

ZONING

200 Attachment 7

Table of Development Standards for Mixed Use Districts¹
Township of East Whiteland
[Amended 9-14-2011 by Ord. No. 234-2011; 6-12-2019 by Ord. No. 318-2019]

Standards	District					
	VMX	FC	ROC	O/BP	O/BPS	PO
Maximum tract density [floor-area ratio (FAR)]	0.7	0.6	1.0	0.5	0.5	0.5
Minimum tract density [floor-area ratio (FAR)]	0.35	-	-	-	-	-
Maximum tract density (units per developable acre)	7	7	10	-	-	-
Minimum tract area (square feet)	10,000	20,000	80,000	80,000	10,000	80,000
Maximum building coverage (% of tract) ²	55	35	30	25	45	25
Maximum impervious coverage (% of tract)	60	55	50	60	50	60
Central water and sewer facilities required	Yes	Yes	Yes	Yes	Yes	Yes
Maximum height, principal structures (feet) ⁴	35	35	45	42 ³	40	42 ³
Maximum height, accessory structures (feet)	16	50% height of tallest principal structure				
Minimum lot width at right-of-way line (feet)	30	60	100	150	40	150
Minimum lot width at building setback line (feet)	40	80	150	200	50	200
Minimum setbacks from streets (feet):						
Any building face to arterial street ultimate right-of-way	50	60	60	60	50	60
Any building face to collector or local street ultimate right-of-way	30	40	40	40	30	40
Any building face to common parking area	10	10	10	10	10	10
Surface parking areas to arterial street ultimate right-of-way	20	30	30	35	20	35
Surface parking areas to collector street ultimate right-of-way	10	15	15	20	10	20
Surface parking areas to local street ultimate right-of-way	10	10	10	15	10	15
Minimum principal structure setbacks from tract perimeter (excluding street frontages)(feet):						
From other like-zoned tracts	10	15	35	35	10	35
From any residential district boundary line	15	35	50	50	35	50
From other district boundary lines	15	20	30	30	20	30
Minimum accessory structure setbacks from tract perimeter (excluding street frontages)(feet):						
From other like-zoned tracts	8	15	35	35	10	35
From any residential district boundary line	10	35	50	50	35	50
From other district boundary lines	10	20	30	30	20	30
Minimum surface parking areas, driveways, interior roadways setbacks from tract perimeter (excluding street frontages)(feet):						
From other like-zoned tracts	5	10	20	20	5	20
From any residential district boundary line	10	30	35	35	20	35
From other district boundary lines	10	15	15	15	10	15
Minimum principal building spacing (feet):						
Window wall to windowless wall	20	20	20	20	20	20
Window wall to window wall						
Front to front	40	50	60	60	40	60
Rear to rear	35	45	55	55	35	55
End to end	25	35	45	45	25	45
Front to rear	40	50	60	60	40	60
Front to end	40	50	60	60	40	60
Rear to end	35	45	55	55	35	55

NOTES:

¹Development standards for ROC/R Districts are found in § 200-35. Development standards for CGO Districts are found in § 200-39. An assisted living facility in the FC Frontage Commercial District shall be permitted only on properties with a minimum tract area of three acres and a maximum tract area of six acres; shall be limited to a tract maximum density of 30 units per developable acre; and shall maintain a 2,640-foot separation from any other assisted living facility within the Township (measured from lot line to lot line). Otherwise, an assisted living facility shall comply with all other applicable standards of § 200-31.

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² Excluding parking structures required to meet minimum off-street parking requirements.

³ For every one-percent decrease in impervious coverage, building height may be increased one foot to a maximum height of 56 feet.

⁴ For those parcels in the O/BP, O/BPS, PO or Turnpike Interchange Overlay Districts that are the site of former quarries and exceeded 50 acres in gross area prior to any subsequent subdivision, where there are severe topographical features and sharp vertical drops in elevation due to many walls or similar features, whether or not there is standing water on the property, the following standards shall apply:

A. For the purpose of calculating the height of a building or other structure, the base elevation shall be that figure which is the mean elevation on a portion of the ground within the parcel that contains at least five acres of contiguous land and that is generally flat with the average slope no more than 5% over this five acre area. The height of any building or other structure on the property may not exceed 45 feet higher than the base elevation, except hotels and/or conference centers, which may not exceed 65 feet higher than the base elevation.

(1) Nothing contained herein shall be construed to permit a greater number of gross usable square feet than would have been authorized if the subject property were flat and rectangular.

(2) In no event shall the height of any building or other structure authorized herein exceed 95 feet. Where the height of any building or other structure located on the site of the former quarries exceeds 45 feet, that building or other structure must be set back at least 150 feet from the tract perimeter boundary line (which distance is inclusive of, and not in addition to, any setback or yard requirements).

(3) Where the height of a building exceeds 85 feet, the color of the parapet of the building shall be earth tone or gray palette.

B. On properties where there is an abandoned quarry and standing water in excess of one acre of lot coverage and severe changes in elevations due to quarry walls, no setback or other dimensional requirement otherwise applicable to the location of buildings and structures near flood hazard areas or Flood Hazard District shall apply.