

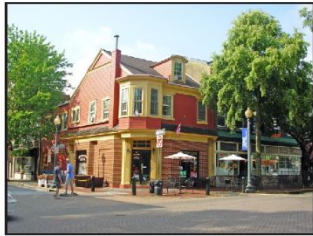
ZONING

112 Attachment 3

**Borough of West Chester**  
**Appendix C**  
**HO-60/HO-75 Supplementary Design Guidelines**

HO - 60 / HO - 75

**Supplementary Design Guidelines**  
West Chester Borough - Chester County, PA



- Appendix E

- Height Option Overlay Districts

- Applicable to the Conditional Use Review Process

- Supplementary to the Design Guidelines for the West Chester Historic District

- Supplementary Standards & Criteria pertaining to §112-401. and §112-402 of the Borough of West Chester Zoning Ordinance

July 17, 2012; Revised: February 19, 2021



WEST CHESTER CODE

HO - 60 / HO - 75

# Supplementary Design Guidelines

West Chester Borough - Chester County, PA

Contents:

- i. Cover
- ii. Title Page / Contents
1. Overview & Intent
2. Context Within Block;  
Streetscape;  
Neighborhood
3. Building Size & Scale:  
Smaller;  
Medium;  
Larger
4. Supplementary  
Provisions
5. Detailing

Applicability:

- Building Design
- Building Frontages
- Building Location
- Context-Sensitive Design
- Facade Articulation
- Fenestration
- First Floor / Ground Floor Use
- Height of Buildings
- Horizontality
- Massing
- Materials & Color
- Minimum Building Height
- Pedestrian Amenities
- Pedestrian Gathering Areas
- Proportion
- Retail Overlay District
- Roof Lines
- Street Wall
- Town Center District
- Traditional Urban Landscape
- Verticality



## ZONING

HO - 60 / HO - 75

# Supplementary Design Guidelines

West Chester Borough - Chester County, PA

## OVERVIEW & INTENT

### Overview & Intent:

These Supplementary Design Guidelines are intended to:

- + provide Borough Council with tools to review and analyze applications for Conditional Use;
- + promote an understanding of the context-sensitive nature of blocks, streets, streetscapes, and neighborhoods;
- + provide images & inspiration for the design of buildings, in the context of the public realm within which the buildings fit.

- West Chester Borough has numerous notable attributes:
  - + vast opportunities for governance, employment, commerce, education, residency, and recreation;
  - + a diversity of Uses;
  - + a community of neighborhoods;
  - + a system of blocks formed by streets & alleys
  - + a streetscape character formed by "bookend buildings";
  - + an integrated network of sidewalks; and
  - + an old shade character accented by mature tree canopies.
- Downtown West Chester has numerous notable assets with:
  - + a Certified Historic District;
  - + vertically mixed-use buildings with predominantly ground floor retail uses;
  - + a series of "outdoor rooms" within streetscapes that are predominantly 60 to 75 feet wide;
  - + street trees that are predominantly 45 to 60 feet in height;
  - + a skyline that is punctuated occasionally with civic and institutional buildings;
  - + a town center where directional routes 3, 100, 202 and 322 cross & intersect;
  - + a normative building height of 2-story and 3-story buildings; and
  - + an occasional building height of 4-story & 5-story buildings.



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Supplementary Design Guidelines

West Chester Borough - Chester County, PA

CONTEXT WITHIN BLOCKS, STREETScape & NEIGHBORHOOD

Block: \_\_\_\_\_

All buildings shall conform to the block structure of West Chester Borough.



The Block is the integral unit of the places where the Height Option Overlay Districts are located. Buildings typically are located on a Street Wall line that adjoins the sidewalk.

Streetscape: \_\_\_\_\_

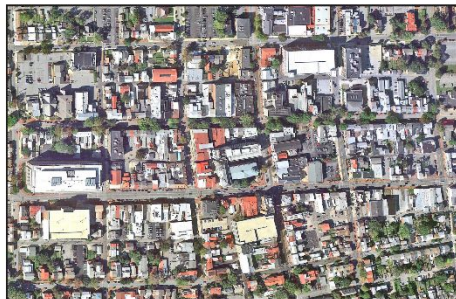
All buildings shall be located to maintain the streetscape character of the Borough, and shall be in proportion to the width of the streetscape.



The Streetscape is the space between buildings, often 60 to 75 feet in width.

Neighborhood: \_\_\_\_\_

All buildings shall be positioned to promote the continuity of the streetscapes and blocks, streets and alleys, sidewalks and crosswalks.



The Neighborhood, such as the Town Center, is formed by blocks, that are defined by an interconnected network of streets, alleys, sidewalks, and crosswalks.



# ZONING

HO - 60 / HO - 75

## Supplementary Design Guidelines

West Chester Borough - Chester County, PA

### BUILDING SIZE & SCALE

Smaller:

2 & 3 story;  
up to 32 ft. wide;  
typically 12 ft. to 18 ft. wide



- 3-story
- 12 ft. to 18 ft. wide



- 2-story
- up to 32 ft. wide

Medium:

3 & 4 story;  
typically wider than 32 ft.,  
but with vertical bay  
widths similar to smaller  
buildings



- 3-story
- vertical fenestration
- wider than 50 feet



- 4-story
- vertical fenestration
- wider than 50 feet

Larger:

4 & 5 story;  
typically wider than 100  
feet, but with vertical  
bay widths similar to  
smaller and medium sized  
buildings



- 4-story
- wider than 100 feet
- vertical accentuation
- approximately as tall as mature street tree canopy



- 5-story
- wider than 100 feet
- massing tamed by solar-oriented recess
- just taller than mature street tree canopy



# WEST CHESTER CODE

HO - 60 / HO - 75

## Supplementary Design Guidelines

West Chester Borough - Chester County, PA

### SUPPLEMENTARY PROVISIONS



1. Utilize a simplified composition of materials and colors.
2. Emulate the proportion, fenestration, and predominantly vertical bay structure of traditional 2 to 4 story buildings.
3. Except for ground floor retail with up to 100% windows, provide primarily vertical fenestration (vs. horizontal or square), with a minimum of 20% and a maximum of 60% wall openings.
4. Vary the facade of medium sized and larger buildings, with recesses and projections, using piers, pilasters, colonnades, porticoes, bay windows, turrets, balconies, etc.
5. Vary roof lines of larger buildings to promote a diversity of building form.
6. Extend piers and pilasters to form full vertical units for 2 to 5 story buildings.
7. Achieve at least a 2-story building height at the street wall line.
8. Minimize mid-block curb cuts for vehicular ingress-egress, in order to reduce gaps in facades.
9. Minimize the use of bright colors (especially white), as such colors reflect light and may induce glare.
10. Minimize the use of bright colors at the base of buildings, especially those that induce an expansive horizontality to a building.

ZONING

HO - 60 / HO - 75

Supplementary Design Guidelines

West Chester Borough - Chester County, PA

DETAILING

Weak Examples:



- 1-story building too short
- form too horizontal

Strong Examples:



- varied rooflines
- street wall continuity



- materials wrap around corner
- quoins extend as full vertical unit



- fenestration needed on side of taller building



- simple use of materials
- pilasters extend to parapet



- simple use of materials
- pilasters extend as full vertical unit



- form too horizontal
- colors too light



- simple use of materials
- vertical fenestration tames horizontal mass



- vertical fenestration
- bay windows accentuate vertical bays

