



Location Map



Aerial and Front Views

AERIAL VIEW



FRONT VIEW



Site Description



Site Characteristics

Gross Land Area:	0.38 Acres or 16,553 SF
Usable Land %:	100.0%
Shape:	Rectangular
Average Depth:	115.00 feet
Topography:	Gently Sloping
Drainage:	Assumed Adequate
Grade:	At street grade
Utilities:	Public Water and Sewer, Gas, Cable, Electric
Interior or Corner:	Corner
Signalized Intersection:	Traffic signal at the site that enhances access

Street Frontage / Access

Frontage Road	Primary	Secondary
Street Name:	W. Market Street	S. New Street
Street Type:	Two Lane Asphalt Street with Parking Lane. Becomes One Way Street at Street Light.	One Lane, One Way Asphalt Street with Parking Lane.
Frontage (Linear Ft.):	130.00	115.00

Additional Access

Alley Access: Yes

Flood Zone Data

Flood Zone: Zone X - Outside 100 and 500 year floodplains

Site Area in Flood: 0.00%

Adjacent Land Uses

North: Chester County Justice Center

South: Residential

East: Retail / Residential

West: Retail Gym

Site Ratings

Access: Average

Visibility: Good

Zoning Designation

Zoning Jurisdiction: West Chester Borough

Zoning Classification: TC- Town Center

Permitted Uses: Uses permitted by right include retail stores and shops, restaurants, personal service shops, offices, educational, religious, single-family detached, single-family semidetached, single-family attached, two-family detached, municipal, family day care, multifamily, and a student home.

Uses permitted by special exception include hotels, theatre, day-care center, club or lodge, tavern, public service facility, funeral home, automotive sales, nursing home, and a bed-and-breakfast.

Subject Photos



Front of Retail Building



Townhouse with apartment units



Detached Garage



Single-Family House