

2019 Zoning Code Update

Initial Phases:

- Enter into a professional services agreement with Buckley, Brion, McGuire, and Morris, LLP to update the Zoning Code.

- Establish a review committee to work with Buckley, et. al. consisting of the following:
 - 2 Planning Commission members
 - Borough Zoning Officer
 - 1 representative from the business community
 - 1 Borough resident

- We have not determined a cost at this point. The initial goal is to get the group established in order to determine realistic time frames for complete review implementation.

Borough of West Chester Zoning Ordinance Goals

Recommendations from the Comprehensive Plan:

1. Zoning amendments which will limit concentrations and location of student housing. (1.10)
2. Incorporate density bonuses into new zoning for Pfizer/Wyeth property to incentivize the development of affordable owner-occupied homes in return for added amenities such as open space and pedestrian facilities (1.15) [Be aware that Eli Khan has Wyeth tract under agreement of sale and intends to build industrial park with lease/sale of lot to the Borough for new public works facility]
3. Implement recommendations from 2017 parking study (1.18) [did the parking study have suggestions for zoning amendments related to parking?]
4. Review zoning ordinances to make sure it assists in accomplishing the Borough's development goal of an appropriate mix of retail and restaurants. (1.20)
5. Modifying parking standards to encourage residential development. (1.21)
6. Amend the zoning ordinance to ensure that there is not a surplus of bars. (H).
7. Amend zoning ordinance to minimize the clustering of bars. (1.28).
8. Amend zoning to encourage retail development, for example by tightening the retail overlay district definition. (1.29)
9. Possible conversion of Gay Street from Walnut Street to New Street to pedestrian mall (1.230).
10. Evaluate and recommend steep slope protection regulations, either in the zoning or SALDO. (2.4).
11. Modernize tree ordinance as it pertains to the urban canopy. (2.10).
12. Ensure continuation of the existing development pattern of compact, mixed-use walkable areas with zoning changes. (2.21).
13. Implement a Borough code change to promote creation of a sufficiently wide verge between sidewalk and curb for street trees(2.24). (should this be in SALDO?)
14. Consider zoning changes to the CS District to permit and incentivize a mix of uses and restrict drive-thrus. (3.1).
15. Initiate amendments to the Historic District Ordinance to include additional areas along High Street, including areas north of Rosedale Avenue and south of Ashbridge Street.(3.2)
16. Consider amending the Historic District Ordinance to include the West Chester State College Quadrangle Historic District (3.3)
17. Consider adding a historic resource overlay and/or a heritage conservation district within the zoning ordinance to help protect historic resources from demolition and provides incentives for adaptive reuse. (3.4)
18. Retain the Retail Overlay District and Height Overlay District and Conditional Use Standards to help protect the historic streetscapes of the Downtown. (3.6).
19. Evaluate and amend the Zoning Ordinance's Town Center District as necessary to ensure that new development will complement and contribute to the existing historic character and scale of uses within and adjoining this District. (3.7).
20. Amend the zoning along the east Market Street and Gay Street corridors to attract landowner and developer interest in establishing new, multi-story commercial and residential development as an eastward expansion of the downtown. (3.8)

21. Amend the Zoning Ordinance's Town Center District, as necessary, to ensure that new redevelopment will complement and contribute to the existing historic character and scale of uses within and adjoining this District. (3.10).
22. Consider establishing a historic resource protection overlay district within the zoning ordinance and if done, establish a Historic Commission.
23. Consider amending the CS district zoning to disallow drive-thrus. (4.1).
24. Updating the Borough's Code to establish appropriate standards and/or requirements for streetscape and pedestrian improvements along the Hannum Avenue Corridor and the Market/Gay Street East Corridor. (4.4).
25. Amend the existing CS District to discourage additional single-story, auto-oriented retail and service commercial uses within the Market Gay/East Corridor and promote a mix of residential, professional office and service commercial uses within multistory buildings with retail on the first floor and offices and apartments on the second floor. (4.11).
26. Provide density, area and bulk standards, and design architectural design guidelines that incentivize mixed use and multistory development within the CS corridor.(4.12).
27. Consider a joint land use plan and zoning standards within West Goshen Township in the Market Gay St., East corridor (4.13).
28. Consider a joint land use plan and zoning standards with East Bradford Township for planning of Hannum Avenue corridor. (4.15).
29. Develop a targeted strategic plan for potential future development of the Pfizer/Wyeth Property in concert with West Goshen. (G).
30. Develop a targeted strategic plan for any potential development of the West Chester Golf Course and Country Club Property. (H).
31. Investigate the feasibility of a Transfer of Development Rights ordinance to protect the golf course and shift development to desired areas of the Borough.(4.19).
32. Complete analysis of the development potential of the Golf Course and identify potential receiving zones in the Borough. (4.20).
33. Consider as part of the development of the University overlay District. (5.6).
34. Work with the University to analyze student housing patterns and identify regulatory strategies such as zoning to limit concentrations and location of student housing. (5.7).
35. Work with East Bradford and West Goshen to develop a joint ordinance for educational overlay zoning district. (5.15)

Suggested goals from KSC:

1. Review the use provisions for each of the zoning districts to identify if the uses mirror existing uses already located in the district and to identify the uses that Council would like to encourage be developed in such districts
2. Establish realistic parking standards for TC and CS District

Suggested Goals from K. Gore

1. Add new or modify existing definitions to ensure clarity and consistency throughout the ordinance.
2. Revise existing zoning map to include color coded zoning districts and all overlay districts.
3. Provide clarity to language for non-conformities.