

Appendix B

EXISTING LAND USE INVENTORY

Introduction

This chapter offers an overview of land use patterns in East Goshen Township as they existed in 2003 to provide a better understanding of how development has occurred to date and current land use trends. Current zoning practices and regional development trends will also be examined. A generalized “build-out” analysis showing potential development that could occur under existing zoning is the final element analyzed in this chapter. The information in this chapter is of particular importance in developing land use recommendations for East Goshen in terms of future development patterns, services and facilities and traffic circulation planning.

Land use related issues inventoried and analyzed in this chapter include:

- Existing Land Use Patterns
- Current Land Use Regulations
- Land Development Trends

Existing Land Use Patterns

The land use pattern in June 2005 in East Goshen Township is shown on Map B-1. This map is based on the existing tax assessment records of the Chester County Office of Tax Assessment, supplemented by field checks to confirm correct classification of uses. Common land use categories were created for the map. The land use categories and the area distribution (in acres) in each category in 2005 are shown in Table B-1. The land use categories are based on categories developed by the Chester County Planning Commission in coordination with the Chester County Office of Tax Assessment and are discussed below under each category. All of the uses described in each definition are not necessarily located in East Goshen. The predominant land uses in the Township are Single Family Residential and Open Space/Recreation.

Note that this section and its accompanying map are intended to analyze overall land use patterns in East Goshen Township and is not a parcel by parcel land use inventory.

Table B-1: Land Use Distribution for East Goshen – 2005

Land Use Category	Acres	Percent of Total
Single Family Residential	3,187.93	49.0%
Open Space/Recreation	1,557.67	23.9%
Utility/Maintenance/Transportation	487.29	7.5%
Agriculture	307.59	4.7%
Multi-Family Residential	267.75	4.1%
Industrial	247.31	3.8%
Vacant	190.10	3.0%
Institutional	142.18	2.2%
Commercial	73.32	1.1%
Two-Family Residential	30.89	0.5%
Mixed Use (Residential/Commercial)	12.45	0.2%
Mobile Homes	0.17	0%
TOTAL	6,504.65	100%

Source: Chester County Office of Tax Assessment, 2002; field-corrected by CCPC, 2002; reviewed, East Goshen Comprehensive Plan Task Force, 2005.

Single Family Residential

3,187.93 acres, 49.0% of the total

The Single Family Residential land use category includes all detached units on separate lots as well as units identified as single title ownership but otherwise attached to other residential units, such as townhouses. Single family development is by far the most prevalent residential dwelling type in the Township at densities of 1 unit per acre or marginally higher. Most of the single family residential neighborhoods are served by the Township’s public sewer system, which is operated and maintained by the Municipal Authority, but there are still a few neighborhoods on the northern and southern ends of the Township that still utilize on-lot sewage disposal systems.

Open Space/Recreation

1,557.67 acres, 23.9% of the total

The Open Space/Recreation land use category represents specific lands dedicated for non-development open space as part of clustered residential developments in the Township, or are areas dedicated in the subdivision/land development process for Township ownership as pocket parks and linear parklands, for the potential development of trails. Recreation includes privately-owned parks, playgrounds, amusement parks, resorts, camps, golf courses and areas of public assembly. Other large recreational areas include the golf course in Hershey’s Mill Village and the Applebrook Golf Club. In addition, there are several Township-owned and maintained parks and recreational areas, including the large East Goshen Township Park on Paoli Pike east of Route 352 (North Chester Road), as well as the smaller park facility, the wetlands walk, the Blacksmith Shop, and the Plank House on East Boot Road off Route 352 (North Chester Road).

Utilities/Maintenance/Transportation

487.29 acres, 7.5% of the total

The Utilities/Maintenance/Transportation land use category includes power generation substations; sewage pump stations; major electrical transmission lines; radio, television and microwave towers; and water filtration and storage (except reservoirs). The majority of the utility uses are pump stations and

power generation substations located in or near residential neighborhoods. Maintenance uses are confined to maintenance facilities associated with the Hershey's Mill development.

Transportation includes areas devoted to rail, and highway transportation. Highways and other streets are included in this category. The largest individual transportation land use in the Township is U.S. Route 202, but the largest area of transportation is the local street network of the Township. Route 202 has played a major role in influencing the land use patterns of East Goshen as well as eastern Chester County and the West Chester Region, generally.

Agriculture

307.59 acres, 4.7% of the total

The Agriculture land use category includes all lands devoted to crops, pastures, orchards, tree farms, or other agricultural uses. The farmstead and associated buildings and single or double lot split-offs (subdivisions) with houses are also included in agriculture land use. Agriculture represents the fifth largest land use in East Goshen Township. Agricultural lands are located predominantly on the western and eastern edges of the Township, and are fractionalized due to development occurring in their surroundings, both in residential large lot subdivisions and industrial or institutional development. Agricultural activity in the Township is marginal given the surrounding pressures from more suburban activities and traffic.

Multi-Family Residential

267.75 acres, 4.1% of the total

The Multi-Family Residential land use category includes townhouses (non-condominium ownership arrangements), apartments, and group quarters. Multi-Family Residential represents a very small percentage of the area occupied within the Township, but the developments involved are typically in the 100-200 unit range, and vary by style of unit arrangement as well as age. The largest areas are located south of Route 3 (West Chester Pike) and also at the intersection of Route 352 (Chester Road) and Boot Road. Hershey's Mill Village includes various attached units, but many of these are single ownership attached units. (Note that the existing land use map only indicates the land area occupied by multi-family uses, not the overall density within these areas.)

Industrial

247.31 acres, 3.8% of the total

The Industrial land use category includes areas devoted to fabrication and/or assembly of raw materials or components, and the associated uses involved in developing and distributing these products, as well as professional, non-consumer oriented professional offices. Most of these areas are found in the two phases of the Goshen Corporate Park on Paoli Pike, and another located on Airport Road along the western Township border. These areas represent significant contributions to the Township's tax base, but also provide employment largely for commuters (See Appendix 2, Population, Housing and Economic Analysis, regarding commuter travel patterns and location of employment characteristics).

Vacant

190.10 acres, 3.0% of the total

The Vacant land use category includes areas that are not agricultural, not developed, or areas cleared or unused and not tied to any other uses. There are several parcels of various sizes categorized as vacant scattered throughout the Township. Many are existing lots of record awaiting development. Several are large remnant parcels from previous development that are adjacent to developed land.

Institutional

142.18 acres, 2.2% of the total

The Institutional land use category includes hospitals and clinics; government buildings (except military) and Township-owned lands (not including Township-owned open space), educational facilities, churches and cemeteries. Several Institutional-identified locations are areas dedicated to the Township during the subdivision/land development process to be developed as pocket parks and linear parklands, for the potential development of trails, and for resource protection purposes. The majority of institutional uses in the Township are located along Paoli Pike, Route 352 (North Chester Road), and Boot Road. Other primary uses in this category include the East Goshen Elementary School and the medical portion of the Bellingham facility on East Boot Road.

Commercial

73.32 acres, 1.1% of the total

The Commercial land use category includes retail, wholesale, personal and professional services, hotels and motels. Commercial land uses in the Township are primarily located at Paoli Pike and Route 3 (West Chester Pike), with another shopping center having recently been developed on Boot Road (the current location of the relocated Genuardi's supermarket). Commercial uses along the major transportation routes tend to be larger in scale or grouped in destination strip shopping centers.

Two Family Residential

30.89 acres, 0.5% of the total

The Two Family Residential land use category includes all attached units on shared or divided lots, including paired patio homes and duplexes. This is a small category in the Township, with mainly individual duplexes scattered around the Township.

Mixed Use (residential/commercial)

12.45 acres, 0.2% of the total

This category describes uses that are primarily residential (predominantly single family residential units), but include a commercial component on the same property. This is typically a home occupation or home-based business, a small-scale operation conducted either within the dwelling or on the same property in an adjacent accessory building. These uses are typically scattered around the Township.

Mobile Homes

0.17 acres, <1% of the total

The Mobile Home land use category includes identified mobile home parks as well as single identified mobile homes according to the County Tax Assessment Office. It is the smallest land use category in the Township, and is marked by only a few individual units scattered around the Township. There are no identified mobile home parks in the Township.

Current Land Use Regulations

An analysis of the Township's zoning provides insight into the capacity and overall direction of land use development in the Township, including not only the locations of uses but overall intensity or density of development. As indicated in Table B-2 (covering the next two-plus pages), the Township has twelve zoning districts based on the intensity and variety of development allowed, with the vast majority of the Township designated in the Low Density Residential (R-2) district.

Table B-2: Current Zoning Districts

Township Zoning District		Basic Types of Uses	Density (dwelling units/acre)
RESIDENTIAL ZONING DISTRICTS			
Low Density Open Space Residential	R-1	Single-family detached (PRD) Single-family semidetached (PRD) Townhouse (PRD) Apartment (PRD) Single-family detached per R-2	1.5 by-right/3.5 PRD* 1.5 by-right/3.5 PRD* 1.5 by-right/3.5 PRD* 1.5 by-right/3.5 PRD* 1.0
Low Density Residential	R-2	Single-family detached Single-family cluster (CU) Single-family open space (CU)	1.0 1.0 (40-50% open space) 1.1 (55% open space)
Medium Density Residential	R-3	Single-family detached Single-family semidetached	2.2 3.3
High Density Residential	R-4	Single-family detached Single-family semidetached Single-family cluster (CU) Single-family open space (CU) Apartments (CU) Mobile home parks (CU) Townhouse (CU)	2.75 4.0 2.75 (30% open space) 1.1 (55% open space) 13.3 4.0 5.0
Urban Residential	R-5	Single-family detached Single-family semidetached Apartments Townhouses	2.85 4.0 13.3 10.0

* PRD refers to Planned Residential Development.

Township Zoning Districts		Basic Types of Uses	Intensity (lot size and building lot coverage)
COMMERCIAL/INSTITUTIONAL ZONING DISTRICTS			
Community Commercial	C-1	Auto repair/service/car wash Retail Personal services Consumer/medical offices Restaurants Shopping center (CU) Gasoline station (CU) Banks/financial institutions (CU)	25,000 square feet (gasoline station) 18,000 square feet (all others) 20% (gasoline station) 25% (all others)
Local Convenience Commercial	C-2	Personal services Retail (including groceries) Restaurants Consumer/medical offices Banks/financial institutions Exercise clubs Gasoline service station (CU) Shopping center (CU)	18,000 square feet 30%

Appendix B – Existing Land Use Inventory

Planned Highway Commercial	C-4	Personal services Retail (including groceries) Restaurant Indoor health/exercise clubs Civic/social/fraternal associations Indoor recreation Nurseries/garden supply Banks/financial institutions Business office Consumer/medical offices Movie/performing arts theater Shopping center (CU) Funeral home (CU) Automotive-related (CU) Hotel/motel/boardinghouse (CU) Life-care/nursing-care center (CU) Medical clinic (CU)	2 acres (offices, banks) 4 acres (all other) 20% (all uses)
Government, Finance and Office	C-5	Business office Consumer/medical offices Government office Places of worship Banks/financial institutions (CU)	40,000 square feet 25%

Township Zoning Districts		Basic Types of Uses	Intensity (lot size and building lot coverage)
INDUSTRIAL ZONING DISTRICTS			
Light Industrial	I-1	Agriculture Banks/financial institutions Warehouse/distribution (CU) Product testing/repair (CU) Light manufacturing (CU) Packaging/bottling (CU) Restaurant (CU) Conference center (CU) Research testing facilities (CU) Indoor recreation (CU) Golf course (CU) Offices (CU) Printing/publishing (CU) Postal service operations (CU) Health/exercise clubs (CU)	2 acres (restaurant, banks, post office) 4 acres (all other) 30%
Planned Business, Research and Limited Industrial	I-2	Agriculture Research laboratories Offices Manufacturing (CU) Life-care development (CU) Medical clinic (CU) Indoor recreation (CU) Restaurant (CU) Nursing home (CU)	No specific minimum No specific lot coverage

Business Park	BP	Agriculture Electronics/computer equipment Warehouse/distribution (CU) Restaurant (CU) Manufacturing (CU) Banks/financial institutions (CU) Indoor recreation (CU) Offices (CU) Printing/publishing (CU) Research testing facility (CU)	4 acres 30%
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Source: East Goshen Township Zoning Ordinance, December 2002.

Residential Zoning (4,818.96 acres, 74.1% of Township)

Low Density Residential (4,532.19 acres, 69.7% of the Township) - The vast majority of residential zoning in the Township is low density (1-1.5 dwellings/acre), larger lot development in the R-2 district. This low density zoning largely resembles the developed nature of much of the Township, small areas of which still utilized on-lot systems for sewage treatment. Within this district, there are provisions for the use of cluster development which would allow for the preservation of some open space, one which is density-neutral (and a 40-50% open space set-aside) while another option provides for a 10% density bonus in exchange for a minimum open space requirement of 55% of a development site.

Medium Density Residential (78.27 acres, 1.2% of the Township) - Areas zoned for medium density residential (2-3 dwellings/acre) are much more limited in area. These densities are found in the R-3 district, which permits only single family detached and semi-detached dwellings. There are three locations of the R-3 district: a small area located on Morstein Road immediately west of Route 202 in the northwest corner of the Township; a larger concentration located east of Westtown Way and south of West Chester Pike (Route 3) in the southern portion of the Township; and a third area located south of Strasburg Road and west of Reservoir Road, in the southwestern part of the Township.

High Density/Urban Residential (208.50 acres, 3.2% of the Township) - Areas zoned for high density/urban residential (a range of 2.75 dwellings/acre for single family, up to 14.5 dwellings/acre for multi-family) are even more limited in area. These densities are found in the R-4 and R-5 districts, and while there is a large range in residential density, most of the mapped existing residential uses are developed multi-family apartments and townhouses. The high density/urban residential zoning is concentrated in and around the West Chester Pike (Route 3) corridor, immediately flanking commercial districts stripped along the highway.

Commercial Zoning (190.05 acres, 2.9% of the Township)

Commercially zoned areas are divided up into 3 primary districts, the C-1 Community Commercial District, the C-2 Local Convenience Commercial District, and the C-4 Planned Highway Commercial District. These districts vary in the variety and intensity of commercial uses allowed, with the C-1 district primarily a small-scale district in a small strip along the West Chester Pike (Route 3) corridor, adjacent to West Goshen Township, while the C-2 is located along Paoli Pike between Boot Road and North Chester Road (Route 352). The C-4 district is the least restrictive in terms of types of uses and sizes allowed, but is also an aggregate district intended for redevelopment along West Chester Pike (Route 3). The C-4 district is the largest commercial district in the Township.

Institutional Zoning (11.38 acres, 0.2% of the Township)

Institutionally zoned areas are classified as the C-5 Government, Finance and Office District (though the Township building and facilities are not actually zoned C-5). This district is intended for professional office and medical/consumer-oriented office uses. The C-5 district is located along the north side of Paoli Pike west of North Chester Road (Route 352).

Industrial Zoning (721.16 acres, 11.1% of the Township)

Industrial districts comprise a sizeable portion of the Township, and are classified in three districts, the I-1 Light Industrial District, the I-2 Planned Business, Research and Limited Industrial District, and the BP Business Park District. Each of these districts provides for different types and scales of land uses, reflecting a different type of commitment to employment uses and activities. The I-1 district is devoted to light industrial activities, including research and development, and warehousing and distribution, but also provides for health and exercise clubs, golf courses, restaurants, and other indoor recreational facilities through a conditional use process. The I-2 district is primarily oriented toward professional offices and research laboratories, but also provides a conditional use process for restaurants, indoor recreational facilities, and nursing homes and life care facilities. The BP district provides specifically for electronic and electrical manufacturing/development, offices, research testing, printing and publishing, and warehousing/distribution, as well as for indoor recreation, restaurants, and financial institutions (banks) through the conditional use process. There are two primary locations for industrial districts: the I-1 and BP districts located north of Paoli Pike and along Airport Road adjacent to the Brandywine Airport, which is in West Goshen Township; and the I-2 district which is the Applebrook development along Paoli Pike and north of East Boot Road.

Mixed Use Zoning (763.10 acres, 11.7% of the Township)

The final zoning category is “Mixed Use.” In East Goshen this is the R-1 Low Density Open Space Suburban Residential District, which is Hershey’s Mill Village along Greenhill Road between Boot Road and North Chester Road (Route 352). This particular development allows a mix of residential types of uses and densities in discrete development locations around primarily naturally constrained areas and a golf course, and a small portion along Boot Road devoted to commercial and business uses, which is the new shopping center, where the Genuardi’s supermarket is currently located. The R-1 district was approved as a Planned Residential Development (PRD).

Land Development Trends

Assessing the trend in land development is necessary as a means to “bridge the divide” between where East Goshen was in 1992 (when the last Comprehensive Plan was adopted) and the present day. The method used here is to review data for subdivision proposals submitted within the Township over a set time period. For the purposes of this plan, a 12-year time frame, starting in 1991 and ending in 2002, was chosen to analyze land use trends for the Township.

Building Permits – 1991-2002 – Table B-3 below represents the number of building permits issued for new residential dwelling construction from 1991 through 2002. A low number of permits issued during the early 1990s is similar to a trend across Chester County.

Table B-3: Building Permits Issued, New Residential Construction, 1991-2002 (by Type of Unit)

Year	Single-family detached	Single-family attached	Multifamily	Total Permits (by Year)
1991	17		0	17
1992	51			51
1993	49		39	88
1994	16		0	16
1995	26		49	75
1996	93		13	106
1997	119		24	143
1998	105		18	123
1999	127		24	151
2000	85		32	117
2001	51	70		121
2002	75	24		99
Totals	832	94	199	1,125

Source: East Goshen Permit Data.

Data also indicate that single-family attached housing was not differentiated from multifamily housing during the permit process until 2001. From a peak of 151 permits issued in 1999, there has been a noted decline in number of units built in the Township. This is based on the declining amount of developable land as the Township approaches full buildout.

Subdivision Activity - 1991 to 2002 - The tables below represent the number of subdivision applications in East Goshen submitted to the Chester County Planning Commission for review for the years 1991 through 2002. This data reflects the number of proposed units submitted each year for review, but does not necessarily indicate the actual number of units built. In most cases, the proposals are eventually approved and built, but not always in the same year they are submitted. The purpose of including this information is to provide an indication of the level and type of development activity in the Township over the past 12 years.

Table B-4 provides a summary of activity in East Goshen by type of proposal. These numbers reflect the height of subdivision and development activity that took place primarily in the latter half of the 1990s. The year 1998 saw a very high level of activity covering approximately 292 acres and including over two additional miles of proposed new roads; this high level was then supplanted by the high volume of proposed units in 2001, with a total of 417 proposed units for development. Previously, development activity had slowed by 1993 as the result of an economic recession of the early 90's.

Table B-4: East Goshen Subdivision and Land Development Applications, Proposed Lots/Units – 1991-2002

	1991	1992	1993	1994	1995	1996
Single-Family	11	24	19	23	83	171
Townhouse/Multi-Family	67	0	22	108	0	119
Commercial	2	0	1	3	0	0
Industrial, Institutional	20	4	2	2	1	2
Total Lots/Units	100	28	44	136	84	292
Road Length (ft.)	10,095	1,080	13,300	365	5,200	4,160
Acreage	358.83	73.41	131.19	103.97	313.91	112.57
	1997	1998	1999	2000	2001	2002
Single-Family	73	112	9	18	18	27
Townhouse/Multi-Family	20	174	128	136	394	8
Commercial	0	3	2	7	4	6
Industrial, Institutional	5	7	7	4	1	2
Total Lots/Units	98	296	146	165	417	45
Road Length (ft.)	1,900	10,709	3,600	6,525	1,000	0
Acreage	98.35	291.50	423.77	393.31	176.80	813.43

Source: Act 247 Referrals, Chester County Planning Commission, 1991-2002.

Evaluating residential development in terms of total acreage used provides a more accurate reading of the compactness of new growth, since residential uses are the dominant land use in any municipality. Table B-5 shows the number of acres involved in residential subdivision proposals in the 12-year period. Where permanently preserved open space was included in a subdivision/land development, only the area used for residential purposes was included in this calculation.

Table B-5: Lots, Acreage, and Calculated Average Acreage Per Lot, 1991-2002

Year	Lots or Units	Total Acreage	Acres/Lot
1991	78	22.50	0.29
1992	24	36.74	1.53
1993	37	31.19	0.84
1994	131	63.44	0.48
1995	77	105.06	1.36
1996	290	100.58	0.35
1997	93	54.42	0.59
1998	283	171.74	0.61
1999	137	60.79	0.44
2000	154	239.94	1.56
2001	412	67.61	0.16
2002	22	42.85	1.95
Totals	1,738	996.86	0.57

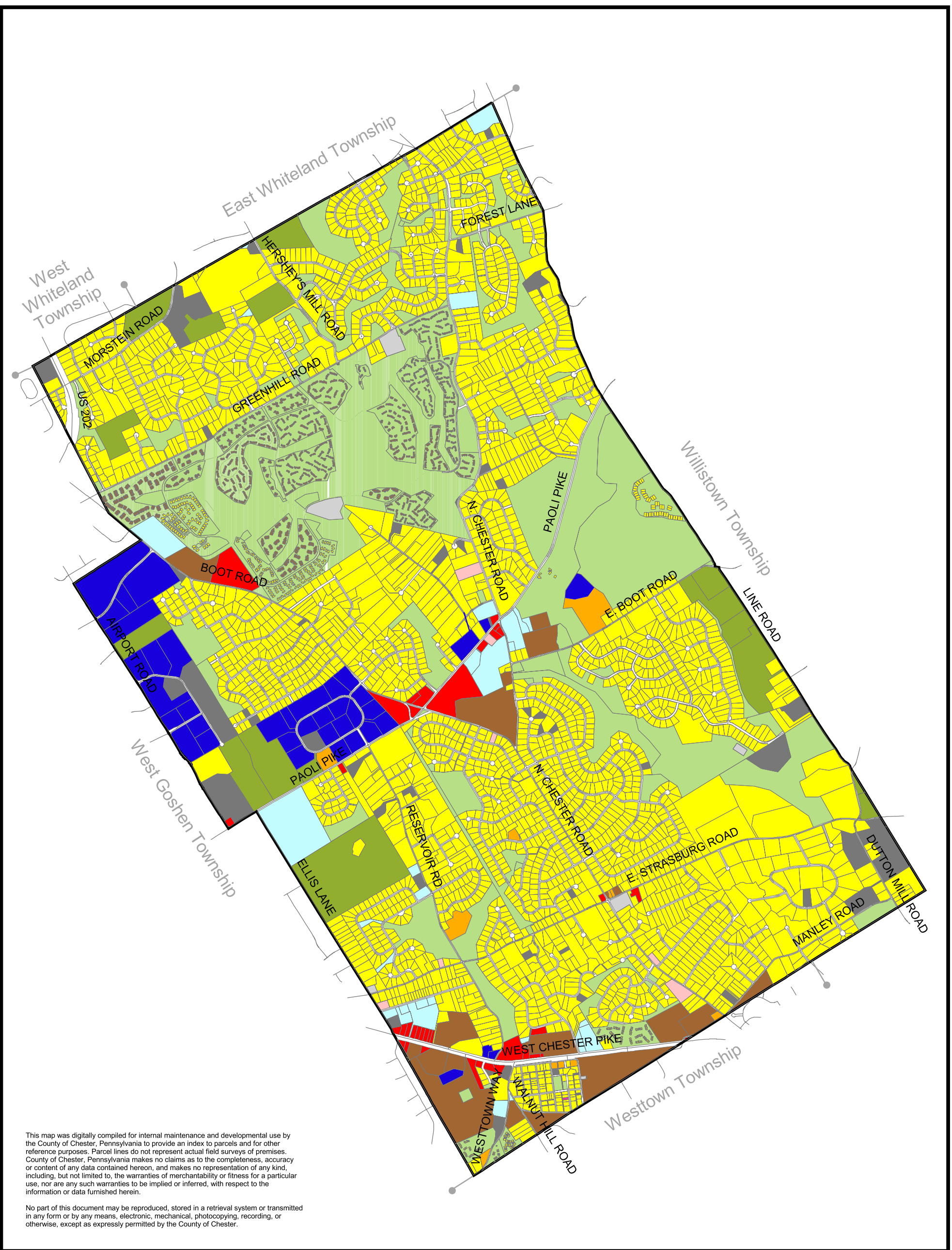
Source: Act 247 Referrals, Chester County Planning Commission, 1991-2002; Acres/Lot calculation, Chester County Planning Commission, 2003.

A key consideration in Chester County's *Landscapes* Comprehensive Policy Plan is the utilization of land per dwelling unit (the ratio of acres per dwelling unit). Table B-5 provides a general picture of the number of acres used per lot or unit proposed.

Note that there are occasional "jumps" in the average lot acreage particularly for the years 1992, 1995, and 2000 (this last is largely due to the Applebrook development, of which a large portion of the development is the golf course, which is not listed as "permanent" open space). Numbers provided in Table B-4 also factored out abnormally large acreage/small subdivisions which are considered to be agricultural lot splits and other large lot transfers that were not originally factored out of the data collected by the County 247 Review section in its summary.

Taking this into account, the general inclination of the Township, over the 12-year period has generally been relatively low ratio of acreage per lot, with a marked average of 1.74 dwelling units per acre.

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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.




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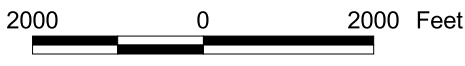
MAP B-1

East Goshen Township

Comprehensive Plan

June 2005



Data Source: Municipal Border, Parcels - Chester County Bureau of Land Records, 1999; Roadways - Chester County Bureau of Land Records, 2002; Land Use Designation - East Goshen Township 2003; Field Survey - Chester County Planning Commission, 2003.

Existing Land Use Map

LAND USE CATEGORIES	
Agriculture	Commercial
Open Space/Recreation	Industrial
Single Family Residential	Institutional
Two-Family Residential	Utility/Maintenance/Transportation
Multi-Family Residential	Vacant
Mobile Home	
BASE INFORMATION	
Parcel Lines	
Municipal Border	
Roads	Surrounding Municipal Boundaries