

Summary of Traditional Neighborhood Development (TND) District Regulations

Charlestown Township - Chester County, Pennsylvania

Exhibit 'G'

Adopted: June 21, 2010
Adopted: April 4, 2011

TND Districts	Density / Mix / Thresholds			Area & Bulk Regulations												Use Composition				
	Gross Density Per Net Tract Area	Housing Mix	Nonresidential Square Footage Allowance	Perimeter Setbacks	Lot Size		Lot Width at the Building Line		Yard Requirements				Impervious Coverage	Building Height		Gross Tract Area				
									Build-To Line	Rear Yard	Side Yard	Total Side Yard				Civic Uses	Common TND Open Space	Greens	Active Recreation	
Max	Min/Max	Max	Min	Min	Max	Min	Max	Min	Min	Min	Min	Max	Min	Max	Min	Min	Min	Min	Max	
TND - 1																				
• Single-Family Detached Units	3.32 DU	25% min		20 ft ¹	5,000 sq ft	11,000 sq ft	40 ft	85 ft	10 ft	35 ft	5 - 8 ft	15 ft		20 ft	45 ft		35%	5%	10%	20%
• Two-Family					3,500 sq ft/DU	6,000 sq ft/DU	25 ft	100 ft		35 ft	5 ft	10 ft								
• Two-Family and/or Stacked Flats		25% min																		
• Townhouse Units		25% min			1,000 sq ft/DU	5,500 sq ft/DU	20 ft	36 ft		25 ft	7.5 ft	15 ft								
• All Residential Uses													75%							
TND - 2																				
• Retail			60,000 sq ft ¹	10 ft ¹	20,000 sq ft		40 ft		10 ft		10 ft	15 ft	85%	20 ft	45 ft	2%	15%	5%	2%	
• Office			60,000 sq ft ¹		20,000 sq ft															
• Civic					20,000 sq ft															
• Live - Work Unit					20,000 sq ft	20 ft	30 ft													
TND - 3																				
• Nonresidential Use				10 ft ¹	20,000 sq ft		80 ft		20 ft		10 ft	15 ft	60%	20 ft	45 ft					
• Suite Style Hotel (with Retail)		130 Rooms max		10 ft ¹	6 Ac		80 ft		20 ft		10 ft	15 ft	60%	20 ft	45 ft					
TND - 4																				
• Conference Center/Hotel		90 Rooms max		100 ft ¹	4 Ac		300 ft			100 ft	100 ft	200 ft	50%	20 ft	45 ft		25%	5%	5%	
• Retirement Community ¹		100 DU max	20% ¹		10 Ac ¹					150 ft	150 ft	300 ft	40%				50%			
• Office			60,000 sq ft		4 Ac					100 ft	100 ft	200 ft	50%				25%	5%	5%	
TND - 5																				
• Retail; Office; and/or Personal Service Shop			3% (5,000 sq ft)	100 ft ¹	20,000 sq ft	43,560 sq ft	150 ft						65%	20 ft	45 ft		25%	5%	5%	
• Two-Family	3.32 DU			public road/ industrial	3,500 sq ft	6,000 sq ft	30 ft	40 ft			7.5 ft	15 ft	50%							
• Townhouse and Stacked Flats				75 ft ¹							40 ft min. bldg. separation									
• Apartment Building					residential zone/ institutional	10,000 sq ft		150 ft												

Notes:

1. See text for complete Details
2. See Development Strategy Plan for location of each TND District
3. The values indicated for the TND-5 District may also be construed to apply to a "Lot Area Equivalent"
4. See §27-2220.H for Maximum Impervious Surface Coverage Regulations for the TND-5 District

Revised: May 30, 2013



Supp. II; revised 12/2/2013

THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects