

BOROUGH OF WEST CHESTER

Chapter 112: Zoning- Article XXIII Planned University Campus District (PUC)

§ 112-141. Purpose and Intent

The purpose and intent of the Planned University Campus District (PUC) is to recognize the unique character and interrelated complexities of appropriately regulating the campus use of West Chester University of Pennsylvania, or any successor university, relative to the following:

- A. Plan for orderly, coordinated, unified development of the University Campus and related uses by developing uniform standards with adjacent municipalities that recognize that university facilities, infrastructure, traffic management, parking facilities, pedestrian circulation and stormwater management cross municipal boundaries.
- B. Strengthen, maintain and preserve neighborhoods and improve existing housing stock in neighborhoods which surround or are immediately outside of the University Campus and related uses.
- C. Encourage long range planning for University Campus growth and allow for the success of the University in advancing the missions of the University and the Pennsylvania State System of Higher Education.
- D. Establish Super Blocks for development as a stand-alone lot for development pursuant to the approved University Campus Plan.
- E. Establish boundaries and the maximum density for the future development of the University Campus and related uses.
- F. Establish appropriate area and bulk standards to regulate campus size, building setback, building height, impervious coverage, impacts, and setbacks.
- G. Establish appropriate standards, regulations and conditions for parking facilities, vehicular circulation, and pedestrian circulation which promote safe and efficient movement between the University Campus, related uses and the surrounding community.
- H. Simplify the review and approval process for individual buildings and related facilities that conform to an approved University Campus Plan.

§ 112-142. Use Regulations

Land, buildings and structures within the Planned University Campus District may be used for one or more of the following uses and no others, provided that the uses are in conformance with a University Campus Plan, which has been approved by conditional use.

BOROUGH OF WEST CHESTER
PLANNED UNIVERSITY CAMPUS OVERLAY DISTRICT (PUC)
January 22, 2018, last revised September 21, 2018

A. Principal Uses

- (1) Educational facilities
- (2) Administrative and faculty offices related to the university functions to include, but not be limited to, business office, data processing and student records.
- (3) Student Union, including dining venues, bookstore, meeting rooms and related ancillary uses.
- (4) University food service facilities.
- (5) University bookstore facilities
- (6) University health and counseling facilities.
- (7) Student services.
- (8) University physical plant facilities including geothermal pump house.
- (9) Auditorium for the primary use of the University and its students and with a seating capacity of no more than 1,500 seats.
- (10) Dormitory.
- (11) Student Housing.
- (12) Parking garage.
- (13) Surface parking lot.
- (14) Student recreation center.
- (15) University gymnasium.
- (16) Utility uses, facilities and structures.
- (17) Forestry.
- (18) Wireless communication facilities.
- (19) Athletic Facility – Intercollegiate Competition Use.
- (20) A program administered jointly with a third-party entity where the primary purpose of the program is educational in nature, by way of example only, a work/study program.

B. Accessory Uses

- (1) Surface parking lot.
- (2) One story shed with a maximum total floor area of 1,000 square feet.
- (3) Athletic facility – recreational use.

§ 112-143. Area and Bulk Regulations

A. The following area and bulk regulations shall apply to all uses within the Planned University Campus District.

- (1) The maximum height of buildings or other structures erected, enlarged, or used shall be 60 feet, unless additional perimeter setbacks are provided in accordance with the following:
 - a. For each additional foot (horizontal) of setback provided from the minimum in A(2), (3) and (4) below, the maximum building height (vertical) may be increased by one foot from 60 feet to a maximum of 120 feet. No buildings shall be greater than 120 feet in height.
- (2) Front yard setback for all principal uses within the PUC: 20 feet.
- (3) Side yard setback for all principal uses within the PUC: 20 feet.
- (4) Rear Front yard setback for all principal uses within the PUC: 20 feet.
- (5) Minimum building separation distance: 20 feet.
- (6) Minimum setbacks for surface parking lots: 20 feet, except that, where the PUC District abuts a residential district, the minimum setback shall be 30 feet.
- (7) Maximum impervious coverage: 90%.
- (8) Minimum green space: 10%.

§ 112-144. University Campus Plan Components.

- A. After the effective date of the Zoning Ordinance amendment that enacts this Article XXIII, no land development or change in use of an existing building from a use not previously utilized by the University shall occur in the Planned University Campus District except in compliance with this Article XXIII.
- B. In order to assure that development within the PUC District complies with the purpose and intent of this Article XXIII, the University shall prepare and submit to the Borough a conditional use application which shall include a comprehensive campus plan, referred to as a “University Campus Plan”, which projects, anticipates and accommodates five (5)

BOROUGH OF WEST CHESTER
PLANNED UNIVERSITY CAMPUS OVERLAY DISTRICT (PUC)
January 22, 2018, last revised September 21, 2018

years of growth and development of the University Campus. Such plan shall be reviewed by the Planning Commission in accordance with the provisions of this Article XXIII.

- C. The University Campus Plan, which includes the following materials and components shall be submitted with the conditional use application.
- (1) A University Enrollment Report and Projection Analysis that includes the information required by Section 112-145.
 - (2) A University Housing Report and Analysis that includes the information required by Section 112-146.
 - (3) A University Campus Transportation Study that is prepared in accordance with the criteria in Section 112-147.
 - (4) A University Campus Parking Study that is prepared in accordance with the criteria in Section 112-148.
 - (5) A Comprehensive Stormwater Management Strategy in accordance with the criteria in Section 112-149.
 - (6) A Master Site Plan in accordance with the criteria in Section 112-150.
 - (7) The University shall be responsible for all improvements required by the Borough Subdivision and Land Development Ordinance and other applicable ordinances and regulations for each phase of the University Campus Plan. An Implementation Schedule for all recommended improvements included in the Transportation Study, Parking Study, and Stormwater Management Strategy; including a list of all required and/or recommended improvements; the date improvements are required based on the Master Site Plan, and the proposed date of completion and implementation shall be provided. The Implementation Schedule shall provide for the improvements on a phase by phase basis, such that improvements are implemented over time as the University progresses with the development of the improvements that are shown on the Master Plan.

§112-145. University Enrollment Report and Projection Analysis.

- A. A University Enrollment Report and Projection Analysis shall be submitted which includes the following.
- (1) Current University On-Campus enrollment and On-Campus census data shall be provided for the following categories:
 - (a) Full time students.
 - (b) Part time students.

BOROUGH OF WEST CHESTER
PLANNED UNIVERSITY CAMPUS OVERLAY DISTRICT (PUC)
January 22, 2018, last revised September 21, 2018

- (c) Undergraduate students.
 - (d) Graduate and professional students.
 - (e) Full time faculty and staff.
 - (f) Part time faculty and staff.
- (2) University enrollment and census data for the three (3) year period prior to the current year shall be provided.
 - (3) A University On-Campus three (3) year enrollment projection with reference to the accommodation of any projected enrollment change within the Master Plan.
 - (4) Information provided in the Enrollment Report and Projection Analysis shall be utilized for planning purposes only and shall not be utilized to formulate a condition of approval that regulates or otherwise restricts University growth.

§112-146. University Housing Report and Analysis.

- A. A University Housing Report and Analysis shall be submitted which includes the following.
 - (1) Current University On-Campus housing data shall be provided for the following categories:
 - (a) Total number of students living On Campus.
 - (b) Total number of dormitory/student housing beds available On Campus.
 - (2) University On-Campus housing data shall be provided for the three (3) year period prior to the submission of the report and analysis.
- B. Upon request from the University, the Borough shall provide to the University copies of the rental registration forms for student homes in the Borough.
- C. The University Housing Report and Analysis shall be updated to include three (3) year On Campus housing need projection, with reference to the accommodation of same within the Master Plan.

§112-147. University Campus Transportation Study.

A University Campus Transportation Study shall be submitted which includes the following components.

- A. A Transportation Demand Management (TDM) Plan.

BOROUGH OF WEST CHESTER
 PLANNED UNIVERSITY CAMPUS OVERLAY DISTRICT (PUC)
 January 22, 2018, last revised September 21, 2018

- (1) The TDM Plan shall investigate and implement a variety of strategies which collectively reduce the demand on the transportation system, particularly a reduction of single occupant vehicles during peak periods, and the expansion of choices available to students, faculty and staff. A TDM Plan is a critical component of reducing parking demand. Traffic needs to be minimized to decrease congestion within the Borough, to create livable and walkable spaces, and to minimize the effects of traffic on neighboring communities. The TDM Plan shall consider implementation of the following strategies and initiatives.
 - (a) Shuttle system.
 - (b) Discounted transit fare program.
 - (c) Carpool and vanpool preferential parking.
 - (g) On-site car-sharing vehicles.
 - (h) Real-time display of parking garage utilization.
 - (i) Commuter information center (website, brochures, resource table).
 - (j) Flexible or alternative work hours for workers.
 - (k) TDM education programs directed at the students and employees.
- (2) The TDM Plan shall include a travel-demand management analysis, applying the committed strategies to estimate the reduction of peak-hour, single occupancy vehicle trips associated with existing or future development related to the University Campus Plan. Specific TDM strategies and measures shall be specified for each of the following users.
 - (a) Students residing within the district.
 - (b) Students who commute from a residence outside the district.
 - (c) Employees.
 - (d) Visitors/special event attendees.

B. The Traffic Study and Analysis shall identify the transportation study area and the transportation systems to be studied. Existing transportation conditions for highway links and intersections serving the PUC must be described and the existing level of use analyzed. Potential transportation impacts of future parking development must be assessed for a three-year projection which is based on the enrollment and census data outlined in Section 112.145.A(2). Recommendations for potential system or service improvements in order to accommodate the projected transportation impacts of PUC development shall be included. The Traffic Study and Analysis shall identify specific

improvements designed to reduce or avoid impacts created by campus development on existing and future residential neighborhoods.

- C. Internal circulation and facilities. The study shall describe existing and proposed internal roads for vehicular traffic; existing and proposed connections to the public street network; plans for street openings and closings, and possible impacts on the adjoining transportation system and adjoining zoning districts; existing and proposed facilities and accommodations for public transportation, pedestrian circulation, bicycle paths and other transportation methods.
- D. All proposed improvements shall be presented with a commitment schedule based on projected University enrollment, as presented per Section 112-145.A(2).

§112-148. University Campus Parking Study.

The University Campus Parking Study shall include the following components:

- A. This report shall inventory the average weekday utilization of all parking facilities between the time periods of 11am to 1pm and 5pm to 7pm when the University is in session.
 - (1) Using the projections developed per Section 112-145, the parking study shall detail a parking plan for each of the defined user groups. The projections report shall include a narrative describing the methodology utilized to determine the number of spaces required and a description of the assumptions and methodology for calculating the projected number of required parking spaces.
- B. Parking space requirements. Ninety-five (95%) percent of existing, unused off-street parking documented in the report prepared pursuant to Section 112-148(A)(1) may be credited towards the satisfaction of the University Campus Plan's projected parking requirements.
- C. Location. Parking which serves all uses within a PUC shall be permitted at any University parking facility location, even if located within another municipality. However, the location of University parking facilities shall accommodate the needs of users as specified in a parking projections report and University Campus Plan Transportation Study.
- D. All proposed improvements shall be presented with a commitment schedule based on projected University enrollment, as presented per Section 112-145. The proposed improvement schedule shall include a written description explaining how the improvements are implementing West Chester Borough's 2017 Parking Master Plan.
- E. Parking for third-party development. Independent non-university third-party land development in the PUC shall provide on-site parking in accordance with the Borough of West Chester zoning requirements. An example of such would be when the University leases land to another party.

§112-149. Comprehensive Stormwater Management Strategy.

- A. A Comprehensive Stormwater Management Strategy shall be developed based on the projected three (3) year growth depicted by the University Campus Plan.
- B. The Comprehensive Stormwater Management Strategy shall be based on the criteria and approach outlined in Section 94-304 of the Borough of West Chester's Stormwater Management Standards.
- C. To the extent the Borough's standards deviate from the terms of the University's MS4 permit from the Pennsylvania Department of Environmental Protection, the terms of the MS4 permit shall govern.

§112-150. Master Site Plan.

- A. The Master Site Plan shall be prepared in accordance with the data, analysis and conclusions of the University Enrollment Report and Analysis, University Housing Report and Analysis, University Campus Transportation Study, University Campus Parking Study and the Comprehensive Stormwater Management Strategy which are prepared per the requirements of Section 112-144.B.
- B. The Master Site Plan shall depict all of the existing and proposed development on the University Campus within the PUC anticipated within a three (3) year period. The Master Site Plan shall show the general location and size of all proposed new development by the University, or for the benefit and use of the University, and shall allocate land and demarcate facilities for the following.
 - a. Existing buildings and their uses, i.e. classroom, dormitory, administration, including the cumulative gross floor area of all existing buildings.
 - b. Proposed buildings including proposed uses and square footages. Dormitories and student housing shall indicate the number of beds.
 - c. Existing parking facilities and capacity.
 - d. Proposed parking facilities and capacity.
 - e. Provisions for vehicular and pedestrian access and circulation.
 - f. Athletic fields.
 - g. Recreation facilities.
 - h. Open space.
 - i. Stormwater management facilities.

- C. The Master Plan shall include tabular data indicating the existing, proposed and permitted total size of the campus, square footage, building height (number of stories), building setbacks, number of parking spaces, impervious coverage, green space and open space.

§112-151. Sustainability.

- A. All proposed buildings and facilities depicted on the University Campus Plan shall be designed to improve the sustainability of the campus.
- B. All proposed buildings shall be designed to meet, at a minimum, the U.S. Green Building Council's LEED Silver Certification criteria.

§ 112-152. University Campus Plan Review and Decision Procedures

- A. It is assumed that a comprehensive University Campus Plan will utilize infrastructure which is located in more than one municipality. Therefore, a copy of the information specified in Section 112-144 shall be submitted to both the Borough of West Chester and West Goshen Township at the time of filing a conditional use application for approval of a University Campus Plan. The Borough shall request that West Goshen Township review the conditional use application and provide comments to the Borough on the proposed University Campus Plan. If the conditional use application and proposed University Campus Plan involves land and development in both the Borough and West Goshen, the Borough and West Goshen shall endeavor to coordinate their reviews of the application such that the University does not have to duplicate its efforts and to ensure that consistent conditions are imposed on the respective municipality's approval.
- B. The materials that the University submits pursuant to Section 112– 144 shall be in lieu of the report required pursuant to Section 112– 113. The University shall not be required to submit an impact assessment report. The University shall provide testimony at the conditional use hearings to demonstrate that the standards and criteria in Section 112– 113 have been met.
- C. An approved University Campus Plan shall govern the use and development of land within the PUC District. The terms of such approved University Campus Plan shall be enforceable in accordance with the procedures and remedies set forth in Article XII.
- C. After submission and approval of the initial University Campus Plan, the plan shall be valid for a period of ten (10) years from the date of approval. The area and bulk regulations (as defined by Section 112-143.A) approved by the University Campus Plan shall be the regulations applicable to the use and development of all new buildings, structures and improvements depicted on the Master Plan within the ten-year approval period. Any new building, structure or improvement depicted on the approved University Campus Plan shall not require individual conditional use, special exception and/or variance application and approval; provided all other applicable permits and approvals are obtained including, but not limited to, land development and building code approvals subject to the jurisdiction of the Pennsylvania Department of Labor and Industry.

BOROUGH OF WEST CHESTER
PLANNED UNIVERSITY CAMPUS OVERLAY DISTRICT (PUC)
January 22, 2018, last revised September 21, 2018

However, if enrollment of students present on the University Main Campus increases by five (5) percent or more than the enrollment projections of students on the University Main Campus included in the University Enrollment Report and Analysis which was submitted with the conditional use application, the University must seek a modification of the conditional use approval.

- D. After conditional use approval of the University Campus Plan, a land development plan shall be required for the construction of any building, structure or parking lot with more than ten (10) spaces.
- E. Notwithstanding any provision in the Borough Zoning Ordinance to the contrary, any conditional use approval granted pursuant to the Planned University Campus District regulations shall remain valid such that any land development application or plan or other application may be submitted thereunder within ten (10) years from the date of the conditional use decision, provided that ten (10) year timeframe may be extended at the discretion of Borough Council.

Definitions (to be added to 112-7)

ATHLETIC FACILITY – INTERCOLLEGIATE COMPETITION USE

Any indoor or outdoor facility, court, or field designed for intercollegiate sports competitions and which includes spectator seating and related amenities.

ATHLETIC FACILITY – RECREATIONAL USE

Any outdoor facility with an open, relatively level, natural or artificial turf surface or an indoor facility designed for team sports, games and recreational activities which do not require spectator seating for more than twenty (20) people and are typically used by students for intramural sports and similar activities

AUDITORIUM

A facility for the primary use of the University and its students providing indoor seating for meetings or live performances with a maximum seating capacity of 1,500 seats, but not including a movie theater, adult cabaret or tavern.

CELLULAR FACILITIES

The antenna, nodes, control boxes, towers, poles, conduits, ducts, pedestals, electronics and other equipment used for the purpose of transmitting, receiving, distributing, providing or accommodating wireless telecommunication services.

EDUCATIONAL FACILITIES

Land or buildings used by a University as defined herein for instruction and learning, including classrooms, laboratories, and libraries. The term shall exclude driver training

BOROUGH OF WEST CHESTER
PLANNED UNIVERSITY CAMPUS OVERLAY DISTRICT (PUC)
January 22, 2018, last revised September 21, 2018

schools, heavy equipment training, riding schools, child day-care centers, adult day-care centers, family day-care homes and group day-care homes.

UNIVERSITY GYMNASIUM

A facility wholly devoted to the provision of equipped spaces, athletic equipment, and supporting services designed to promote physical fitness and recreation for university students.

OFFICES, ADMINISTRATIVE AND FACULTY

A use that involves administrative, clerical, financial, institutional operations or operations of a similar character specific to the operation of the University. This use shall not include retail or industrial uses.

ON CAMPUS

Residence hall beds in any superblock or an apartment unit bed on south-campus or students attending class or classes in any building located on any superblock or in any building located in West Goshen Township or in East Bradford Township, excluding the West Chester University Graduate Center.

PARKING GARAGE

A structure, containing two or more levels, which is used to shelter or store motor vehicles.

PARKING LOT, SURFACE

A parking facility, area or lot that is used as a commercial enterprise for the parking of motor vehicles and contains parking spaces leased to the general public or reserved for individuals by the hour, day, week or month. This definition shall not include storage of vehicles awaiting repair, pending insurance or legal action or awaiting demolition, vehicles stored for stripping of parts, or parcels containing an automobile sales and/or service use.

STUDENT HOUSING

A building owned and managed by a college or university or by a private entity which owns and operates student housing for college or university students recognized and approved for such purpose by the college or university at which such students are enrolled, which contains dwelling rooms, apartments or other living units that provide sleeping and living accommodations solely for students enrolled at the private school, college or university. Student housing shall not include the conversion or the use of single-family dwellings for the purpose of renting rooms or space to individuals attending a school, college or university.

STUDENT RECREATION CENTER

BOROUGH OF WEST CHESTER
PLANNED UNIVERSITY CAMPUS OVERLAY DISTRICT (PUC)
January 22, 2018, last revised September 21, 2018

The building, rooms or area on a college or university campus that is devoted to student recreation and socialization, offering a variety of programs, activities, services, and facilities. It may include, but not be limited to: sports courts, game rooms, lounges, wellness centers, entertainment venues, meeting rooms, bowling alleys, cultural or other similar amenities.

STUDENT SERVICES

A building or room(s) on a college or university campus set aside for the department or division of services and support for students which may include, but not be limited to: academic advising, financial aid, career development, course registration, tutoring services.

SUPER BLOCK

Any area of the University Campus bounded by streets may be designated as a Super Block and that area shall be considered as a stand-alone lot for application of the area and bulk requirements of the Planned University District.

UNIVERSITY

The buildings and grounds of an institution of higher learning accredited by an agency recognized by the United States Department of Education or successor agency (e.g., Middle States Commission on Higher Education)

UNIVERSITY CAMPUS

The existing and future buildings, structures, parking lots and facilities owned, used and/or operated by West Chester University of Pennsylvania or successor University, located within the Planned University Campus District of West Chester Borough.

UNIVERSITY FOOD SERVICE FACILITIES

A building or room(s) or vehicle on a college or university campus, set aside for the receiving, storage, preparation and consumption of food and beverages for the benefit of students, faculty and staff or temporarily to serve such events as fairs, banquets and athletic contests.

UNIVERSITY BOOKSTORE FACILITIES

A building or room(s) on a college or university campus, set aside for the receiving, storage and retail sale of textbooks, apparel, gifts, office supplies, and sundries for the benefit of the students, faculty and staff.

UNIVERSITY HEALTH AND COUNSELING FACILITIES

BOROUGH OF WEST CHESTER
PLANNED UNIVERSITY CAMPUS OVERLAY DISTRICT (PUC)
January 22, 2018, last revised September 21, 2018

A building or room(s) on a college or university campus, set aside to provide integrated medical, mental health, and wellness services for students. Facilities may include, but not be limited to exam rooms, meeting rooms and offices for: physicians, psychiatrists, psychologists, nurse practitioners, social workers, counselors, nurses, medical assistants, therapists and athletic trainers.

UNIVERSITY PHYSICAL PLANT FACILITIES

A building or room(s) on a college or university campus, set aside for the necessary infrastructure required for the daily operation and maintenance of the campus buildings including heating, cooling, plumbing, lighting and communications.

UTILITY USES, FACILITIES AND STRUCTURES

Telephone, electric and cable television lines, poles, equipment and structures; water or gas pipes, mains, valves or structures; sewer pipes, valves or structures; pumping stations; telephone exchanges and repeater stations; and all other facilities, equipment and structures necessary for conducting a service by a government or utility service.