

# **Appendix A**

## **REGIONAL PERSPECTIVE AND INFLUENCES**

### **Introduction**

Many factors beyond the borders of East Goshen Township can have significant impacts on planning, growth, and resources. Employment centers, recreational facilities, commercial uses, major transportation corridors, and planning policies of surrounding municipalities are all examples of potential regional influences. This appendix highlights the various relationships that East Goshen Township shares with its neighboring communities as well as the regionally important services, facilities, and growth trends.

### **Geographic Setting**

East Goshen Township is approximately 10 square miles in size and is located in southeastern Pennsylvania, in southeastern Chester County (see Map A-1). Philadelphia is located about 25 miles east and Wilmington, Delaware is located 20 miles south of East Goshen. West Chester Borough is located southwest of the Township and serves as a local urban center for the surrounding municipalities in the West Chester Region. Sharing the western boundary is West Goshen Township, which is a highly developed suburban municipality with significant industrial development south and east of West Chester Borough and the areas surrounding the Brandywine Airport. To the north and northwest, East and West Whiteland Townships are rapidly growing municipalities with a mix of suburban-scale development along the corridors of Routes 30 and 100 and the major transportation facilities of Route 202.

To the northeast, Willistown Township retains a significant rural landscape south of Paoli Pike, but has a more suburban development pattern north of Paoli Pike, in the areas surrounding Malvern Borough, and the areas in the southwestern corner of the township adjacent to Route 3 (West Chester Pike). Westtown Township to the south has a high concentration of suburban development along with commercial uses along Route 202 and in the northeast corner along Route 3.

This appendix contains a detailed discussion of East Goshen Township's updated land use regulatory policies with those of the land use regulatory policies of the surrounding municipalities. Due to the long-term cooperation within the West Chester Region, there are only a few variations between East Goshen Township's current land use policies and those of surrounding municipalities.

### **Population Trends in Surrounding Municipalities**

The population of East Goshen and surrounding municipalities has grown at a substantial rate over the last two decades (see Table A-1) and at a faster rate relative to Chester County.

**Table A-1: Population of Surrounding Municipalities**

Municipality	Population			Percent Change	
	1980	1990	2000	1980-1990	1990-2000
<b>East Goshen</b>	10,021	15,138	16,824	51.1%	11.1%
West Goshen	16,164	18,082	20,495	11.9%	13.3%
Westtown	6,774	9,937	10,352	46.7%	4.2%
West Whiteland	9,584	12,403	16,499	29.4%	33.0%
East Whiteland	8,468	8,398	9,333	-0.8%	11.1%
Willistown	8,284	9,380	10,011	13.2%	6.7%
Chester County	316,396	376,396	433,501	18.9%	15.2%

Source: U.S. Census Bureau, 2000.

Between 1980 and 1990 East Goshen Township grew at a rate of over 51% in comparison with the surrounding townships which increased at an average rate of about 18%. This growth was due to the supply of new housing and quality of the living environment in the Township. In particular, the growth was heavily influenced by the development of the Hershey’s Mill Village retirement community, as well as Bow Tree, Lockwood, White Chimneys, Treetops, and Windermere developments.

Between 1990 and 2000, East Goshen Township grew by almost 1,700 people for a growth rate of over 11%. This growth rate was moderate relative to the growth rate of East Goshen’s municipal neighbors, which ranged from about 4% (Westtown) to as high as 33% (West Whiteland). East Goshen’s rate of growth was exceeded by Chester County’s growth rate, unlike the previous decade when it raced far ahead of the County growth rate. This reduction in the growth rate was due, in large part, to a decreasing amount of developable land and to the increasing costs of housing in the Township and surrounding municipalities (see Appendix C, Population, Housing, and Economic Analysis).

With the exception of East Whiteland and Willistown, there has been a steady increase in the densities of all of the adjacent municipalities, with by far the greatest increase being experienced in East Goshen. Table A-2 shows the density per square mile in each municipality from 1970 to 2000. The percent increase in density mirrors the percent population growth seen in Table A-1. The number of persons per square mile increased by over three fold in East Goshen, and around two fold in Westtown, West Whiteland and West Goshen. These increases in density indicate an intensification of development in a largely suburban region, with a transition to rural in southern Willistown (see Appendix C for more details).

**Table A-2: Densities of Surrounding Municipalities**

Municipality	Density Persons per Square Mile				Percentage Change
	1970	1980	1990	2000	1970-2000
<b>East Goshen</b>	507	988	1,493	1,801	255%
West Goshen	1,070	1,347	1,507	1,708	60%
Westtown	587	784	1,150	1,198	104%
West Whiteland	539	723	935	1,244	131%
East Whiteland	658	770	763	849	29%
Willistown	496	450	510	544	10%
Chester County	300	417	496	571	90%

Source: Chester County Planning Commission, 2003.

## **Regional Transportation Facilities**

### **Regional Highway Corridors**

Several major transportation corridors are located in or near East Goshen Township and provide good access to the larger region. (See Map A-2) Route 352 (North Chester Road) and Boot Road provide the major north-south circulation routes through the center of the Township, with a linkage at the northwest corner of the Township to Route 202, the major transportation link for the West Chester Region to the Great Valley, King of Prussia, and the major employment centers in the northern and western suburbs of Philadelphia. Paoli Pike is the major east-west link between West Chester, Malvern, and the Paoli urban center and SEPTA/Amtrak rail station along Route 30. Route 3 (West Chester Pike), in the southwestern corner of the Township, provides a key commercial and residential linkage between West Chester and Philadelphia.

Proximity to Route 202, the Pennsylvania Turnpike, and Interstates 95 and 476 provide access for commuters working in and around Philadelphia and living in the West Chester Region.

### **Public Transit**

There are numerous public transit facilities in this area of the County. The Transportation Management Association of Chester County (TMACC) and SEPTA have provided bus and enhanced paratransit service to the West Chester Region. There are three bus routes through East Goshen that link to employment centers in the Township and also serve as links with connection points in West Chester, north to the Great Valley, and east along West Chester Pike. However, pedestrian access from residential neighborhoods is difficult due to a lack of pathways.

The SEPTA operates the R5 train service line along the central portion of the County with stops in Paoli, Malvern, and Exton (near the Main Street at Exton development). This line provides commuter service from the western suburbs and Main Line to Center City Philadelphia. This line also shares tracks with AMTRAK's service from Philadelphia west toward Harrisburg, and beyond. In addition, the SEPTA R3 service from Elwyn is easily accessible by residents in the southern part of the Township.

The Chester County Paratransit System provides service throughout Chester County but is primarily intended for use by senior citizens and the handicapped (see Appendix G, Transportation and Circulation System Inventory, for more details). This system is particularly important to the Township to assist in transporting the aging population to the Urban centers.

### **Regional Airport Facilities**

The Township has access to airport facilities to link employment centers with additional means of transportation. The primary airports are the Brandywine Airport just west of the Township in West Goshen Township, the G.O. Carlson (Chester County) Airport in Valley Township west of Coatesville, and the Philadelphia International Airport. The Brandywine Airport is working on expansion plans.

## **Regional Facilities and Services**

East Goshen Township is in close proximity to many recreational, educational, and cultural facilities. (See Map A-2) These facilities enhance the quality of life for residents and add to the Township's draw as an attractive place to live.

Several state and county parks, Revolutionary era Battlefields (Valley Forge, Paoli, Brandywine), conservation areas, Longwood Gardens, Winterthur, the Brandywine River Museum, and additional museums and historic sites near the region provide unique recreational and cultural experiences for Township residents. Several universities in Pennsylvania and Delaware, including two campuses of Penn State University, Delaware County Community College, Cheyney University, West Chester University, and Immaculata University are within easy commuting distance of the Township. In addition to those within the immediate area, numerous other colleges and universities are located throughout the greater Philadelphia region. In addition, the area boasts a number of excellent private secondary schools. Additional nearby facilities providing educational and cultural opportunities are the Chester County Library in Exton and its branch Malvern Library in Malvern.

Some of the regional services located in the area include West Chester Post office and hospitals and medical facilities (Chester County Hospital, Paoli Hospital, Bryn Mawr Rehabilitation Center, Bellingham retirement complex, and soon to be completed Wellington retirement complex). Other key facilities include the two Goshen Fire Company locations in or immediately adjacent to the Township, and the Malvern Fire Company (see Appendix F, Community Facilities and Services Inventory, for more details), regional drop stations for Fedex and UPS, QVC Studios, and major shopping malls at Granite Run, Exton, and the Main Street at Exton.

## **Regional Planning**

### **West Chester Regional Planning Commission**

East Goshen Township is an active participant in the West Chester Regional Planning Commission (WCRPC) that was formally established in 1959. The Commission consists of the municipalities in the West Chester Area School District (WCASD), including East Goshen, West Whiteland, East Bradford, Pocopson, Thornbury, West Goshen, and Westtown Townships, and West Chester Borough. In addition to sharing information on current activities in their respective municipalities, the Commission has undertaken a number of cooperative efforts over the years including a study of regional sewage facilities and issues, a regional Zoning Ordinance Analysis, joint purchasing and manpower agreements, Road and Street Address Directory, Regional Classification Study (Road), Long Range Transportation Study and educational planning forums. Currently, the Commission is conducting a transportation needs analysis for the West Chester Region.

The Commission is interested in undertaking additional work addressing the coordination of planning functions between member municipalities. An issue for consideration is the potential benefits of a formally connected planning program including coordination of regional planning as envisioned in the amendments to the Municipalities Planning Code (MPC) under Acts 67 and 68 of 2000. These amendments made it possible for Regional planning to collectively address the requirements of "fair share" provision of all types of land uses and the coordinated growth management across a region including land use, transportation, and public infrastructure, as well as additional consideration for state and county funding and assistance, the potential for revenue sharing, and allowance of regional transfer of development rights. Use of these benefits is contingent on the adoption of a multi-municipal comprehensive plan and an "Intergovernmental Cooperative Implementation Agreement" as described in

the MPC. This implementation agreement must include a process for the participating municipalities to achieve consistency with the multi-municipal plan and a procedure for reviewing regionally significant developments.

### **West Chester Area Council of Governments**

In 2003, a new regional organization was formed under Article 9, Section 5 of the Pennsylvania Constitution and the Intergovernmental Cooperation Act of 1996 which authorizes two or more local governments to jointly cooperate with other local governments in the exercise or performance of their respective government functions, powers and responsibilities. The West Chester Area Council of Governments (WCACOG) is comprised of the Borough of West Chester and East Bradford, East Goshen, West Goshen, Westtown and Thornbury Townships, collectively referred to as the “Members.” The purpose of this organization is to:

- Provide a forum for the discussion of regional issues that affect the Members and their residents;
- Discuss and study local issues of mutual interest and concern to each member and its residents and to formulate solutions for common regional problems;
- Allow for regional planning and coordination on local government issues such as, but not limited to zoning, transportation, emergency services, geographical information systems (GIS), cable communications, technological electronic communication and any other issues which affect the West Chester region;
- Train municipal officials and employees in various municipal topics and laws that affect municipalities;
- Undertake, coordinate and administer programs of regional interest that benefit some or all of the Members; and,
- Create an alliance for obtaining more competitive rates on the purchase of goods and services for the Members.
- Perform such other activities as the Members may mutually agree may be undertaken through the WCACOG that are related to the objectives identified above.

Since this organization is just getting started no studies or particular actions are yet available to describe.

### ***Landscapes, Chester County Comprehensive Policy Plan***

The primary goal of the Chester County policy plan, *Landscapes*, adopted in 1996, is to reduce sprawling residential development by focusing new development in areas where it can best be accommodated and encouraging the revitalization of the County’s urban areas. The plan stresses the importance of protecting natural and historic resources and emphasizes the need to preserve farms and prime agricultural soils.

The plan identifies growth boundaries around four types of landscapes: natural, rural, suburban, and urban, and proposes key actions to protect and enhance the character of each landscape. The majority of East Goshen Township is located in the suburban and natural landscapes.

Because the County has no authority to mandate compliance with *Landscapes*, it seeks to partner with municipalities in implementing the plan and, through the Vision Partnership Program, provides grant funds to assist townships, boroughs, and regional planning groups with its implementation.

East Goshen Township joined the Vision Partnership Program (VPP) in 1996. A review of the Township’s planning documents indicated that both its policies and land use regulations were generally consistent with the County’s planning policies. The VPP review, dated May 6, 1997, stated that the

Township should consider additional tools to effectively reduce land consumption from sprawl, and identify areas within its Suburban Landscape for higher density versus areas dedicated for lower density. In addition, the review states that the Township should continue its participation in the West Chester Regional Planning Commission, and consider regional implementation of land use as an option.

Other issues identified in the VPP Review that would increase consistency with *Landscapes* include increased scenic, natural, and historic resources protection standards. The Township has recently approved an historic preservation ordinance.

### ***Linking Landscapes, A Plan for the Protected Open Space Network in Chester County, Pennsylvania***

In February 2002, the Chester County Commissioners adopted *Linking Landscapes*, the first of the specific plan elements tied to *Landscapes*. The primary goal of *Linking Landscapes* is the protection of open space through the coordinated efforts of Chester County, municipalities, land trusts and conservancies, and private property owners. Where this plan has value for East Goshen Township and the West Chester Region is in the policy recommendations for creation of open space linkages and the development of recreational resource areas for utilization of Township residents.

### ***Watersheds, An Integrated Water Resources Plan for Chester County, Pennsylvania and Its Watersheds***

The Chester County Commissioners adopted the second specific plan element to *Landscapes* in September 2002. The primary goal of *Watersheds* is the development of an integrated resource protection model that ultimately links to the protection of water quality in each watershed in Chester County. Municipal recommendations are provided in *Watersheds*, including the following topical areas: involving the public in watershed stewardship, providing water-based recreation and cultural resources, establishing networks of forested riparian buffers, conservation (low-impact) development designs, land preservation for protecting natural resources, protecting ground water quality, protecting sources of public drinking water supplies, agricultural and landscape management, reducing stormwater and flooding impacts, natural stream restoration and stabilization, protecting ground water balances and stream baseflow, and integrated water resources planning.

### ***Connecting Landscapes, The Transportation Plan for Chester County, Pennsylvania***

Chester County is currently developing a plan for the transportation network and systems across the County, including highways, local road systems, pedestrian facilities, bicycle facilities, airports, mass transportation, and rail systems. The goal of this plan, in keeping with *Landscapes*, is to provide a coordinated framework for addressing transportation problems on individual systems while focusing on transportation infrastructure improvements in two ways: within the designated growth areas that need capacity, safety and modal options and along selected corridors that connect the growth area or serve special functions. Development of this plan element of *Landscapes* is currently in progress.

### ***Chester Creek Watershed Management Plan (Act 167) and Ordinance***

Recently completed adoption of the Chester Creek Watershed Management Plan (under the requirements of Act 167) has brought with it an integrated approach to watershed management in Chester County. This Plan incorporated the requirements of the state law while developing a plan of action and implementation measures, including a stormwater management model ordinance specifically attuned to Chester Creek. This Plan involved the coordination of all municipalities in the Chester Creek Watershed, crossing the

boundaries of Chester and Delaware Counties. Municipalities included within the Chester Creek Watershed are being asked to adopt zoning changes to implement the recommendations of this Plan.

### **Ridley Creek Watershed Management Plan**

The Ridley Creek Watershed Management Plan was created to provide an integrated framework for watershed management for the Ridley Creek watershed basin. This Plan included a plan of action and implementation measures, including a stormwater management model ordinance to address specific areas of concern related to Ridley Creek. This plan was developed in cooperation with municipalities in the Ridley Creek Watershed, crossing the boundaries of Chester and Delaware Counties.

### **Delaware Valley Regional Planning Commission**

The Delaware Valley Regional Planning Commission was established in 1965 to provide comprehensive, coordinated planning for the orderly growth and development of the Greater Philadelphia region. This region includes Bucks, Chester, Delaware, Montgomery, and Philadelphia counties in Pennsylvania; and Burlington, Camden, Gloucester, and Mercer counties in New Jersey. DVRPC is an interstate, intercounty, and intercity agency that advises on regional policy and capital funding issues concerning transportation, economic development, the environment, and land use. Their mission is “to proactively shape a comprehensive vision for the region’s future growth.” They provide services to member governments through planning analysis, data collection, mapping services, and a variety of publications.

The Transportation Planning Division of DVRPC is responsible for coordinating the transportation planning process in the nine county region. Their activities include collecting and providing data for regional studies, conducting research, and developing the long-range transportation plan, and short-term transportation improvement program. Of particular interest to the Township is DVRPC’s responsibility for coordinating the Transportation Improvement Program (TIP). The TIP is the regionally agreed upon list of priority projects required by federal law (ISTEA and TEA-21). The TIP document must list all projects that intend to use federal funds, non-federally funded projects of regional significance, and also includes other State funded capital projects. (See Appendix 7, Transportation and Circulation Inventory) DVRPC recently updated their regional transportation and land use plan, Horizons 2025 (2001). They are now in the process of creating the implementation element of the plan, which is being released in phases.

### **Delaware River Basin Commission**

The Delaware River Basin Commission (DRBC) was formed in 1961 by compact among the four basin states (Pennsylvania, New Jersey, New York, and Delaware) and the federal government. The creation of the Commission marked the first time that the federal government and a group of states joined together as equal partners to form a regulatory agency for the purpose of river basin planning. The DRBC is a regional body with the force of law that oversees a unified approach to managing the river system without regard to political boundaries. East Goshen Township falls within the region regulated by DRBC. Within this area, proposed well withdrawals in excess of 100,000 gallons per day must be reviewed and approved by DRBC. The purpose of these regulations is to prevent the depletion of ground water and protect the interests and rights of lawful users of the same water resource, as well as to reconcile alternative and conflicting uses of limited water resources in the region.

## **Regional Zoning Compatibility**

The analysis of compatible zoning between townships is an important method of determining regulatory differences in types of development that are permitted to occur, and is a valid means of working on a

multi-municipal basis to resolve these differences and establish design or zoning changes to address these potential problems. This analysis includes evaluation of all zoning districts at township boundaries shared with East Goshen Township, including data and analysis previously compiled by the West Chester Regional Planning Commission in 1993, and verified by the Chester County Planning Commission in 2003.

Along the borders shared with adjacent townships, there are a few inconsistent areas of zoning. These are indicated below by Township and shown on Map A-3.

1. **Westtown Township** – There is a zoning difference in the location of East Goshen’s R-5 district in the southwest corner of the Township with Westtown’s A/C Agriculture/Cluster Residential District. The difference between the two districts is both density (up to 13.3 units/acre in the R-5 versus up to 1.25 units/acre utilizing a cluster option in the A/C) and types of uses permitted (R-5 allows a full range of residential uses while the A/C permits single family dwellings and accessory units). This issue is mitigated somewhat if the property designated A/C by Westtown is developed using their cluster option, which requires a 70 percent open space set aside in this district.
  
2. **West Goshen Township** – There are two points of zoning variation:
  - a. Adjacent to the BP district on Paoli Pike, West Goshen has designated the adjacent property (on the west side of Airport Road) as the R-3 Residential District. The difference between the two districts is primarily in the types of uses permitted (BP is East Goshen’s large industrial/research/office district, where R-3 is a single family residential district at a density of 1-2.5 units/acre). This variation point is somewhat addressed in that the R-3 properties adjacent to East Goshen are already occupied by a church ( The Bible Baptist Church of West Chester) and accompanying school, and the East High School/J.R. Fuggett Middle School complex. East Goshen’s adjacent BP district locations are currently occupied by woodland and a gas station.
  
  - b. Adjacent to an R-3 district on East Strasburg Road at Ellis Lane in East Goshen, West Goshen has designated a C-4 Special Limited Business and Apartment District. The differences between the two districts relate both to density and use. East Goshen’s R-3 district permits densities of 2.2-3.3 units/acre in single family residential units, while West Goshen’s C-4 district permits offices, research facilities, wholesale retail/storage/distribution, motels, and multi-family dwellings at a density of 6 units/acre. Both sides in this location are currently developed, and the C-4 district requires 25 percent dedicated green space and a 20-foot wide buffer strip.
  
3. **Willistown Township** – East Goshen has two zoning districts along its border with Willistown, the R-2 and I-2 districts. Willistown faces these two districts with three districts, the R-1 Residence District, the RA Residence District, and the RU Rural District. The potential for difficulty between any of these districts is the shared border between East Goshen’s I-2 and Willistown’s RA and RU districts south of Paoli Pike and north of East Boot Road. The I-2 district is the Applebrook development, which contains a variety of residential sites and industrial park locations, along with a sizeable area for a golf course. The RA district is a low density single family residential district with a minimum lot size of 2 acres. The RU district is a rural farm and single family residential district with a minimum lot size of 4 acres for new dwelling units.

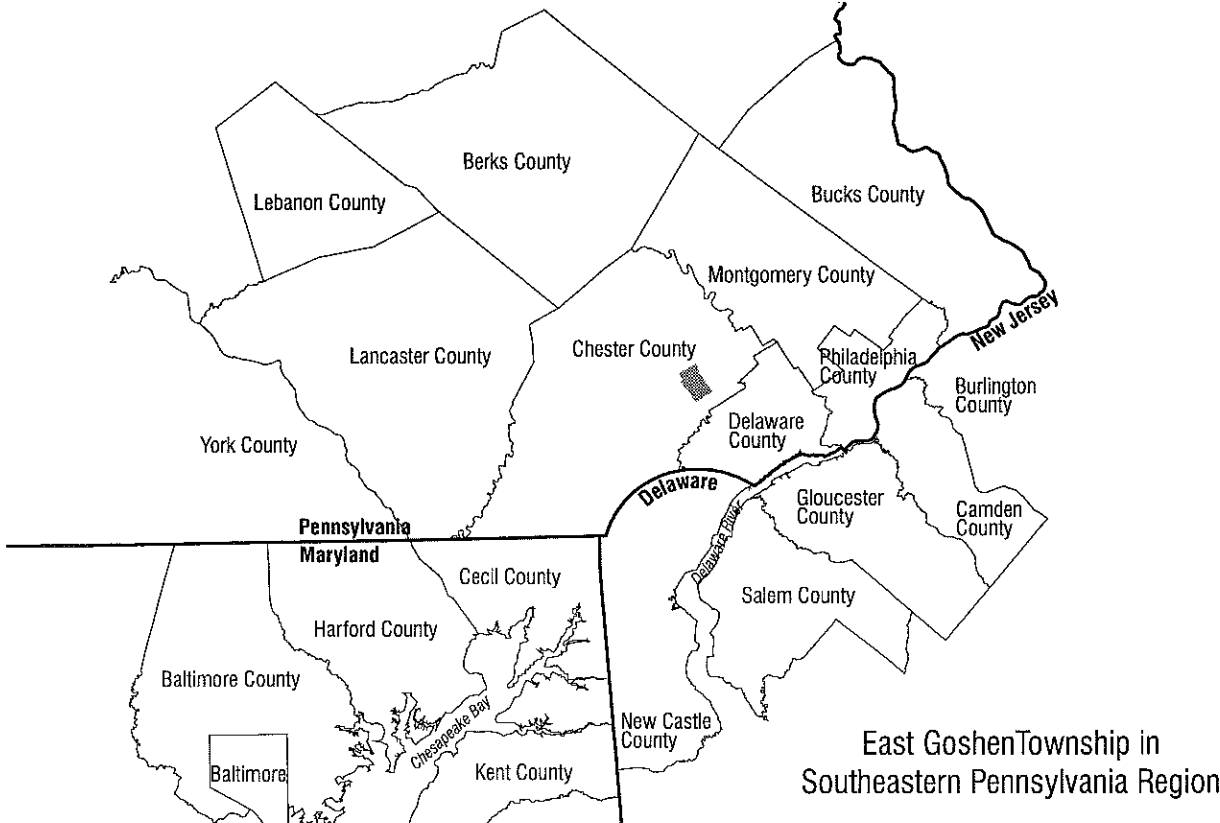
The lesser points of difference between the districts are the shared boundaries of East Goshen's R-2 district with Willistown's RA district, and the R-2 district with Willistown's RU district. In both cases, the primary issue is permitted residential density, with the R-2 allowing residential development at 1 unit/acre, versus the densities stated above for the RA and RU districts.

4. **East Whiteland Township** – The primary locations of zoning difference are between East Goshen's R-2 district and East Whiteland's R-2 and R-4 Residential Districts. As provided above, East Goshen's R-2 district provides for single family residential dwellings to be developed at a density of 1 unit/acre or 1.1 unit/acre using the residential open space option. East Whiteland's R-2 district allows for predominantly single family residential development at a density of almost 2 units/acre. However, in the areas where these two R-2 districts meet (from Chester Road (Route 352) and along the intersection with King Road), the area is already developed with the same residential neighborhood spreading across the township borders.

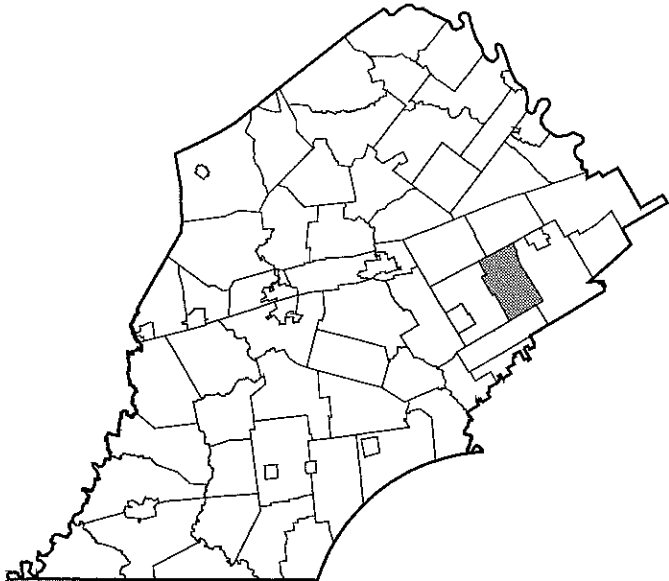
The issues between East Goshen's R-2 district and East Whiteland's R-4 district is more complex. The R-4 district permits a variety of residential units varying in density from 2.5 units/acre up to 6 units/acre. However, the R-4 district also provides a 35-foot buffer with any residential use of lesser density or intensity, and all parking is required to provide screening to reduce glare and noise. In addition, the points of difference between the two districts amount to a total of 450 feet of horizontal distance split into 2 locations.

5. **West Whiteland Township** – There are no use or density differences with this township.

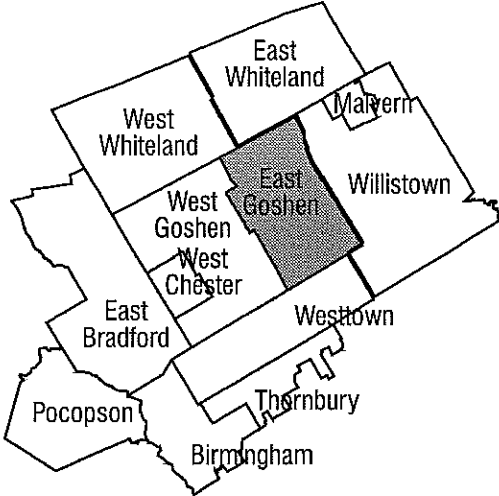
# Map A-1 Regional Setting



East Goshen Township in Southeastern Pennsylvania Region



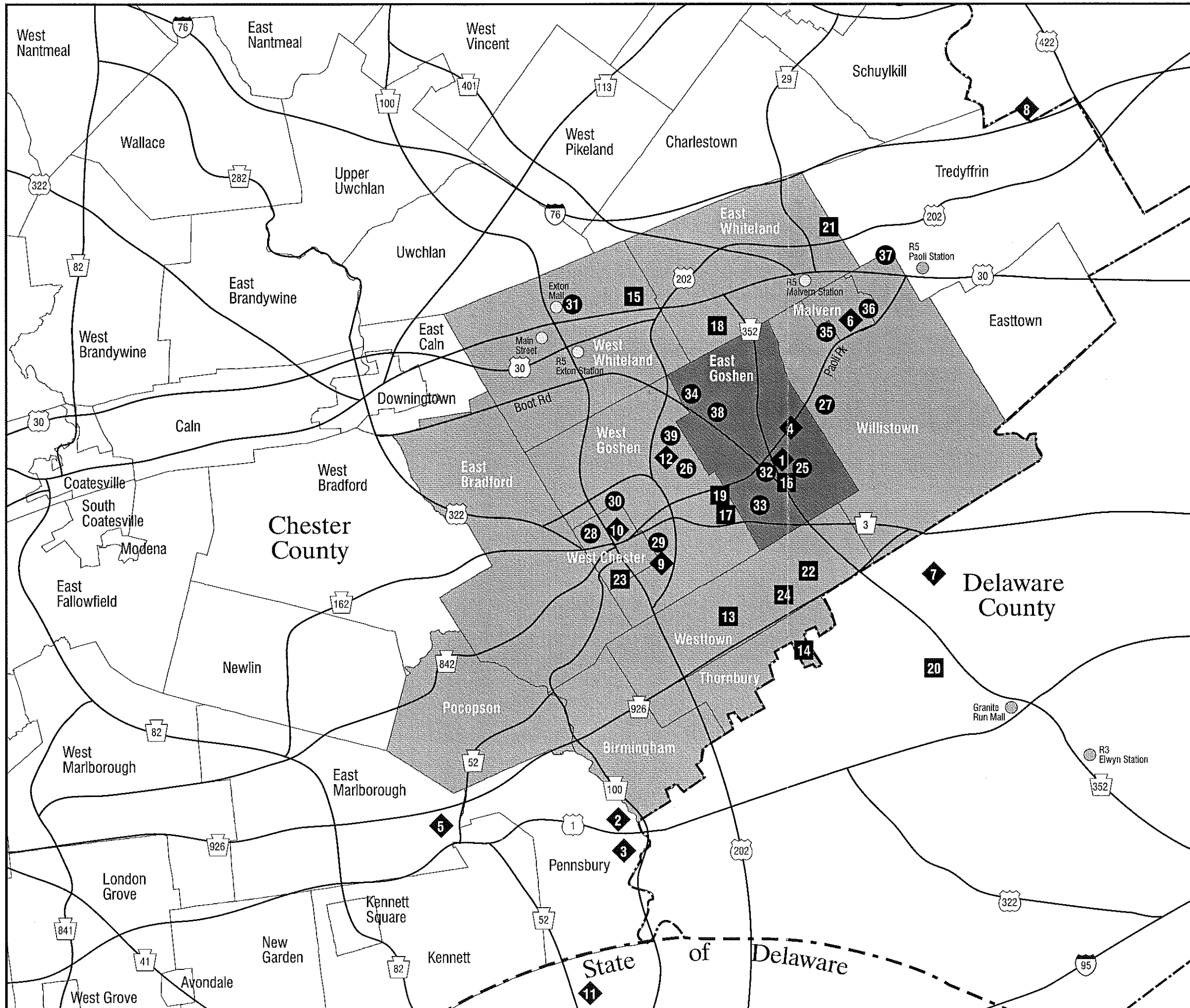
East Goshen Township in Chester County



East Goshen Area Region

# East Goshen Township

# Map A-2 Regional Influences



## Recreational Attractions

- |                               |   |
|-------------------------------|---|
| 1 Blacksmith Shop/Plank House | 7 Ridley Creek State Park                   |
| 2 Brandywine Battlefield      | 8 Valley Forge National Historic Park       |
| 3 Brandywine River Museum     | 9 West Chester Area Sports Association Park |
| 4 East Goshen Twp. Park       | 10 West Chester YMCA                        |
| 5 Longwood Gardens            | 11 Winterthur                               |
| 6 Paoli Battlefield           | 12 American Helicopter Museum               |

## Educational Facilities

- |                                  |   |
|----------------------------------|---|
| 13 Bayard Rustin High School     | 19 J.R. Fugett Middle School                    |
| 14 Cheyney University            | 20 Penn State University Delaware County Campus |
| 15 Church Farm School            | 21 Penn State University Great Valley Campus    |
| 16 East Goshen Elementary School | 22 Penn Wood Elementary School                  |
| 17 East High School              | 23 West Chester University                      |
| 18 Immaculata University         | 24 Westtown School                              |

## Community Facilities

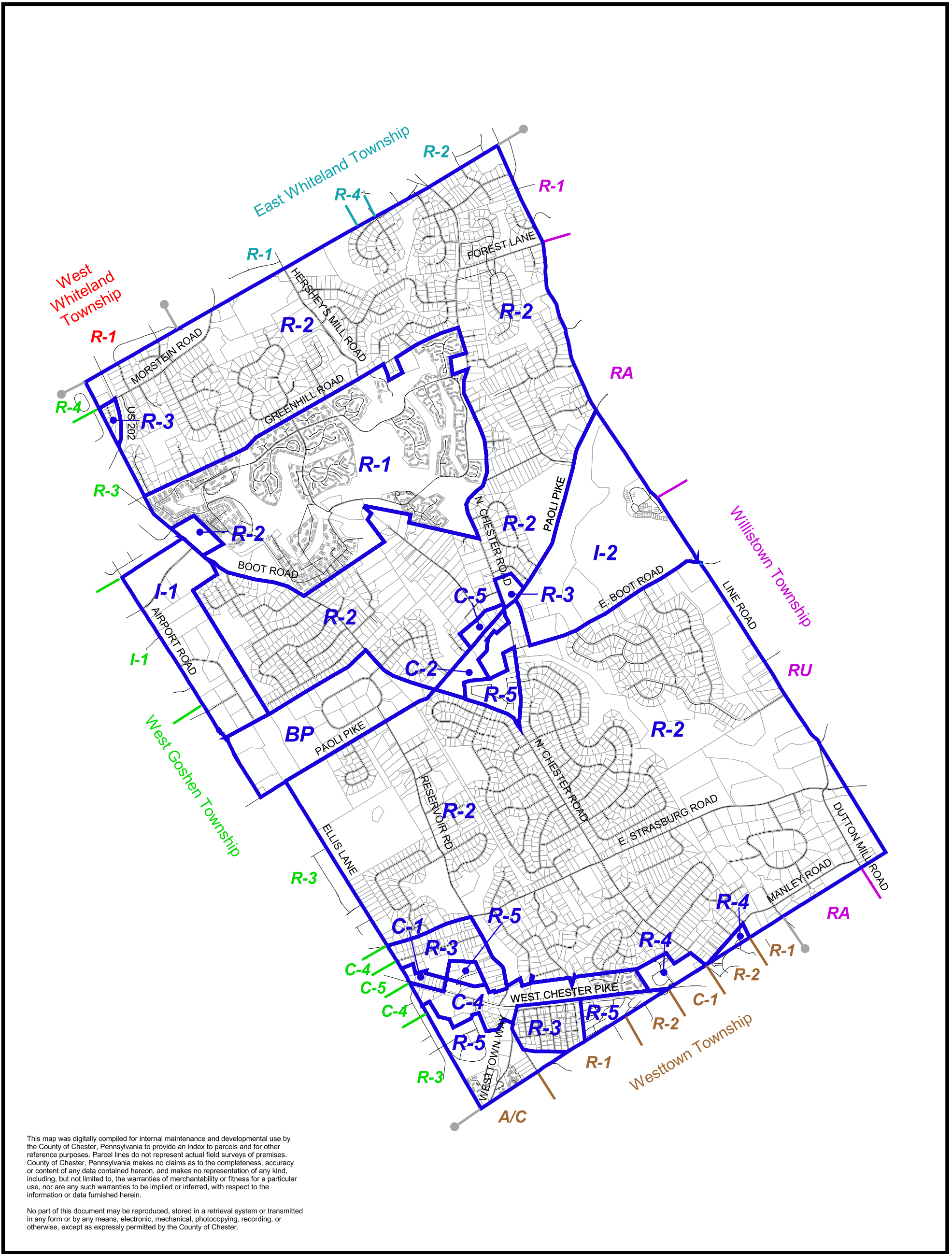
- |  |                                  |
|--|----------------------------------|
| 25 Bellingham Retirement Complex             | 33 Goshen Fire Company #1        |
| 26 Brandywine Airport                        | 34 Goshen Fire Company #2        |
| 27 Bryn Mawr Rehabilitation Center           | 35 Malvern ALS                   |
| 28 Chester County Courthouse                 | 36 Malvern Library               |
| 29 Chester County Government Services Center | 37 Paoli Hospital                |
| 30 Chester County Hospital                   | 38 Wellington Retirement Complex |
| 31 Chester County Library                    | 39 West Chester Post Office      |
| 32 East Goshen Twp. Building                 |                                  |

0 miles 1 mile



Base map prepared by: Chester County Planning Commission, 2003.  
Source: Chester County Planning Commission, 2003.

# East Goshen Township Comprehensive Plan



This map was digitally compiled for internal maintenance and developmental use by the County of Chester, Pennsylvania to provide an index to parcels and for other reference purposes. Parcel lines do not represent actual field surveys of premises. County of Chester, Pennsylvania makes no claims as to the completeness, accuracy or content of any data contained hereon, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred, with respect to the information or data furnished herein.

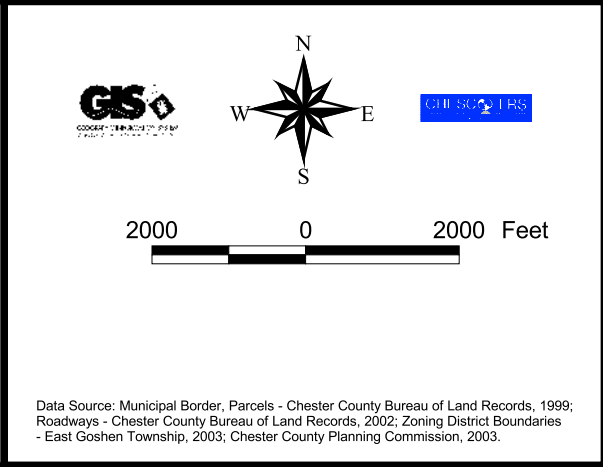
No part of this document may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, except as expressly permitted by the County of Chester.

**MAP A-3**

# East Goshen Township

## Comprehensive Plan

June 2005



### Composite Zoning Map

**DISTRICT INFORMATION**

- East Goshen Zoning District Boundaries: R-1, R-2, R-3, R-4, R-5, C-1, C-2, C-4, C-5, BP, I-1, I-2
- Surrounding Municipal Boundaries

**BASE INFORMATION**

- Parcel Lines
- Roads

Note: Other surrounding municipal zoning district boundaries are as indicated on map.

Data Source: Municipal Border, Parcels - Chester County Bureau of Land Records, 1999; Roadways - Chester County Bureau of Land Records, 2002; Zoning District Boundaries - East Goshen Township, 2003; Chester County Planning Commission, 2003.