

**TOWNSHIP OF EAST WHITELAND
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 264-2015

AN ORDINANCE OF THE TOWNSHIP OF EAST WHITELAND, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE ZONING ORDINANCE OF EAST WHITELAND TOWNSHIP, AS AMENDED, TO ADD A NEW SECTION 200-39.2 (ENTITLED “MULTIMODAL TRANSPORTATION OVERLAY DISTRICT” THERETO TO ESTABLISH STANDARDS FOR THE MULTIMODAL TRANSPORTATION OVERLAY DISTRICT; AND BY AMENDING SECTION 200-16 (ENTITLED “ZONING MAP”) THEREOF, AND THE EAST WHITELAND TOWNSHIP ZONING MAP, AS AMENDED, TO ESTABLISH A MULTIMODAL TRANSPORTATION OVERLAY DISTRICT ON PROPERTIES LOCATED EAST OF ROUTE 29 AND SOUTH OF ATWATER DRIVE.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of East Whiteland Township, Chester County, and it is hereby ordained and enacted by the authority of same, as follows:

SECTION I. ZONING TEXT AMENDMENT. The Zoning Ordinance of East Whiteland Township, as heretofore amended, is hereby amended as follows:

A. The Zoning Ordinance of East Whiteland Township, as heretofore amended, to add a new Section 200-39.2 (entitled “Multimodal Transportation Overlay District”):

§ 200-39.2 Multimodal Transportation Overlay District

The Multimodal Transportation Overlay District shall overlay all existing and hereafter created underlying zoning districts for those parcels and/or lots designated Multimodal Transportation Overlay District on the Township Zoning Map. The provisions of the O/BP Office/Business Park District shall apply to Multimodal Transportation Overlay District except that if an applicant proposes improvements in connection with a land development application either on the property that is the subject of the land development application or on property controlled by the applicant, which the Board of Supervisors in its reasonable discretion determines are in furtherance of the recommendations and/or goals of the Great Valley/Route 29 Multimodal Study of the Transportation Management Association of Chester County dated March 2014:

- A. Maximum building height may be increased up to 65 feet.
- B. Maximum tract density [floor-area ratio (FAR)] may be increased up to 0.55.

SECTION II. ZONING MAP AMENDMENT.

The East Whiteland Township Zoning Map, Chester County, as heretofore amended, which is adopted as part of the Zoning Ordinance of East Whiteland Township in Section 200-16 (entitled "Zoning Map") is hereby amended as follows:

A Multimodal Transportation Overlay District is established on properties located on east of Route 29 and south of Atwater Drive, Chester County, Pennsylvania, as delineated on Attachment "A", which shall overlay all existing and hereafter created underlying zoning districts applicable to the property in the area designated as "Multimodal Transportation Overlay District" on Attachment "A" hereto.

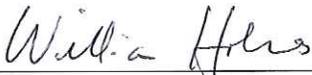
SECTION III. APPLICABILITY. The provisions hereof shall supersede any ordinances or parts of ordinances which are inconsistent herewith.

SECTION IV. 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.

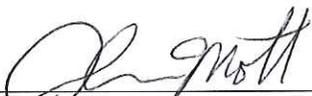
SECTION V. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after enactment as provided by law.

ENACTED AND ORDAINED this 14th day of January, 2015 by the Board of Supervisors of East Whiteland Township.

BOARD OF SUPERVISORS
EAST WHITELAND TOWNSHIP



William Holmes, Chairperson



John Mott, Vice Chairperson

ATTEST:

By: 

Maureen Perri, Township Secretary



William Wrabley, Member

ATTACHMENT "A"

ZONING

200 Attachment 14

Township of East Whiteland

EAST WHITELAND TOWNSHIP
Zoning Map
Adopted February 21, 2007
Revised July 22, 2014

Multimodal Transportation
 Overlay District

