

**WEST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 3-2018

AN ORDINANCE OF THE TOWNSHIP OF WEST GOSHEN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST GOSHEN TOWNSHIP ZONING ORDINANCE TO ADD A DEFINITION OF “LIFESTYLE APARTMENTS”, AND TO ADD AREA AND BULK REGULATIONS AND DESIGN STANDARDS FOR LIFESTYLE APARTMENTS, AND TO PROVIDE FOR LIFESTYLE APARTMENTS BY CONDITIONAL USE IN THE I-2-R ZONING DISTRICT; AND TO AMEND THE WEST GOSHEN TOWNSHIP ZONING MAP TO RE-ZONE NINE (9) TAX PARCELS FROM I-2 LIGHT INDUSTRIAL DISTRICT TO I-2-R - LIGHT INDUSTRIAL–RESTRICTED DISTRICT; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of West Goshen Township has enacted the West Goshen Zoning Ordinance which contains, *inter alia*, the West Goshen Township Zoning Map; and

WHEREAS, the Board of Supervisors has determined that it is in the best interests of the residents of West Goshen Township to define and provide standards for a new use entitled “Lifestyle Apartments”, as such a use is becoming more popular in the housing industry and provides positive elements for the economic and social benefit of the Township; and

WHEREAS, certain properties in the Township, currently zoned I-2 Light Industrial District, are vacant and provide an opportunity for redevelopment as a residential use; and

WHEREAS, the I-2-R Light Industrial – Restricted District permits residential uses by conditional use; and

WHEREAS, the Board of Supervisors has determined that it is in the best interests of the health, safety, and welfare of the residents of West Goshen Township to rezone nine (9) tax parcels from I-2 to I-2-R to allow redevelopment as a residential use;

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Board of Supervisors of West Goshen Township, Chester County, Pennsylvania, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

I. The West Goshen Township Zoning Ordinance is amended as follows:

1. Section 84-8 is amended to add the following definition in alphabetical order:

“LIFESTYLE APARTMENT

An apartment building/community offering amenities such as, but not limited to, an outdoor pool, a BYOB bar and recreation area, a gym, a yoga studio, a business center, a dog washing station, and a dog run area. The Lifestyle Apartment shall offer more studio and one-bedroom units than two-bedroom units and shall include under-building parking. Lifestyle Apartments shall not

provide balconies. Lifestyle Apartments shall be located within one-quarter mile of a major arterial road in the Township.”

2. Section 84-40.A.(17) is amended to add a new subsection (e) as follows:

“(e) Lifestyle Apartments as defined by this Ordinance subject to the area and bulk requirements set forth in Section 84-40.B.(4).”

3. Section 84-40.B. is amended to add a new subsection (4) as follows:

“(4) The following area, bulk and parking requirements shall apply to Lifestyle Apartments in the I-2-R District:

- (a) Lot size: three (3) acres minimum.
- (b) Lot width at building setback line: 300 feet minimum.
- (c) Lot width at street right-of-way line: 300 feet minimum.
- (d) Lot coverage: 40% maximum.
- (e) Building setback line: 50 feet minimum.
- (f) Green area (landscaped): 30% minimum.
- (g) Building height: 60 feet maximum.
- (h) Paved surface area: 35% maximum.
- (i) Parking area setback from property lines: 10 feet minimum.
- (j) Front yard setback: 10 feet minimum.
- (k) Side and rear yard setback: 25 feet minimum.
- (l) Parking ratio: One (1) off-street parking space per studio or one-bedroom apartment; one and one-half (1.5) off-street parking spaces for each two-bedroom apartment. Parking spaces shall be dimensioned at 9 feet x 18 feet.

- II. The West Goshen Township Zoning Map is amended to rezone the following parcels from I-2 Light Industrial District to I-2-R Light Industrial-Restricted District:

100 Willowbrook Lane – Chester County Parcel No. 52-7-25.3

200 Willowbrook Lane – Chester County Parcel No. 52-7-25.4

300 Willowbrook Lane - Chester County Parcel No. 52-7-25.5

400 Willowbrook Lane - Chester County Parcel No. 52-7-25.6

500 Willowbrook Lane - Chester County Parcel No. 52-7-25.8

600 Willowbrook Lane - Chester County Parcel No. 52-7-25

701 Willowbrook Lane - Chester County Parcel No. 52-7-25.7

956 S. Matlack Street - Chester County Parcel No. 52-7-25.2

966 S. Matlack Street - Chester County Parcel No. 52-7-25.1

III. All Ordinances or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency.

IV. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the West Goshen Zoning Ordinance or Zoning Map.

V. This Ordinance shall become effective five (5) days following its legal enactment.

ENACTED and **ORDAINED** this 21st day of May, 2018.

ATTEST:

**BOARD OF SUPERVISORS OF WEST GOSHEN
TOWNSHIP**

Casey LaLonde, Township Secretary

Christopher Pielli, Esquire, Chair

Robin Stuntebeck, Vice-Chair

Mary R. LaSota, Esquire, Member

Hugh Purnell, Jr., Member

Edward G. Meakim, Jr., Member