (6) Public utility facility.
 - (7) Private primary school and church or place of worship.
[Added 9-7-1999 by Ord. No. 129-F-99]
- D. Uses permitted by special exception: none.

E. Accessory uses. The following accessory uses shall be permitted in the R-3 District in accordance with the provisions of § **240-32** and/or such other section listed after each use:

(1) Home occupation, which may include day care as an accessory use.

(2) Storage shed.

(3) Fence and wall.

(4) Garage.

(5) Recreational vehicle storage.

(6) Private greenhouse.

(7) Tennis court.

(8) Swimming pool.

(9) Horse barn.

(10) Solar energy systems.

(11) Wind-generated energy systems.

(12) Off-street parking. (See § **240-33**.)

(13) Signs. (See § **240-22**.)

(14) Animal husbandry.

(15) Temporary structure or use.

(16) Home-related business.

(17) Seasonal sale of farm products. (See § **240-34B**.)

(18) Apartment for care of relative.

(19) No-impact home-based business as accessory to a residential dwelling.

[Added 10-21-2003 by Ord. No. 129-L-03]

F. Design and landscaping controls. The applicable design and landscaping controls in § **240-27D** shall apply to residential development in this district.

G. Lot area, width, building coverage, height and yard regulations. The following requirements apply to each use in the R-3 District, subject to further applicable provisions of this chapter.
[Amended 6-1-1999 by Ord. No. 129-D-99]

Requirements	R-3 Principal Uses					
	Place of	School	Single-	Semi-	Fire	All
	Worship or		Family	Detached	Station	Other
	Religious		Detached	Dwelling		Uses
	Institutions		Dwelling			
Minimum lot	2 acres	10 acres	18,000	12,000	1 acre	18,000

Requirements	R-3 Principal Uses					
	Place of Worship or Religious Institutions	School	Single- Family Detached Dwelling square feet	Semi- Detached Dwelling square feet	Fire Station	All Other Uses square feet
area						
Minimum lot width						
At building setback line	200 feet	300 feet	100 feet	100 feet	150 feet	100 feet
At street line	100 feet	150 feet	50 feet	50 feet	60 feet	50 feet
Maximum lot coverage						
By buildings	25%	25%	25%	25%	25%	25%
By total impervious cover	35%	35%	35%	35%	35%	35%
Maximum building height						
Stories	3	3	3	3	3	3
Feet	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Minimum front yard	55 feet	65 feet	30 feet	30 feet	30 feet	30 feet
Average front yard*	70 feet	80 feet	40 feet	40 feet	40 feet	40 feet
Minimum side yards**	30 feet	40 feet	20 feet	20 feet (1 side)	20 feet	20 feet
Minimum rear yard	65 feet	75 feet	30 feet	30 feet	30 feet	30 feet

*To obtain more flexibility in placing buildings in all residential subdivisions of two or more lots, an average building setback line of 40 feet and a minimum building setback line of 30 feet shall be required.

**Each of two side yards, unless otherwise noted.

NOTE: See § 240-31 for conditional use regulations and § 240-57 for special exception regulations. The most restrictive lot area, width, building coverage, height and yard regulations for each such use shall apply.

*Township of East Goshen, PA
Friday, February 26, 2021*

Chapter 240. Zoning

Article III. Commercial Districts

§ 240-15. C-2 Local Convenience Commercial District.

- A. Specific intent. In addition to the objectives stated in §§ **240-3** and **240-13**, this district is intended to encourage primarily convenience commercial uses, personal service establishments and compatible uses. Small shopping center development with pedestrian access is particularly encouraged in this district.
- B. Uses permitted by right. The following principal uses are permitted by right in the C-2 District if the area and bulk regulations and all other applicable requirements of this chapter are satisfied, provided that adult uses are specifically prohibited, and provided that a building including more than one commercial establishment shall require conditional use approval:
- (1) Personal service establishment, including the following uses and other personal service uses that the applicant proves to the clear satisfaction of the Board of Supervisors are very closely similar in character: retail and/or self-service dry cleaning and laundry, tailor, barber shop, beauty salon, dressmaker and shoe repair.
 - (2) Retail sales of the following items and other items that the applicant proves to the clear satisfaction of the Board of Supervisors are very closely similar in character:
 - (a) Furniture and home furnishings.
 - (b) Gift items, newspapers, cameras, stationary, books, cigarettes, flowers, custom-made crafts, luggage and candy.
[Amended 7-11-2017 by Ord. No. 129-B-2017]
 - (c) Shoes, cosmetics and apparel or apparel accessories.
 - (d) Hardware, paint, wallpaper and interior decorating supplies.
 - (e) Groceries and related items for common household use.
 - (f) Retail bakeries and other custom production of salads and similar foods.
 - (g) General merchandise such as is commonly found within department stores, "five and ten" variety stores and general merchandise discount stores.
 - (h) Musical instruments or household appliances.
 - (3) Standard restaurant (which may include occasional take-out service) but not including drive-through service, a fast-food restaurant or a food stand.
 - (4) Professional offices, including offices of attorneys, accountants, physicians, dentists,

realtors, financial consultants, brokers, engineers, architects or other recognized professions.

- (5) 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.
- (6) Public library.
- (7) Tennis and/or exercise club.
- (8) Bank, savings and loan or other financial institution.
- (9) Mailing, reproduction, faxing, commercial art, photography and/or stenographic services.
- (10) Sale or service of office equipment, such as computers and photocopiers.
- (11) Forestry in accordance with the standards of § **240-34.1**.
[Added 10-29-2002 by Ord. No. 129-Q-02]
- (12) Wireless communications facilities on Township-owned property, subject to compliance with the standards in § **240-15H**.
[Added 8-16-2011 by Ord. No. 129-H-11]

C. Permitted conditional uses. The following principal uses may be permitted in the C-2 District when authorized by the Board of Supervisors in accordance with § **240-31**:

- (1) Any structure containing more than one commercial establishment, provided that only the uses listed in Subsection **B** shall be permitted.
- (2) Outdoor retail sale of Christmas trees and other seasonal items associated with holidays.
- (3) Gasoline service station, which may include the sale of gasoline as an accessory use.
- (4) Public utility facility.
- (5) Shopping center, including uses listed as permitted by right or conditional uses in this C-2 District.
- (6) Place of worship.
- (7) Fire or ambulance station.
- (8) Day-care center, child or adult. (See § **240-31**.)

D. Uses permitted by special exception: none.

E. Accessory uses. The following accessory uses shall be permitted in the C-2 District in accordance with the provisions of § **240-32** as applicable and any other section listed after each use:

- (1) Fences and walls.
- (2) Outdoor storage.
- (3) Solar energy systems.
- (4) Off-street parking and loading. (See § **240-33**.)

- (5) Signs. (See § 240-22.)
- (6) Temporary use.
- (7) Garage.
- (8) The following uses if accessory to a lawful existing dwelling unit:
 - (a) Home occupation.
 - (b) Storage shed.
 - (c) Swimming pool.
 - (d) Tennis court.
 - (e) Storage of a recreational vehicle.
 - (f) No-impact home-based business as accessory to a residential dwelling.
[Added 10-21-2003 by Ord. No. 129-L-03]
- (9) Beverage cafe with or without drive-through service in a shopping center.
[Added 7-7-2015 by Ord. No. 129-F-2015]
- F. Design and landscaping controls. The applicable design and landscape controls in § 240-27C shall apply to the uses in this C-2 District.
- G. Lot area, width, building coverage, height and yard regulations. The following requirements apply to each use in the C-2 District, subject to further applicable provisions of this chapter. All uses shall be serviced by centralized sewage disposal and centralized water supply systems.
[Amended 6-1-1999 by Ord. No. 129-D-99]

C-2 Principal Use	
Requirements	All Uses
Minimum lot area	18,000 square feet
Minimum lot width	
At building setback line	100 feet
At street line	100 feet
Maximum lot coverage	
By buildings	30%
By total impervious cover	45%
Maximum building height	
Stories	2
Feet	30 feet
Minimum front yard	50 feet
Minimum side yards*	20 feet each
Minimum rear yard	50 feet

*No side yard is required between individual attached commercial establishments or uses in a commercial development approved under Subsection C(1).

- H. Standards for wireless communications facilities built on Township-owned property. All applicants seeking to construct, erect, relocate or alter a wireless communications facility on

Township-owned property in the C-2 District shall demonstrate compliance with the criteria in § **240-31C(3)(h)** as part of the application for building permit. Any materials or documents that must be submitted to the Board of Supervisors as part of the conditional use application for wireless communications facilities built in the I-1 and BP Districts pursuant to § **240-31C(3)(h)** shall be submitted instead to the Building Official as part of the building permit application for a wireless communications facility built on Township-owned property in the C-2 District. The Building Official shall not issue a building permit for the wireless communications facility until the applicant has demonstrated compliance with the criteria in § **240-31C(3)(h)** and the Township has entered a lease or license agreement with the owner of the wireless communications facility. Notwithstanding the foregoing provisions, applicants seeking to modify and/or co-locate on an existing wireless telecommunications facility or existing wireless support structure on Township-owned property shall be required to comply with the Pennsylvania Wireless Broadband Collocation Act, 53 P.S. § 11702.1 et seq. in lieu of complying with the provisions in § **240-31C(3)(h)**.

[Added 8-16-2011 by Ord. No. 129-H-11; amended 7-16-2013 by Ord. No. 129-B-2013]

*Township of East Goshen, PA
Friday, February 26, 2021*

Chapter 240. Zoning

Article III. Commercial Districts

§ 240-17. C-5 Government, Finance and Office District.

- A. Specific intent. In addition to the objectives stated in §§ **240-3** and **240-13**, this district is intended to provide primarily for government, finance and a variety of office uses at a central location along an arterial highway.
- B. Uses permitted by right. The following principal uses may be permitted in the C-5 District by the Zoning Officer if the area, bulk and all other applicable requirements of this chapter are satisfied:
 - (1) Business office, provided that no goods shall be sold on site. A building or lot containing more than one office establishment shall require conditional use approval.
 - (2) Professional offices, including offices of attorneys, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.
 - (3) Government office, including a post office or other use serving the public which is operated by a municipality, county, state or federal government, by a school district or by a legally constituted municipal authority.
 - (4) Place of worship (including a church).
 - (5) A lawfully permitted dwelling unit used as a group home, provided that the requirements of § **240-38** for such use are met.
 - (6) Public library.
 - (7) Forestry in accordance with the standards of § **240-34.1**.
[Added 10-29-2002 by Ord. No. 129-Q-02]
- C. Permitted conditional uses. The following principal uses may be permitted in the C-5 District when authorized by the Board of Supervisors in accordance with § **240-31**:
 - (1) Fire or ambulance station.
 - (2) Public utility facility.
 - (3) 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 C-5 District shall be permitted.
 - (4) Medical laboratory for conducting or analyzing medical tests.

- (5) Bank, savings and loan or other financial institution.
- (6) Cyber charter school campus.
[Added 3-17-2009 by Ord. No. 129-E-09]
- D. Uses permitted by special exception: none.
- E. Accessory uses. The following accessory uses shall be permitted in the C-5 District in accordance with the provisions of § **240-32** and such other section listed after each use:
 - (1) Fences and walls.
 - (2) Solar energy systems.
 - (3) Off-street parking and loading. (See § **240-33**.)
 - (4) Signs. (See § **240-22**.)
 - (5) Temporary use.
 - (6) Garage.
 - (7) The following uses if accessory to a lawful dwelling:
 - (a) Storage shed.
 - (b) Tennis court.
 - (c) Swimming pool.
 - (d) Storage of a recreational vehicle.
 - (e) Home occupation.
 - (f) No-impact home-based business as accessory to a residential dwelling.
[Added 10-21-2003 by Ord. No. 129-L-03]
- F. Design and landscaping controls. The applicable design and landscape controls in § **240-27C** shall apply to the uses in this C-5 District.
- G. Lot area, width, building coverage, height and yard regulations. The following requirements apply to each use in the C-5 District, subject to further applicable provisions of this chapter. All uses shall be serviced by centralized sewage disposal and centralized water supply systems.
[Amended 6-1-1999 by Ord. No. 129-D-99]

C-5 Principal Uses

Requirements	All Uses
Minimum lot area	40,000 square feet
Minimum lot width	
At building setback line	150 feet
At street line	100 feet
Maximum lot coverage	
By buildings	25%
By total impervious cover	45%
Maximum building height	

C-5 Principal Uses

Requirements

All Uses

Stories	2
Feet	30 feet
Minimum front yard	60 feet
Minimum side yards	25 feet each
Minimum rear yard	50 feet

FYI

FILE

CIRCA 1962/63 EAST GOSHEN

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

DEVELOPMENT POLICY PLAN

EAST GOSHEN PLANNING COMMISSION

KENDREE AND SHEPHERD PLANNING CONSULTANTS
1529 Walnut Street
Philadelphia, Pennsylvania 19102

SUMMARY

East Goshen is a traditionally agricultural community which has until recent years had no population concentration except for the Milltown area in the southwest corner of the Township. The basic road system of East Goshen follows an irregular pattern dictated somewhat by the terrain and initially established to serve through traffic to areas outside of the community. There are two major highways in the Township, Routes 3 and 202. Residential development occupies 8.8 percent of the total land in the Township; the most intensive residential development is concentrated between Goshen Road and the West Chester Pike and just north of Route 202 and along the Chester Road towards Malvern. Commercial development in the Township is extremely limited, taking up only 0.2 percent of the total land area, and is concentrated along Routes 3 and 202. Public and quasi-public land uses constitute 0.7 and 0.4 percent of the total area. The former group includes the Goshenville Elementary School at the Chester Road and Paoli Pike intersection and the West Chester Borough Water Reservoir in Milltown; the latter consists of the church and fire company in Milltown, the church, meeting house, grange and Columban Fathers at Goshenville, and the Malvern Institute in the northeast corner of the Township. Recreational uses constitute only 1.9 percent of the total land in the Township. Essentially, East Goshen is still a rural community with 50.9 percent of its land used for agriculture and 35.3 percent still vacant or wooded. Agricultural uses will predominate in the near future until development pressures and higher taxation preclude profitable farm operation and it becomes more feasible to dispose of these lands for residential development.

SUMMARY

The future development of East Goshen Township can best be anticipated and controlled by a Development Policy Plan which would chiefly concern itself with the utilization of land and services. A Land Use Policy Plan is recommended which provides for a Township Center as an identifying focus of community life, creates areas of population concentration near schools and assures sufficient land for industrial and commercial growth as well as schools and public uses. It is suggested that the Township preserve its open atmosphere by providing as much area of low density residential development as economically feasible.

The Circulation Policy Plan for East Goshen includes the proposals that the Township reserve the necessary right-of-way to provide for future construction of the new alignment of the Morstein Road in the northwest corner of the Township, and that an Official Township Map be adopted which would contain all the elements shown on the proposed circulation plan. It is also recommended that the Township offer immediate proposals to the State Department of Highways for the improvement of Boot Road and Chester Road from the Boot Road intersection to Route 3 and for the construction of an overpass at Morstein Road.

In the Community Facilities Policy Plan, it is foreseen that the continued increase in elementary school age population will bring about a further need for school facilities in the Township. If such a need arises, a recommended location for the second elementary school is the area on the south side of Greenhill Road, known as the Sullivan Tract. Recreational needs for East Goshen can best be served by developing playground sites in the low and medium residential areas

and by reserving and developing open space in the Township. The Plan emphasizes the future need for a water and sewage system in the Township. Another recommended community improvement is the construction of a Township Building, in conjunction with the Township Center, in the area bounded by Paoli Pike, Chester Road, and Boot Road.

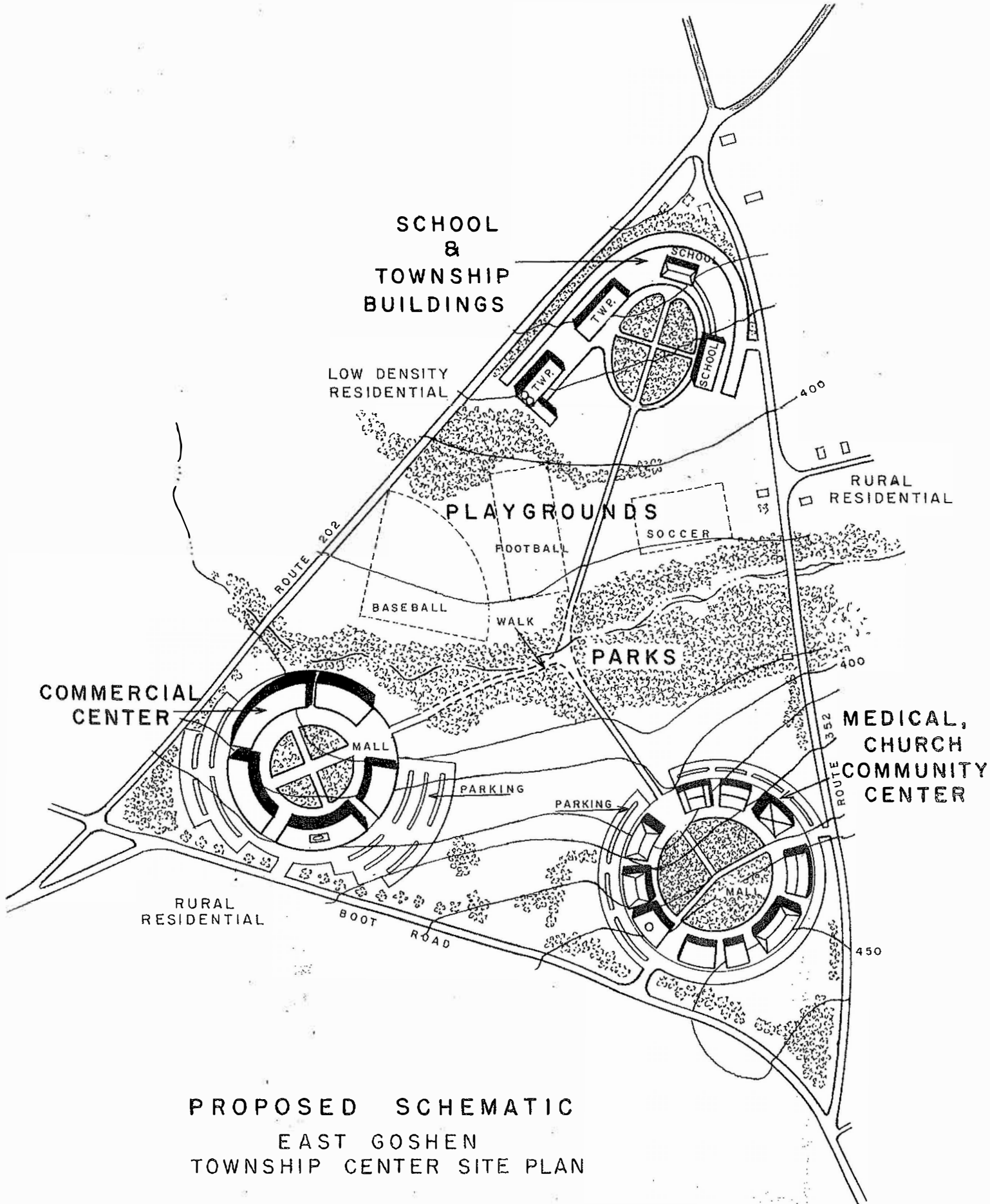


FIGURE 6