

West Whiteland Township Municipal Zoning Map

CHESTER COUNTY, PENNSYLVANIA

Zoning Adopted: November 13, 2024



Zoning Districts

- I-1 - Limited Industrial
- I-2 - General Industrial
- NC - Neighborhood Commercial
- O/C - Office/Commercial
- O/L - Office/Laboratory
- O/R - Office/Residential
- R-1 - Residential
- R-2 - Residential
- R-3 - Residential
- R-4 - Residential
- TC - Town Center Mixed Use

Rail Transit Overlay

Unified Overlay

Railroad Lines

Roadways

Parcels

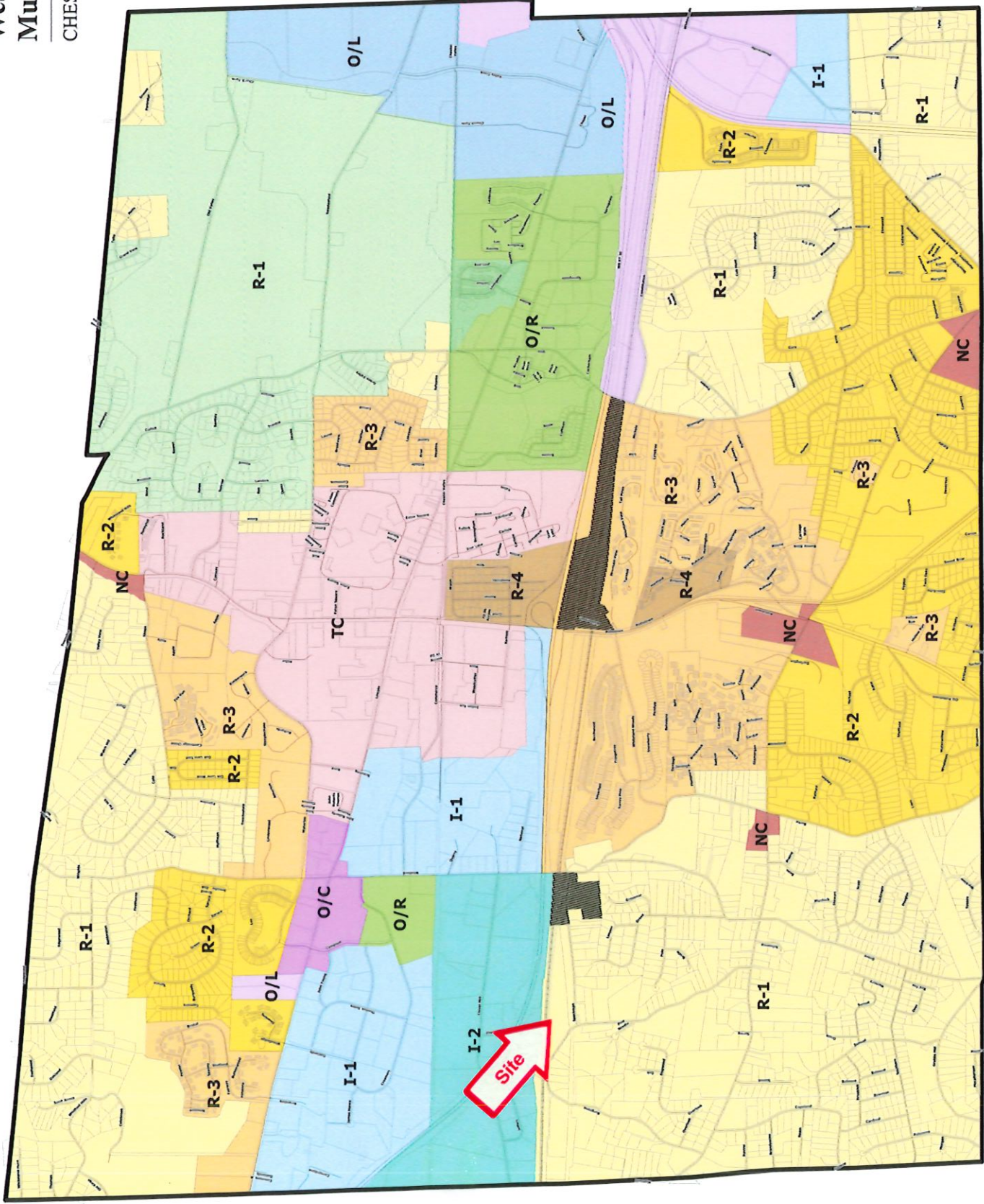
Township Boundary



West Whiteland

0 0.13 0.25 0.5 Miles

Prepared by: West Whiteland Township, 2024.
Data Source: WWT & Chester County DCL, 2024.



Chapter 325. Zoning

Article III. Residential Districts

§ 325-9. R-1 District.

- A. It is the intent of this district to provide for continued low density, single-family residential development compatible with established use patterns and appropriate because of the relative remoteness from major commercial areas and transportation routes. Clustering development provisions provide flexible development options where special consideration is given to preservation of slopes, woodland and open space and where public water and centralized sewer facilities are provided. The district is designed to protect existing patterns of development and to encourage the compatible development of vacant land for similar types of development. It is intended that the development will occur where it will minimize impact on the natural environment and promote the preservation of natural features.
- B. Use regulations. Subject to § 325-124A below, a lot may be used or occupied for any one of the following purposes and no other:
- (1) Single-family detached dwelling:
 - (a) Residential accessory use and structure.
 - (b) Home occupation (§ 325-23B).
 - (2) Agriculture (§ 325-21).
 - (3) Clustering and lot averaging (§ 325-26).
 - (4) Group homes for handicapped persons when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter, subject to the following conditions:
 - (a) (Reserved)^[1]
^[1] *Editor's Note: This subsection, requiring distance from another group home, was repealed 3-10-2004 by Ord. No. 310.*
 - (b) Group homes shall comply with all applicable regulations of the Commonwealth of Pennsylvania.
 - (5) Publicly owned recreational facilities [§ 325-22A(3)].
[Added 4-11-2006 by Ord. No. 337]
- C. Area and bulk regulations. The total number of dwelling units on a tract shall not exceed the permitted density to be calculated as defined in § 325-8 of this chapter. The following regulations shall apply to all uses permitted in the R-1 District:
[Amended 3-10-2004 by Ord. No. 310]
- (1) Lot size (minimum): 43,560 square feet of developable acreage per dwelling unit.
[Amended 3-10-2004 by Ord. No. 310]
 - (2) Building coverage (maximum): 10%.
 - (3) Total impervious coverage (maximum): 15%.
 - (4) Lot width at street line (minimum): 100 feet.
 - (5) Lot width at the building line (minimum): 125 feet.
 - (6) Front yard (minimum): 75 feet.
 - (7) Rear yard (minimum): 40 feet.
 - (8) Side yard:

(b) Minimum total of both: 45 feet.

(9) Height (maximum): 35 feet.

(10) Provided the following exceptions:

(a) For agriculture use, the area and bulk regulations are provided in § 325-21.^[2]

[2] *Editor's Note: Original Section 301.3.J(2), re: recreation uses, which immediately followed this subsection, was repealed 3-10-2004 by Ord. No. 310.*

D. Additional regulations. For other provisions applicable in this district, see Article IX, Common Regulations, and Article XVII, Signs.

§ 325-10. R-2 District.

A. It is the intent of this district to provide for moderate density residential use where mostly large, undeveloped tracts with good highway access are situated to serve as transition areas between lower density residential uses and higher density uses.

B. Use regulations. Subject to § 325-124A below, a lot may be used or occupied for any one of the following purposes and not other:

(1) Single-family dwelling.

(a) Residential accessory use or structure.

(b) Home occupation (§ 325-23B).

(2) Agriculture (§ 325-21).

(3) Recreation (§ 325-22).

(4) Group homes for handicapped persons when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter, subject to the following conditions:

(a) Each group home shall be a minimum of 2,500 feet from any other group home.

(b) Group homes shall comply with all applicable regulations of the Commonwealth of Pennsylvania.

(5) Any one of the following uses when authorized as a conditional use by the Board of Supervisors subject to Subsection C(10)(d) of this section and § 325-124 of this chapter.

(a) Carriage home cluster option.

[Amended 12-12-2000 by Ord. No. 295]

C. Area and bulk regulations. The total number of dwelling units on a tract shall not exceed the permitted gross density to be calculated as defined in § 325-8 of this chapter. The following regulations shall apply to all uses permitted in the R-2 District:
[Amended 3-10-2004 by Ord. No. 310]

(1) Lot sizes (minimum): 22,000 square feet of developable acreage per dwelling unit.

(2) Building coverage (maximum): 12%.

(3) Total impervious coverage (maximum): 20%.

(4) Lot width at the street line (minimum): 75 feet.

(5) Lot width at the building line (minimum): 100 feet.

(6) Front yard (minimum): 50 feet.

(7) Rear yard (minimum): 40 feet.

(8) Side yard:

(a) Minimum for either: 15 feet.

Chapter 325. Zoning

Article VIII. Supplementary Land Use Regulations

§ 325-26. Clustering and lot averaging development options.

A. Purpose. Subject to § 325-124A below, in accordance with the community development objectives in Article I, it is the purpose of this section to do the following:

- (1) Permit a more varied, efficient and economical development pattern.
- (2) Foster the protection of critical natural resources, such as streams, ground water, floodplains, wet soils, steep slopes, woodlands and wildlife habitat areas.
- (3) Conserve open space areas and amenities within residential subdivisions, as well as where subdivisions shall be of sufficient size, to provide open space areas for passive and/or active recreation use.
- (4) Reduce impervious surface and utilities, resulting in a lesser increase in stormwater runoff as well as a reduction in subdivision improvement costs.
- (5) Minimize the potential adverse aesthetic effects of land development on the Township as a whole, and on historic sites and scenic resources identified on Map 2.4.4, Historic and Scenic Resources in the Comprehensive Plan, and Map No. 7 of the Township Open Space and Recreation Study.

B. Eligibility. As an option permitted in the R-1 Residential District of this chapter, a developer may be allowed to modify the area and bulk regulations for single-family dwellings only provided that for lot averaging, the minimum tract size is five acres, for clustering, the minimum tract size is 25 acres and for both lot averaging and clustering the development will have both public sewer and water.

[Amended 3-10-2004 by Ord. No. 310]

C. Development controls.

- (1) In utilizing the cluster development option, the maximum gross density of the tract may be increased by 20% over what would otherwise be permitted by the zoning district regulations. In utilizing the lot averaging development option, the maximum gross density is the same that would be permitted by the zoning district regulations. In order to demonstrate compliance with this subsection, a yield plan indicating the number of lots for a conventional subdivision shall be prepared. The yield plan should be drawn at a scale not less than 200 feet per inch. The plan should accurately delineate woods and tree lines, steep slopes, floodplains and wetlands, as well as a road and lot layout drawn to the requirements of the R-1 Residential District. In addition to any other information required herein, this plan shall comply in all respects with the requirements for a sketch plan, pursuant to § 281-15 in Chapter 281, Subdivision and Land Development, of the Code of the Township of West Whiteland, as well as all other applicable requirements of that chapter and of this Chapter 325, Zoning. It is the intent of this section to protect the environmentally sensitive areas as well as the existing character of the Township. However, the applicant shall be entitled to the total number of dwelling units permitted pursuant to the R-1 Residential District regulations. Once the number of dwelling units that is achievable through the R-1 Residential District has been ascertained through the review of the submitted yield plan, then that number of dwelling units, plus an additional 20%, may be incorporated into a plan pursuant to this section.

[Amended 3-10-2004 by Ord. No. 310]

- (2) Site planning, including layout of streets and lots, and placement of structures and, the layout of open space areas, shall be at the discretion of the Board of Supervisors, in compliance with the purposes of this section. Layout of open space in cluster development should strive to protect those resources identified on Map No. 4, "Woodlands," and Map No. 13, "Background Open Space and Scenic Roads," of the West

Final and Township Open Space and Recreation Study, and historic sites identified on map No. 1, Historic Resources Map,"^[1] inventoried by the Historical Commission, and adopted by the Board of Supervisors.

[1] *Editor's Note: A copy of the Historic Resources Map is included at the end of this chapter. The Official Historic Resources Map is on file at the Township offices.*

- (3) Not less than 30% of the developable acreage in a cluster development shall be designated as and used exclusively for open space.
- (4) Common open space.
 - (a) Areas agreed by the developer and the Township to be set aside for open space shall be suitable for the designated purpose and in any case shall be consistent with the Township policy and plan for future land use.
 - (b) Open space areas shall contain no major structures other than those related to the purposes of open space.
 - (c) Open space areas shall be arranged and located so as to serve the residents adequately and conveniently, taking into consideration the characteristics of the site and to preserve and enhance desirable natural features.
 - (d) Any land designated as common space shall be restricted to permanent, contiguous open space use by an appropriate method approved by the Board.
 - (e) Up to 50% of an underground utility easement or 30% of an aboveground utility easement may be considered for part of the total common open space required.
 - (f) Open space areas shall be consistent with the Township's Comprehensive Plan.
 - (g) Open space areas shall be suitable for active recreational uses to the extent deemed necessary by the Board, without interfering with adjacent dwelling units, parking driveways and roads.
 - (h) Open space areas shall not be less than 75 feet in width, and not less than 20,000 square feet of contiguous area, except when part of a trail system or pathway network or tot lot.
 - (i) Open space shall be interconnected with common open space areas on abutting parcels wherever possible, including provisions for pedestrian pathways for general public use to create linked pathway systems within the Township.
 - (j) Open space areas shall be provided with sufficient perimeter parking, when necessary, and with safe and convenient access by adjoining street frontage or other rights-of-way or easements capable of accommodating pedestrian, bicycle and maintenance and vehicle traffic and containing appropriate access improvements.
 - (k) Designated planting and recreation facilities within the open space area shall be provided by the developer. A performance bond or other security shall be required to cover costs of installation in accordance with this chapter.
 - (l) An appropriate portion of the performance bond or other security will be forfeited by the developer shall he fail to install the planting or recreational facilities.
 - (m) If approved by the Board, the applicant may pay a fee in-lieu-of or provide other on- or off-site recreation instead of providing the recreational uses required by Subsection **C(4)(g)** above.

D. Area and bulk regulations. For developments utilizing cluster development or lot averaging, the following minimum area and bulk regulations shall apply:

- (1) Lot area (minimum for clustering or lot averaging). 22,000 square feet.
[Amended 3-10-2004 by Ord. No. 310]
- (2) Lot width at building line (minimum): 100 feet.
- (3) Lot width at street line (minimum): 50 feet.
- (4) Front yard (minimum): 50 feet.
- (5) Rear yard (minimum): 40 feet.

(6) Side yard (minimum): 20 feet.

(7) Building coverage (maximum): 12%.

(8) Total impervious coverage (maximum): 20%.

(9) Height (maximum): 35 feet.