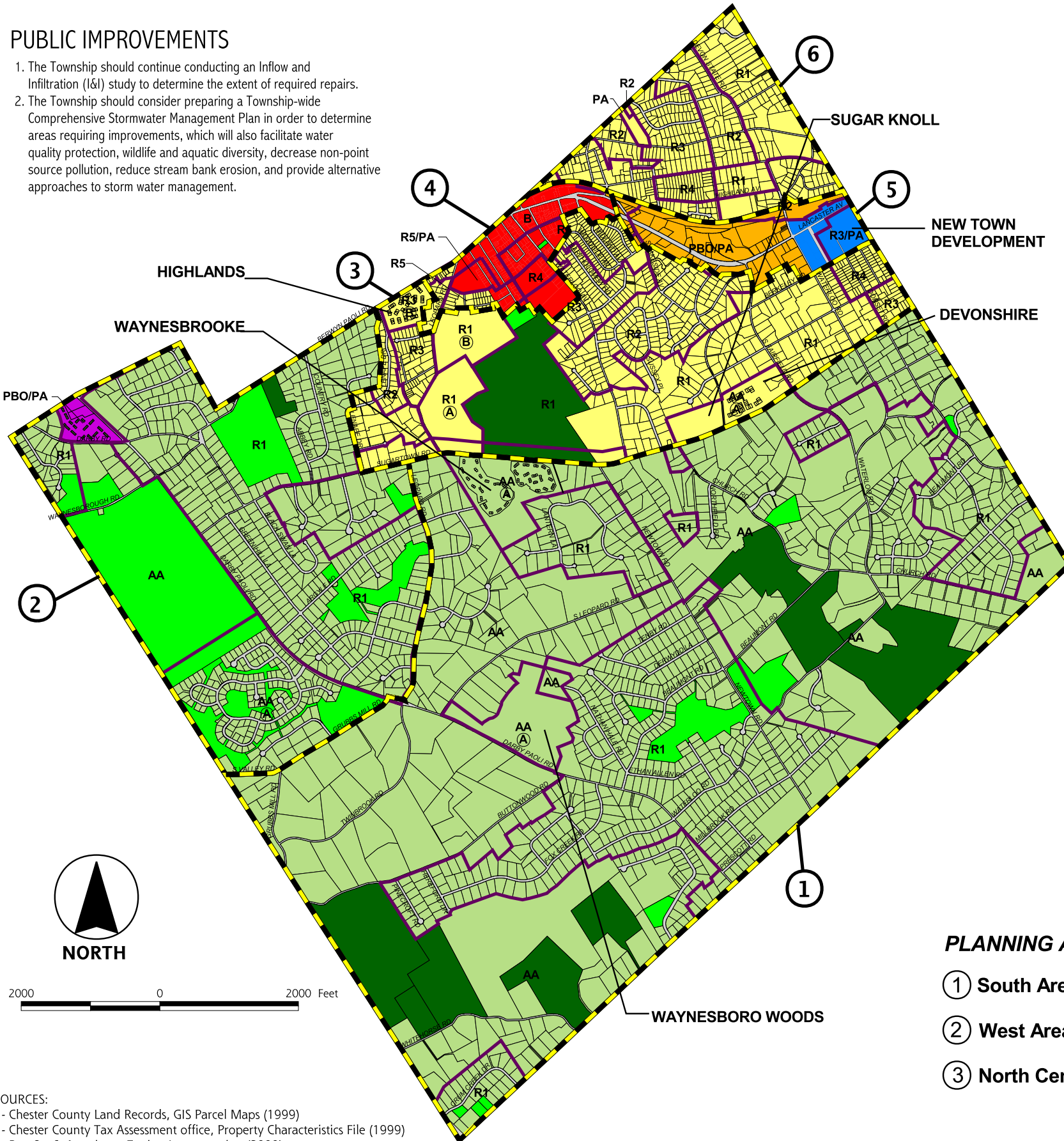


PUBLIC IMPROVEMENTS

1. The Township should continue conducting an Inflow and Infiltration (I&I) study to determine the extent of required repairs.
2. The Township should consider preparing a Township-wide Comprehensive Stormwater Management Plan in order to determine areas requiring improvements, which will also facilitate water quality protection, wildlife and aquatic diversity, decrease non-point source pollution, reduce stream bank erosion, and provide alternative approaches to storm water management.



LEGEND

Future Land Use

- Low Density Suburban
< 1 unit per acre
- Medium Density Suburban
1 to 9 units per acre
- Town Development, mixed use
5+ units per acre
- Highway Commercial, mixed use
9+ units per acre
- Office / Multi-Family, mixed use
(Paoli / Rt. 252)
Up to 12 units per acre
- Proposed New Town
Development District
12+ units per acre
- Recreation and Public
Open Space
- Conservation and Private
Open Space
- Parcels
- Planning Area Boundaries

EXISTING ZONING DISTRICTS

- Zoning Districts
- AA** Residential (min. lot size 80,000 sq. ft.)
- R-1** Residential (min. lot size 43,560 sq. ft.)
- R-2** Residential (min. lot size 21,000 sq. ft.)
- R-3** Residential (min. lot size 14,000 sq. ft.)
- R-4** Residential (min. lot size 8,500 sq. ft.)
- R-5** Residential (min. lot size 5,000 sq. ft.)
- PA** Planned Apartment
- PBO** Planned Business - Office
- B** Business
- MFC** Multi-Family Conditional Use
- FH** Flood Hazard

PLANNING AREAS

- ① South Area
- ② West Area
- ③ North Central Area
- ④ Old Berwyn Area
- ⑤ East Commercial Area
- ⑥ Northeast Area

FUTURE LAND USE RECOMMENDATIONS

Since Easttown Township is a largely developed, mature suburban community, development and land use patterns have been established. Virtually all new development will occur as "infill" within these established patterns. It is therefore generally recommended that the existing zoning districts and density requirements remain. The exception to this is the recommended creation of a new zoning district at the east end of Rt. 30 to provide for high density mixed use residential and commercial development. Recommended changes in the zoning districts within Old Berwyn and both the Northeast and North Central Planning Areas adjacent to Old Berwyn and the Rt. 30 corridor may also work to accommodate additional new development, but on a more limited bases. The changes here, which are more specifically discussed in the Planning Area Recommendations section, are to modify existing zoning design parameters to ensure that new infill development works to compliment historic development patterns and streetscapes in these areas.

1. Continue to implement the Open Space, Recreation and Environmental Resource Plan recommendations regarding the development of Bridge Avenue Park as a neighborhood park and pursue acquisition of other sites for recreational use.
2. Continue to work with land trusts and property owners to secure conservation easements on large tracts.
3. Traditional shopping areas such as Berwyn and Devon should be improved and maintained, providing greater pedestrian-scale amenities and adequate parking facilities. These issues are more specifically addressed in the recommendations for Planning Areas 4 and 5.
4. Require the use of "Best Management Practices" (BMP) in storm water management design in the Subdivision and Land Development Ordinance, either through a greenway overlay district, or a riparian conservation zoning district. Riparian areas can also be an environmental net-out component of the open space development option.
5. Require wetlands and riparian zone buffer areas along Township streams. These buffers should be a component of the Zoning Ordinance, either through a greenway overlay district, or a riparian conservation zoning district. Riparian areas can also be an environmental net-out component of the open space development option.
6. Consider requiring a "Sketch Plan" submission in the subdivision / land development plan review process and use it to make appropriate adjustments to the project design in the initial planning stages prior to extensive site engineering design.
7. Consider the preparation of an Historic Preservation Plan to promote the preservation of the Township's historic resources.
8. Review the cluster provisions of the Zoning Ordinance to insure that it provides good design criteria. Of particular interest should be the amount and configuration of the required open space.
9. Circulation Recommendations are included in Map #10, Circulation Plan.

SOURCES:
 - Chester County Land Records, GIS Parcel Maps (1999)
 - Chester County Tax Assessment office, Property Characteristics File (1999)
 - Ray Ott & Associates, Zoning Interpretation (2000)

Easttown Township



Chester County, Pennsylvania

Comprehensive Plan

FUTURE LAND USE

Date: June, 2001

Project Number: 1038.01

MAP #8

RAY OTT & ASSOCIATES
 PLANNING AND LANDSCAPE ARCHITECTURE

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