

**WEST GOSHEN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO.**

**AN ORDINANCE OF WEST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 84 OF THE WEST GOSHEN TOWNSHIP CODE, TITLED, "ZONING", SPECIFICALLY SECTION 84-4 TO ADD A NEW ZONING DISTRICT KNOWN AS THE PLANNED UNIVERSITY MAIN CAMPUS OVERLAY DISTRICT; SECTION 84-5.A TO ADOPT A NEW ZONING MAP WHICH ADDS CERTAIN PARCELS IDENTIFIED HEREIN TO THE PLANNED UNIVERSITY MAIN CAMPUS OVERLAY DISTRICT; SECTION 84-8, TITLED, "DEFINITIONS" TO ADD NEW DEFINITIONS CONSISTENT WITH THE NEW PLANNED UNIVERSITY MAIN CAMPUS OVERLAY DISTRICT AND TO AMEND OTHER EXISTING DEFINITIONS; TO ADD A NEW ARTICLE XXVII, TITLED "PLANNED UNIVERSITY MAIN CAMPUS OVERLAY DISTRICT" TO ESTABLISH THE PURPOSE, INTENT, USE REGULATIONS, AREA AND BULK REGULATIONS, UNIVERSITY CAMPUS PLAN COMPONENTS, PLAN REVIEW AND DECISION PROCEDURES FOR PROPERTY IN THE NEW OVERLAY ZONING DISTRICT.**

BE IT ENACTED AND ORDAINED, and it is hereby enacted by authority of the Board of Supervisors of West Goshen Township that the West Goshen Township Code, specifically, Chapter 84, titled, "Zoning", is hereby amended as follows:

**SECTION 1.** Section 84-4, titled, "Establishment of Districts" shall be amended to add the Planned University Main Campus Overlay District as a new zoning overlay district and thus to read as follows:

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

A. 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  
 PUC Planned University Main Campus Overlay 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.** Section 84-5, titled, "Zoning Map" shall be amended to adopt a new Zoning Map titled, "Planned University Campus District Overlay Zoning District", dated January 28, 2020, prepared by Bernardon, which is attached hereto as Exhibit "A". The new Zoning Map includes the boundaries of the Planned University Main Campus Overlay District and the four subdistricts in such Overlay District referred to as "PUC Class 1", "PUC Class 2", "PUC Class 3" and "PUC Class 4."

**SECTION 3.** The Zoning Map of West Goshen Township which is adopted in Section 84-5 titled, "Zoning Map" shall be amended to include the following parcels of property in the PUC-Planned University Main Campus Overlay District with the respective subdistricts listed below:

**PUC Class 1**

<b>UPI</b>	<b>Property Address</b>	<b>Current Owner 1</b>	<b>Current Owner 2</b>
52-5N-1-E	W. Rosedale Avenue	Commonwealth of PA	
52-5N-14-E	114 W. Rosedale Avenue	West Chester University System of Higher Education	
52-5N-15	112 W. Rosedale Avenue	Michael Kenneth Webber	
52-5N-16-E	W. Rosedale Avenue	Commonwealth of PA	
52-5N-17-E	108 W. Rosedale Avenue	Commonwealth of PA	
52-5N-18-E	Norfolk Avenue	Commonwealth of PA	
52-5N-19-E	Norfolk Avenue	Commonwealth of PA	
52-5N-20-E	Norfolk Avenue	Commonwealth of PA	
52-5N-22-E	Norfolk Avenue	Commonwealth of PA	
52-5N-23-E	W. Rosedale Avenue	Commonwealth of PA	
52-5N-24-E	102 W Rosedale Avenue	West Chester University	
52-5N-25-E	100 W Rosedale Avenue	West Chester University	
52-5N-26-E	101 Norfolk Avenue	West Chester University of PA of the State System of Higher Education	
52-5N-28-E	30 W Rosedale Avenue	West Chester University of PA of the State System of Higher Education	

52-5N-29-E	28 W Rosedale Avenue	West Chester University of PA of the State System of Higher Education	
52-5N-41-E	811 Roslyn Avenue	Commonwealth of PA	
52-5N-420E	809 Roslyn Avenue	General State Authority	
52-5N-43-E	Norfolk Avenue	Commonwealth of PA	
52-5N-44-E	Norfolk Avenue	Commonwealth of PA	
52-5N-53-E	Jeffries Avenue	General State Authority	
52-5N-54-E	Norfolk Avenue	Commonwealth of PA	
52-5N-55	812 S. Church Street	West Chester University Foundation	

**PUC Class 2**

<b>UPI Number</b>	<b>Property Address</b>	<b>Current Owner 1</b>	<b>Current Owner 2</b>
52-5P-46-E	817 S. High Street	State Teachers College	
52-5P-46.1-E	2 E. Rosedale Avenue	General State Authority	
52-5P-47-E	814 S. Matlack Street	West Chester University	
52-5P-48-E	100 E. Campus Drive	General State Authority	
52-5P-49-E	820 S. Matlack Street	General State Authority	
52-5P-49.1-E	823 S. High Street	West Chester University	
52-5P-57-E	834 S. Matlack Street	General State Authority	

**PUC Class 3**

<b>UPI Number</b>	<b>Property Address</b>	<b>Current Owner 1</b>	<b>Current Owner 2</b>
52-7-12-E	Wilmington Pike	Commonwealth of Pennsylvania	
52-7-13-E	Wilmington Pike	General State Authority	
52-7-14-E	Rear Wilmington Pike	General State Authority	
52-7-15-E	849 S. New Street	General State Authority	
52-7-223	854 S. New Street	John P. Collins	Jayne S. Collins
52-7-5-E	844 S. New Street	General State Authority	
52-7-6	848 S New Street	Richard Moran	
52-7-7-E	911 S. New Street	General State Authority	

**PUC Class 4**

<b>UPI Number</b>	<b>Property Address</b>	<b>Current Owner 1</b>	<b>Current Owner 2</b>
52-5-196.10	207 Carter Drive, Unit B	Agnew I. Revocable Trust	Agnew C. N. Jr. Trust
52-5-196.11	205 Carter Drive	BT Carter Drive LLC	
52-5-196.12-E	201 Carter Drive	West Chester University of PA	
52-5-196.14-E	821 S. Matlack Street	Commonwealth of PA of the State System of Higher Education	
52-5-196.2	211 Carter Drive	William E. Freas	Nancy E. Freas
52-5-196.3	210 Carter Drive	210 Carter Realty Partnership	
52-5-196.4-E	202 Carter Drive	West Chester University Foundation	West Chester University Alumni Association

52-5-196.5	204 Carter Drive	Dominion Properties LP	
52-5-196.6	208 Carter Drive	Snyder Avenue Businessmen Association Inc.	
52-5-196.6B	210 Carter Drive	Artisan Exchange West Chester LLC	
52-5-196.6D	206 Carter Drive	Pancliff II LP	
52-5-196.7	889 S. Matlack Street	JB Associates I LP	
52-5-196.8-E	887 S. Matlack Street	West Chester University of PA of the State System of Higher Education	
52-5-196.9	209 Carter Drive	Addison Grey Enterprises LLC	
52-5-198-E	200 E. Rosedale Avenue	Fame Fire Co. 3 of West Chester	
52-5-199-E	210 E. Rosedale Avenue	West Chester University	
52-5-200-E	220 E. Rosedale Avenue	West Chester University	
52-5-202	220 E. Rosedale Avenue	BT West Chester LP	
52-5-335	208 Carter Drive, Unit 12	Armko LLP	
52-5-342	208 Carter Drive, Unit 22	G & G Realty Partnership	Dominic F. Greco and Frank Gwynn

The underlying zoning district for the above parcels shall remain the same.

**SECTION 4.** Section 84-8, titled, "Definitions" shall be amended to add the following definitions:

**ATHLETIC FACILITY – INTERCOLLEGIATE COMPETITION USE**

Any indoor or outdoor facility, natatorium, court, or field designed for intercollegiate sports competitions and which includes spectator seating and related amenities and any community use of same, whether for rent or by donation.

### **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 a University and its students providing indoor seating for meetings or live performances with a maximum seating capacity of 1,500 seats, including any community use of same, whether for rent or by donation, but not including a movie theater, adult cabaret or tavern.

### **UNIVERSITY EDUCATIONAL FACILITIES**

Land or buildings used by a University as defined herein for instruction and learning, including classrooms, laboratories, and libraries, and any community use of same, whether for rent or by donation. The term shall exclude driver training schools, heavy equipment training, riding schools, child day-care centers, adult day-care centers, family day-care homes and group day-care homes.

### **UNIVERSITY 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, commercial or industrial uses.

### **ON-CAMPUS**

Residence hall beds in the PUC District or an apartment unit bed on south-campus and all buildings located in the PUC District or the Borough of West Chester Planned University Campus District.

### **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.

### **STUDENT RECREATION CENTER**

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.

## **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 MAIN 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 Main Campus District, or in the Planned University Campus District in West Chester Borough or East Bradford Township, but excluding the West Chester University Business Center.

## **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 at 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 GYMNASIUM**

An indoor facility wholly devoted to the provision of equipped spaces, athletic equipment, and supporting services designed to promote physical fitness and recreation for university students and any community use of same, whether for rent or by donation

## **UNIVERSITY HEALTH AND COUNSELING FACILITIES**

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, and any community use of same, whether for rent or by donation.



## **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, cellular, internet, 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.”

**SECTION 5.** The definitions of “Educational use” and “Student housing” in Section 84-8 shall be amended to state as follows:

### **EDUCATIONAL USE**

Land or buildings used for the establishment and maintenance of a public or private secondary or elementary school or other educational institution which is used for the primary purpose of instruction and learning. The term shall include the uses identified in § 84-57.10B and C of this chapter but shall exclude University Educational Facilities, driver training schools, heavy equipment training, riding schools, child day-care centers, adult day-care centers, family day-care homes and group day-care homes.

### **STUDENT HOUSING**

A building owned and managed by a private school, 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.

**SECTION 6.** A new Article XXVII, titled, “Planned University Main Campus Overlay District” shall be adopted and provide as follows:

### **“Article XXVII Planned University Main Campus Overlay District**

#### **§ 84-133. Purpose and Intent.**

The purpose and intent of the Planned University Main Campus Overlay 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 Main 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 Main Campus.
- C. Encourage long range planning for University Main 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 boundaries and the maximum density for the future development of the University Main Campus.
- E. Establish appropriate area and bulk standards to regulate campus size, building setback, building height, impervious coverage, impacts, buffering and setbacks.
- F. Establish appropriate standards, regulations and conditions for parking facilities, vehicular circulation, and pedestrian circulation which promote safe and efficient movement between the University Main Campus, and the surrounding community.
- G. Simplify the review and approval process for individual buildings and related facilities that conform to an approved University Main Campus Plan.

**§ 84-134. Applicability of the Underlying Zoning Districts.**

- A. The standards of the Planned University Main Campus Overlay District herein shall be applicable to certain portions of the R-3 and I-2 Zoning Districts, as depicted on the Zoning Map, when approved by conditional use. The Planned University Main Campus Overlay District is composed of four (4) District Classes: Class 1, Class 2, Class 3 and Class 4.

**§ 84-135. Use Regulations.**

Land, buildings and structures within the Planned University Main Campus Overlay 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 Main Campus Plan as described in Section 84-137, which has been approved by conditional use.

- A. District Class 1.

- (1) University educational facilities, including classrooms, laboratories required as a part of the curriculum and school libraries of a public or private college or university.
- (2) Administrative and faculty offices related to the university functions to include, but not 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) Geothermal pump house.
- (9) A program administered jointly with a third party where the primary purpose of the program is educational in nature, by way of example only, a work/study program.
- (10) Auditorium.

B. District Class 2.

- (1) All uses permitted in District Class 1.
- (2) Performing Arts Center.
- (3) Parking garage.
- (4) Student recreation center.
- (5) Athletic/field house.
- (6) Athletic fields for non-intercollegiate use.
- (7) Any use of a similar character to the foregoing.

C. District Class 3.

- (1) All uses permitted in District Class 1 and District Class 2.

- (2) Sports Stadium/Arena.
- (3) Athletic fields for intercollegiate use.

D. District Class 4.

- (1) All uses permitted in District Class 1 and District Class 2.
- (2) Convocation Center.
- (3) Student Housing.

E. Accessory Uses in all District Classes within the Planned University Main Campus District.

- (1) Surface parking lot.
- (2) One story shed with a maximum total floor area of 1,000 square feet.

**§ 84-136. Area and Bulk Regulations.**

A. District Class 1. The following area and bulk regulations shall apply to all uses within District Class 1. When calculating the area and bulk requirements, all lands within District Class 1 which are owned by the University or an entity affiliated with the University shall be used.

- (1) Planned University Main Campus Lot Area: Includes all lands within District Class 1 which serve the campus, faculty, staff, students or affiliated entities.
- (2) Lot coverage: 85% maximum.
- (3) Green area: 15% minimum.
- (4) The perimeter setback for all principal uses within the PUC District Class 1 shall be no less than 30 feet minimum, except when contiguous to a residential use, which shall be 50 feet minimum, with the 10 contiguous feet nearest the lot line planted and permanently maintained as a buffer area. Notwithstanding the foregoing, the front yard setback along West Rosedale Avenue shall be a minimum of 20 feet.
- (5) Building height: four stories, but not greater than 50 feet.

- (6) Parking setback from property lines. Minimum setbacks for surface parking lots: 10 feet, except that, where the PUC District Class 1 abuts a residential district, the minimum setback shall be 25 feet.

**B.** District Class 2, District Class 3 and District Class 4. The following area and bulk regulations shall apply to all uses within District Class 2, District Class 3 and District Class 4. When calculating the area and bulk requirements, all lands within the respective District Class which are owned by the University or an entity affiliated with the University shall be used.

- (1) Planned University Main Campus Lot Area: Includes all lands within each District Class which serve the campus, faculty, staff, students or affiliated entities.
- (2) The maximum height of buildings or other structures erected, enlarged, or used shall be 60 feet.
- (3) Minimum building separation distance: 20 feet.
- (4) Minimum setbacks for surface parking lots: 10 feet, except that, where the PUC District 2, 3 and 4 abuts a residential district, the minimum setback shall be 25 feet.
- (5) Maximum lot coverage: 50%.
- (6) Minimum green area: 15%.

(7) The perimeter setback for all principal uses within the PUC District Class 2, 3 and 4 shall be no less than 30 feet minimum, except when contiguous to a residential use, which shall be 50 feet minimum, with the 10 contiguous feet nearest the lot line planted and permanently maintained as a buffer area. Notwithstanding the foregoing, the front yard setback along West Rosedale Avenue shall be a minimum of 20 feet.

**§ 84-137. University Main Campus Plan Components.**

- A. After the effective date of the Zoning Ordinance amendment that enacts this Article XXVII, 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 Main Campus Overlay District except in compliance with this Article XXVII.
- B. In order to assure that development within the PUC District complies with the purpose and intent of this Article XXVII, the University shall prepare and submit to the Township 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) years of growth and development of the University

Campus. Such plan shall be reviewed by the Planning Commission in accordance with the criteria and procedures in this Article XXVII.

C. The University Main Campus Plan shall be submitted with the conditional use application and contain all of the following components.

- (1) A University Enrollment Report and Projection Analysis that includes the information required by Section 84-138.
- (2) A University Housing Report and Analysis that includes the information required by Section 84-139.
- (3) A University Main Campus Transportation Study that is prepared in accordance with the criteria in Section 84-140.
- (4) A University Main Campus Parking Study that is prepared in accordance with the criteria in Section 84-141.
- (5) A Comprehensive Stormwater Management Strategy in accordance with the criteria in Section 84-142.
- (6) A Master Site Plan in accordance with the criteria in Section 84-143.
- (7) The University shall be responsible for all improvements required by the Township 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 Site Plan.

**§84-138. 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.
  - (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 Site 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.

**§84-139. 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 students living On Campus.
    - (b) Total number of dormitory/student housing beds available On Campus.
  - (2) University On Campus housing data shall be for the three (3) year period prior to the submission of the report and analysis.
- B. 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.

**§84-140. University Main Campus Transportation Study.**

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

A. A Transportation Demand Management (TDM) Plan.

(1) The TDM Plan shall investigate and consider implementation of a variety of strategies which collectively limit 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 Township, 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.
- (d) On-site car-sharing vehicles.
- (e) Real-time display of parking garage utilization.
- (f) Commuter information center (website, brochures, resource table).
- (g) Flexible or alternative work hours for employees.
- (h) 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 Main 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 84-138.A(3). 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 84-138.A(3).

#### **§84-141. University Main Campus Parking Study.**

The University Main Campus Plan 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 11 am to 1pm and 5pm to 7pm when the University is in session.
  - (1) Using the projections developed per Section 84-138, 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 may be credited towards the satisfaction of the University Main 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 the parking projections report and University Main Campus Plan Transportation Study.

- D. All proposed improvements shall be presented with a commitment schedule based on projected University enrollment, as presented per Section 84-138. The proposed improvement schedule shall include a written description explaining how the improvements satisfy all West Goshen Township parking requirements.
  
- E. Parking for third-party development. Notwithstanding the parking required for development proposed on the University's Master Plan, , independent non-university third-party land development in the PUC shall provide on-site parking in accordance with the off-street parking requirements in Section 84-55.1 of the Zoning Ordinance. An example of such would be when the University leases land to another party.

**§84-142. Conceptual Stormwater Management Strategy.**

- A. A Conceptual Stormwater Management Strategy shall be developed based on the projected three (3) year growth depicted by the University Main Campus Plan.
  
- B. The Conceptual Stormwater Management Strategy shall be based on the criteria and approach outlined in the Township's Stormwater Management Ordinance.
  
- C. To the extent the Township's standards deviate from the terms of the University's MS4 permit issued by the Department of Environmental Protection, the terms of the MS4 permit shall govern.

**§84-143. Master Site Plan.**

- A. The Master Site Plan shall be prepared utilizing the data, analysis and conclusions of the University Enrollment Report and Analysis, University Housing Report and Analysis, University Main Campus Transportation Study, University Main Campus Parking Study and the Comprehensive Stormwater Management Strategy which are prepared per the requirements of Section 84-137.C.
  
- B. The Master Site Plan shall depict all of the existing and proposed development on the University Main Campus within the PUC anticipated within a three (3) year period. The Master Plan shall show the general location and size of all proposed new development by the University, or for the benefit or 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, floor area, building coverage, building height (number of stories), building setbacks, number of parking spaces, impervious coverage, green space and open space.

**§84-144. Sustainability.**

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

**§ 84-145. University Main 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 84-136 shall be submitted to both West Goshen Township and the Borough of West Chester at the time of filing a conditional use application for approval of a University Campus Plan. The Township shall request that the Borough of West Chester review the conditional use application and provide comments to the Township on the proposed University Campus Plan. If the conditional use application and proposed University Campus Plan involves land and development in both West Goshen Township and the Borough, the Township and the Borough 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 University shall provide testimony at the conditional use hearing to demonstrate that the standards and criteria in Section 84-75 have been met.

- C. After submission and approval of the initial University Campus Plan, the Master Site Plan which is approved by conditional use of the Board shall be valid for a period of ten (10) years from the date of approval. The area and bulk regulations (as defined by Section 84-135) approved on the Master Site Plan shall be the regulations applicable to the use and development of all new buildings, structures and improvements depicted and approved on the Master Site Plan within the ten-year approval period. Any new building, structure or improvement depicted on the approved Master Site 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. The University and/or an affiliate of the University may proceed to land development for any building and use approved on the Master Site Plan. If the University or an affiliate of the University proposes to build a building or use that was not approved as part of the Master Site Plan, it shall be required to obtain conditional use approval of a revised Master Site Plan. Additionally, 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 shall be required to seek a modification of the conditional use approval to address the impacts that the increased enrollment above the five percent (5%) threshold has on the Master Site Plan, if any, prior to proceeding with the project under the approved Master Site Plan.
- D. After conditional use approval of the University Main 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 Section 84-74.D(7) of the West Goshen Township Zoning Ordinance or any provision in the Township Zoning Ordinance to the contrary, any conditional use approval granted pursuant to the Planned University Main Campus District regulations shall remain valid for 10 years from the date of the conditional use decision notwithstanding enactment within that time of any amendment of the Township's Zoning Ordinance, 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 the Board of Supervisors."

**SECTION 7. Severability.** The provisions of this Ordinance are severable, and if any article, section, subsection, clause, sentence or part thereof shall be held or declared illegal, invalid or unconstitutional by any court of competent jurisdiction, the decision shall not affect or impair any of the remaining articles, sections, subsections, clauses, sentences or parts thereof of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid

or unconstitutional article, section, subsection, clause, sentence or par thereof had not been included herein.

**SECTION 8. Repealer.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any such inconsistency.

**SECTION 9. Effective Date.** This Ordinance shall become effective upon enactment as by law provided.

ENACTED AND ORDAINED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ATTEST:

**BOARD OF SUPERVISORS  
WEST GOSHEN TOWNSHIP**

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

BY: \_\_\_\_\_  
Robin Stuntebeck, Chair

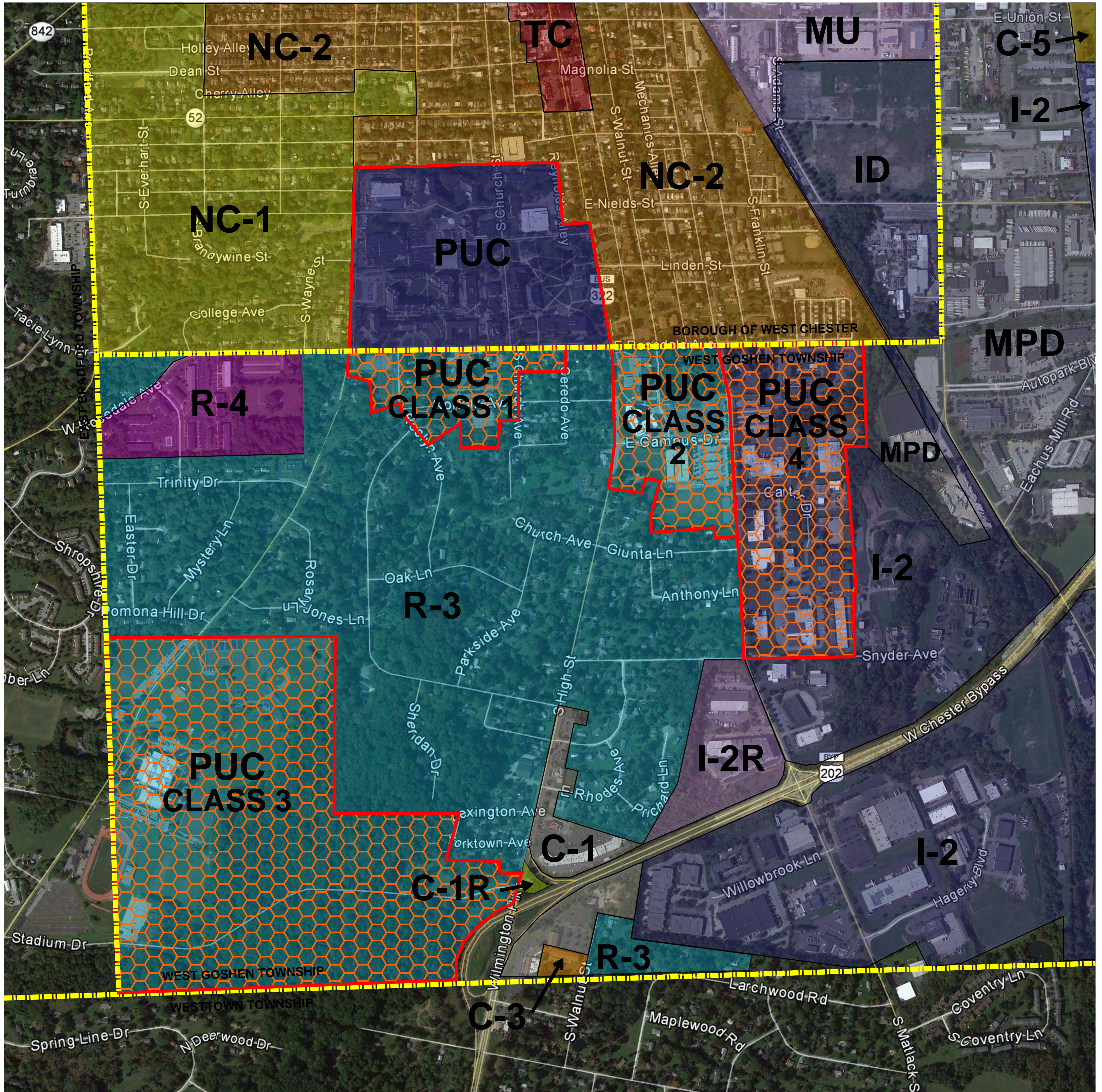
\_\_\_\_\_  
Shaun Walsh, Vice-Chair

\_\_\_\_\_  
Ashley Gagné, Member

\_\_\_\_\_  
John Hellman, Member

\_\_\_\_\_  
Hugh J. Purnell, Jr., Member





# Proposed Zoning

## PLANNED UNIVERSITY CAMPUS DISTRICT

January 28, 2020

**BERNARDON**

ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE

BOROUGH OF WEST CHESTER  
CHESTER COUNTY, PENNSYLVANIA



WEST GOSHEN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

