

# DRAFT

## WEST GOSHEN TOWNSHIP

### CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO.: \_\_\_\_\_

AN ORDINANCE OF WEST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST GOSHEN TOWNSHIP REVISED ZONING ORDINANCE OF 1990, AS AMENDED, WHICH IS CODIFIED IN CHAPTER 84 OF THE WEST GOSHEN TOWNSHIP CODE, AS WELL AS THE WEST GOSHEN TOWNSHIP ZONING MAP TO CREATE A NEW R-3C RESIDENTIAL INFILL DISTRICT AND TO REZONE CERTAIN PARCELS MORE PARTICULARLY IDENTIFIED HEREIN TO R-3C AND TO ESTABLISH USE REGULATIONS, AREA AND BULK REGULATIONS AND DESIGN STANDARDS FOR PROPERTIES IN THE R-3C DISTRICT.

BE IT ENACTED AND ORDAINED, and it is hereby enacted by authority of the Board of Supervisors of West Goshen Township that the Revised Zoning Ordinance of 1990, as amended, which is codified in Chapter 84 of the West Goshen Township Code, is hereby amended as follows:

**SECTION 1. Section 84-4 titled "Establishment of districts" shall be amended as follows:**

#### "§84-4. Establishment of Districts.

Types of districts. For the purpose of this chapter, the Township of West Goshen is hereby divided into types of districts, designated as follows:

R-2 Residential District

R-3 Residential District

R-3A Single-Family Attached Dwelling Overlay District

R-3B Flexible Design Conservation District, which shall include, within such District, Zone A, Zone B and Zone C

R-3C Residential Infill.

R-4 Residential District

C-1 Neighborhood Commercial District

C-1-R Neighborhood Commercial District – Restricted

C-2 Commercial Shopping Center District

C-3 Limited Highway Commercial District

C-4 Special Limited Business and Apartment District

- C-5 General Highway Commercial District
- I-1 Campus Light Industrial District
- I-2 Light Industrial District
- I-3 General Industrial District
- I-2-R Light Industrial District--Restricted
- Planned Office Park District
- Multipurpose District
- M-S Medical-Service District
- RGC Residential Golf Course District
- I-C Industrial-Commercial District
- MCX Municipal Complex District

B. Districts of annexed area. Any territory hereafter added to the Township shall be considered to be zoned R-3 Residential District until otherwise classified by action of the Township of West Goshen.

C. Lot sizes. No lot shall be so reduced that the area of the lot or the dimensions of the required open spaces shall be less than herein prescribed.

**SECTION 2.** The Zoning Map of West Goshen Township, which is adopted pursuant to Section 84-5, is hereby amended, as reflected in Exhibit "A" attached hereto. The following parcels of property shall be rezoned from R-3 Residential to R-3C:

Parcel No.	Property address	Current owner
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LIST ALL PARCELS

**SECTION 3.** A new Article IV-C titled, "R-3C Residential Infill District" shall be added which shall provide as follows:

**"Article IVC. R-3C Residential Infill District**

**§ 84-14.8. Use regulations.**

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other.

- A. Single-family detached dwelling.
- B. Agriculture.
- C. Forestry.
- D. Any of the following accessory uses shall be permitted:

- (1) Customary residential accessory uses.
- (2) Home occupation, no-impact home-based business and home-related business.
- (3) Family day-care home.

**§ 84-14.9. Area and bulk regulations.**

The following area and bulk regulations shall apply to a development tract which is proposed for development with single family detached dwellings:

- A. Minimum development tract area: 3.5 gross acres.
- B. Minimum lot width at building setback line: 100 feet.
- C. Minimum lot width at street line: 30 feet.
- D. Maximum number of dwelling units per acre: 4.0 units per acre averaged over the development tract.
- E. Maximum height: two stories, not exceeding 30 feet.
- F. Minimum building setback from the street right-of-way: 30 feet.
- G. Minimum side yard: 10 feet; 25 aggregate.
- H. Minimum rear yard: 20 feet.
- I. Minimum green area: 50%.
- J. Maximum lot coverage: 25%.
- K. Public water service and public sewer service required.
- L. Minimum off-street parking: 2.5 spaces per dwelling unit.

**Why not minimum distance from building to any property line of the development tract?**

**§ 84-14.10. Design standards.**

The following design standards shall apply to single-family detached dwellings:

- A. Parking: as required by § 84-55J of this chapter.
- B. Access and traffic control: as required by §84-55D of this chapter.
- C. All utilities shall be designed, placed and installed underground.

**SECTION 4. SEVERABILITY.** If any provision, 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 provision, sentence, clause, section or part thereof not been included herein.

**SECTION 5. REPEALER.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any such inconsistency.

**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:**

**BOARD OF SUPERVISORS OF  
WEST GOSHEN TOWNSHIP**

\_\_\_\_\_  
Casey LaLonde, Secretary

\_\_\_\_\_  
Robin Stuntebeck, Chairwoman

\_\_\_\_\_  
Hugh Purnell, Jr., Vice-Chairman

\_\_\_\_\_  
Christopher Pielli, Esquire, Member

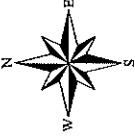
\_\_\_\_\_  
Edward G. Meakim, Jr., Member

\_\_\_\_\_  
Shaun Walsh, Member

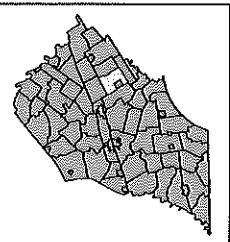


# West Goshen Township

Municipal Zoning Map  
 Zoning Adopted: September 17, 2019  
 Map Created: August 20, 2019



ADOPTED	CHANGED
1/28/2004	ADDED MORE MPD
8/11/2004	ADDED MCX
7/27/2005	ADDED R-3A OVERLAY
3/26/2012	CHANGED PART OF I-2 TO I-2-R
7/24/2012	ADDED R-3B ZONES
6/12/2013	DELETE C-A CONVERSION AREA
9/17/2019	PARCEL 52-5-106 CHANGED TO MPD



Township Office  
 1025 Paoli Pike  
 West Chester, PA 19380  
[www.westgoshen.org](http://www.westgoshen.org)

ZONE	ACRES
C-1	32.60
C-1-R	16.47
C-2	103.26
C-3	23.00
C-4	165.41
C-5	76.83
I-1	422.17
I-2	491.94
I-2-R	91.52
I-3	172.86
I-C	135.51
MCX	8.92
MPD	167.85
MSD	31.91
OP	22.10
R-2	627.65
R-3	4404.73
R-3B-A	43.75
R-3B-B	137.04
R-3B-C	261.44
R-4	190.27
RGC	54.32
<b>Total</b>	<b>7681.55</b>



## Legend

R-3A - Single Family Attached Dwelling Overlay

Road Centerlines

Parcels

Municipal Boundaries

Zoning Districts

- C-1 - Neighborhood Commercial
- C-1-R - Neighborhood Commercial Restricted
- C-2 - Commercial Shopping Center
- C-3 - Limited Highway Commercial
- C-4 - Special Limited Business and Apartment
- C-5 - General Highway Commercial
- I-1 - Campus Light Industrial
- I-2 - Light Industrial
- I-2-R - Light Industrial Restricted
- I-3 - General Industrial
- I-C - Industrial Commercial
- MCX - Municipal Complex
- MPD - Multi-Purpose
- MSD - Medical Service
- OP - Planned Office Park
- R-2 - Residential
- R-3 - Residential
- R-3B-A - Flexible Design Conservation District Zone A
- R-3B-B - Flexible Design Conservation District Zone B
- R-3B-C - Flexible Design Conservation District Zone C
- R-4 - Residential
- RGC - Residential Golf Course

**IMPORTANT NOTES:**  
 The Official Zoning Map is the municipal building shall be the final authority regarding the correct zoning status of land, buildings, and other structures.

**NOTES:** Not for engineering purposes.

**Legend:** Municipal Boundaries have been compiled from aerial photography and 1:50,000 scale mapping using first order, fully automated digital techniques. Line work photography data was controlled analytically from ground points captured using first order GPS equipment. Parametric coordinates were based on the PA State Plane Coordinate System (Zone 18N North American Datum 1983).

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