



ORDINANCE PROPOSALS

7/1/2023 to 7/31/2023

The staff reviewed proposals for:	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	3
Zoning Map Amendments	2
Zoning Ordinance Amendments	8
TOTAL REVIEWS	14

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Avondale Borough	SA-07-23-17746	7/14/2023	<p>Proposed - SLDO Amendment</p> <p>The proposed Subdivision and Land Development Ordinance Section 375-32 Open Space, Public Grounds and Recreation Areas is removed and replaced. Subsection A addresses Public Grounds, adequacy of community facilities, schools, libraries, public building parks and playgrounds to facilitate proposed development. Section B addresses adequacy of community active recreation areas and the provision of areas and or monies for recreation and standards for these areas.</p>	Consistent
Avondale Borough	ZA-06-23-17719	7/14/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment removes and replaces the provisions of the R-3 Residential zoning district. The amendment includes: a district purpose statement, revised use regulations by adding Townhouse gross density development which is permitted by conditional use, revised area and bulk provisions for each dwelling type and a new subsection addressing the Townhouse gross density development provisions, height provisions, parking and additional standards. Part 2 of the amendment adds an Appendix entitled "R-3 Townhouse Gross Density Typical Layout" as an example of a typical layout under this development option.</p>	Inconsistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Birmingham Township	MA-06-23-17704	7/5/2023	Proposed - Misc Amendment The proposed amendments to the Township Code include amendments to the violations and penalties standards provided in numerous chapters, along with updates to Chapter 56-Fireworks.	Not Relevant
Birmingham Township	SA-06-23-17705	7/5/2023	Proposed - SLDO Amendment The Township proposes to amend Section 103-31, Surface and Stormwater Drainage.	Not Relevant
Birmingham Township	ZA-06-23-17706	7/5/2023	Proposed - Zoning Ordinance Amendment The proposed amendments included new or amended definitions for the following terms: Electronic Notice, Mailed Notice, Family, Shopping Center, and Swimming Pool; and removing all references to the former C-3 General Commercial district set forth in Sections 122-56.1, 122-88.B. (3), 122-90, Appendix A and Appendix B.	Not Relevant
City of Coatesville	ZA-06-23-17727	7/21/2023	Proposed - Zoning Ordinance Amendment Zoning Ordinance amendments: definitions, signs, TND, Steel Museum Overlay District, Specially Planned Overlay District, Mixed Use Development Overlay, Manual of Written and Graphic Guidelines, etc.	Consistent
East Whiteland Township	ZA-06-23-17708	7/7/2023	Proposed - Zoning Ordinance Amendment The proposed amendments to the Township Zoning Ordinance include the following: amend the Intent statement of the MF Multifamily Route 30 Overlay District in Section 200-39.4.A; and amend the conditional use criteria for the MF Overlay District set forth in Section 200-39.4.D.	Consistent
East Whiteland Township	ZM-06-23-17714	7/7/2023	Proposed - Zoning Map Amendment The Township proposes to amend its Zoning Map by applying the MF Multifamily Route 30 Overlay District to the following parcels situated on the south side of Route 30 at its intersection with Westgate Village Drive: UPI# 42-4-309 (1.9 acres), UPI# 42-4-310 (1.5 acres), and UPI# 42-4-310.2 (1.6 acres).	Consistent
London Grove Township	ZM-06-23-17728	7/19/2023	Proposed - Zoning Map Amendment The Township proposes to rezone four parcels from AP-Agricultural Preservation to CV-Chatham Overlay and two parcels from AR-Agricultural Residential to CV-Chatham Overlay. All parcels are located in the northwest quadrant of the intersection of Route 41 and Route 841.	Consistent

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Lower Oxford Township	ZA-07-23-17738	7/21/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed amendment removes the term "excluding single-family detached dwellings" from the subsection, Single-family detached dwellings are added as Section 27-700.13, Section 27-702 Area and Design Requirement is revised to add provisions pertaining to Single-family detached dwellings, Unroofed residential decks are added as a use in Section 27-1404.1.A with a 10' RY setback. Side yards for Single-family detached dwellings of 5 foot minimum 20" for both. Minimum distance between two dwellings of 10 feet and the Maximum floor area ratio is removed from the table in Section 27-702.</p>	Consistent
Tredyffrin Township	ZA-06-23-17722	7/19/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township has received a zoning amendment petition to change the definition of "height of building" set forth in Section 208-6.B of the Township Zoning Ordinance.</p>	Not Relevant
West Bradford Township	SA-06-23-17734	7/3/2023	<p>Proposed - SLDO Amendment</p> <p>Procedures for sketch plans, submission procedures and requirements for other plans</p>	Consistent
West Bradford Township	ZA-06-23-17724	7/3/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>Ag day camp amendment</p>	Consistent
West Chester Borough	ZA-06-23-17718	7/14/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Borough proposes to add "accessory dwelling unit" as an allowable accessory use in the NC-1 Neighborhood Conservation, NC-2 Neighborhood, and TC Town Center Districts. A definition, specific intent, eligibility, dimensional requirements, parking, use and occupancy permit, and various design standards are also provided.</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 10
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 9