

## **ARTICLE 2      ZONING DISTRICTS AND ZONING MAP**

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### **Section 200      Classification of Zoning Districts.**

#### **A. Base Districts.**

For the purpose of this Ordinance, the Township of Easttown is hereby divided into eight (8) Base Zoning Districts which shall be designated as follows:

AA	Residential District
R-1	Residential District
R-2	Residential District
R-3	Residential District
R-4	Residential District
R-5	Residential District
PBO	Planned Business-Office District
VB	Village of Berwyn

#### **B. Overlay Districts**

For the purpose of this Ordinance, three overlay districts are incorporated as per the provisions of Article 7 of this Ordinance, and shall be delineated on the Zoning Map as follows:

PA	Planned Apartment
MF-A	Multi-Family A
MF-B	Multi-Family B

#### **C. Natural Resource Protection.**

For the purposes of this Ordinance, the location of and provisions applicable to Natural Resources are located in the Easttown Township Natural Resource Protection Ordinance, No. 370.06 incorporated by reference in Article 7 of this Ordinance.

### **Section 201      Purpose of Districts.**

In addition to the Purposes and Community Development Objectives listed in Section 101, the purpose of each District is listed below:

#### **A. AA Residential District.**

*The AA Residential District is intended to:*

1. Provide for farming, conservation, recreation and low density single-family detached dwellings on lots of sufficient size for on-lot sewage disposal systems.
2. Facilitate agriculture, conservation, recreation, low density residential, and open space uses that preserve the remaining natural resources within this area.
3. Protect stream valleys, vegetation and the natural contours and condition of the land.
4. Facilitate the conservation and proper utilization of ground water supplies and control of pollution, surface water flooding and erosion.

**B. R-1 Residential District.**

The R-1 Residential Districts is intended to:

1. Provide for low-density single-family residential units on lots of sufficient size for on-lot sewage disposal systems.
2. Foster protection of sensitive natural resources and areas conditionally suitable for on-lot sewage disposal systems.
3. Provide for the preservation of natural resources, historic resources, and open space through lot averaging development options.

**C. R-2 Residential District.**

The R-2 Residential District is intended to:

1. Permit medium density single-family residential units appropriate for available public water and sewage facilities.
2. Protect the established neighborhood character in terms of lot and housing size.
3. Preserve sensitive natural resources.

**D. R-3 Residential District.**

The R-3 Residential District is intended to:

1. Permit higher density single-family residential uses appropriate for available public water and sewage facilities.
2. Preserve the character of the traditional neighborhood development pattern.
3. Preserve sensitive natural resources.

**E. R-4 Residential District.**

The R-4 Residential District is intended to:

1. Permit high-density single-family residential uses appropriate for available public water and sewage facilities.
2. Preserve the character of the traditional neighborhood development pattern.
3. Preserve sensitive natural resources.

**F. R-5 Residential District.**

The R-5 Residential District is intended to:

1. Provide high-density single-family dwelling units and allow for multi-family dwellings.
2. Provide for two-family dwellings.

3. Permit residential uses at a density, which is appropriate to available public water and sewage facilities.
4. Preserve the character of the traditional neighborhood development pattern.
5. Preserve sensitive natural resources.

#### **G. PBO Planned Business-Office District.**

The Planned Business-Office District is intended to:

1. Make provisions for primarily office and limited business uses along the major highway corridor where typical business, commercial, and office uses and developments exist, to provide goods and services within the Township as well as employment opportunities and tax ratables.
2. Preserve the ability of Route 30 to promote traffic movement through the Township by controlling the size, number, and location of access points onto the roadway and promoting access management and parking strategies to maximize safety and traffic flow.
3. Allow for multi-family uses at a density, which is appropriate to available public water and sewage facilities.
4. Preserve sensitive environmental features.
5. Protect the character of adjacent residential Districts by separating incompatible land uses and densities through appropriate buffers and screening or landscaping measures.

#### **H. VB Village of Berwyn District.**

The Village of Berwyn District is intended to:

1. Provide for a variety of retail, commercial, amusement, residential, and light manufacturing uses *within the Village of Berwyn and its immediately contiguous areas, as depicted on the Zoning Map.*
2. Maintain, preserve, and enhance the traditional variety of uses and the Village of Berwyn atmosphere.
3. Recognize the need to provide for the modernization and expansion of existing uses.
4. Implement new uses authorized by the District regulations where sufficient land exists for such *purpose and where such uses are developed consistently with the preservation of historic Berwyn.*
5. Serve the commercial and services needs of the Easttown community, while at the same time preserving and enhancing the unique qualities of the District.
6. Control the impact on the District by uses regarding elements such as parking, traffic generation, outdoor storage and display, lighting, and intensity of use.

### **Section 202 District Boundaries.**

The boundaries between districts include the centerlines of streets, alleys, streams, or railroad rights-of-way; or following platted lot lines, municipal boundaries; or such lines extended or lines parallel or perpendicular thereto, unless specifically otherwise indicated. Distances not specifically indicated on

the Zoning Map shall be determined by the scale of the map. Where figures are shown on the Zoning Map between a street and a district boundary line, they indicate that the district boundary line runs parallel to the right-of-way line at a distance there from equivalent to the number of feet so indicated. Where uncertainty exists as to the location of any said boundaries as shown on the Zoning Map, the following rules shall be used to identify the boundary:

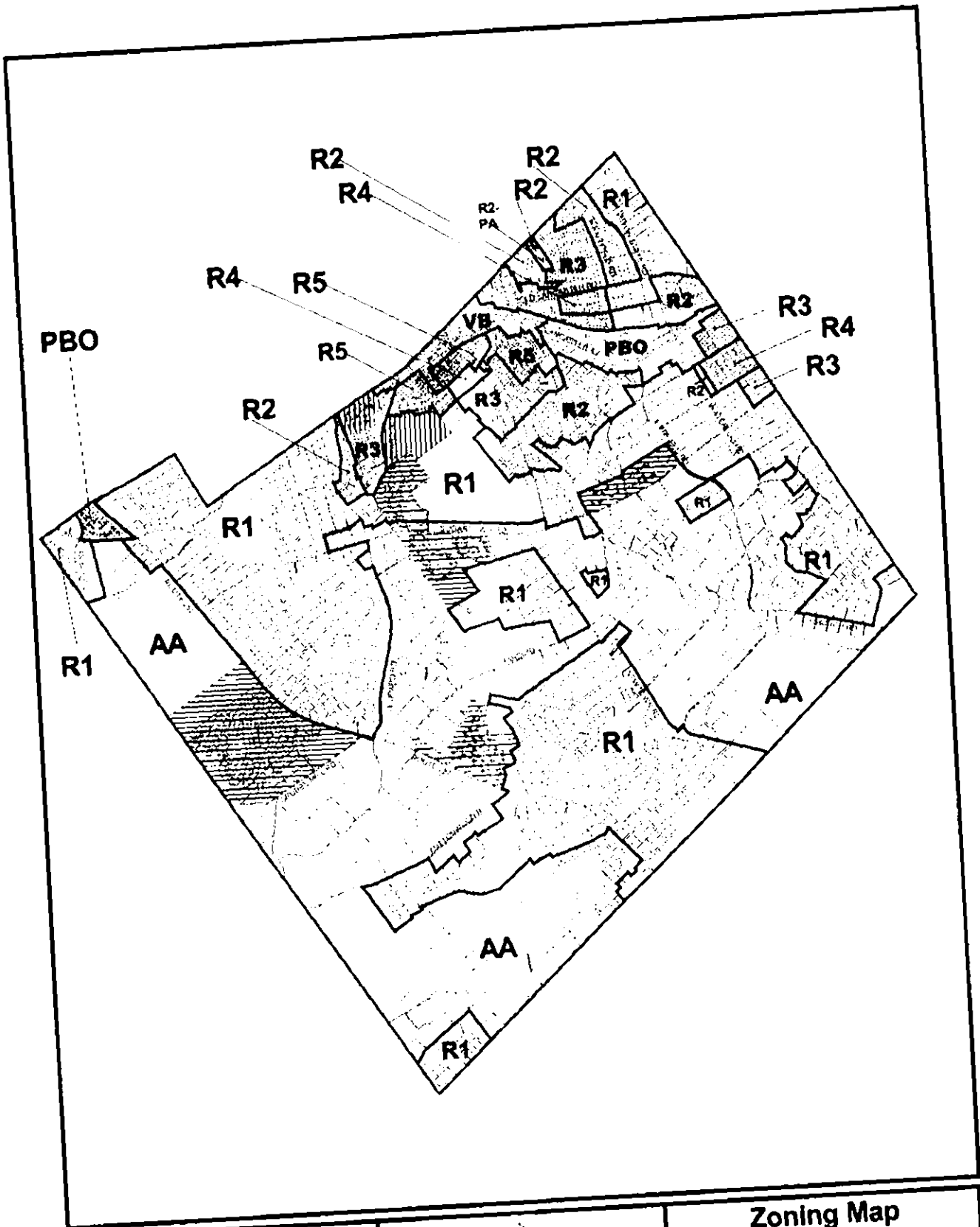
- A. Where a district boundary is indicated as approximately following the centerline of a street, lane, stream or other watercourse, or right-of-way of a power line, railroad or other public utility, such centerline shall be construed to be such boundary.
- B. Where a district boundary is indicated as approximately following a lot or other property line, such lot or property line shall be construed to be such boundary.
- C. Where a district boundary divides a lot or runs through undivided property, the location of such boundary, unless otherwise specified by dimensions on the Zoning Map, shall be determined by the use of the scale appearing on said map.
- D. Where dimensions are shown on the Zoning Map between a street or watercourse and a district boundary, they shall indicate that the district boundary runs parallel to the centerline of the street or watercourse at a distance there from equivalent to the number of feet so indicated, unless otherwise specified. Where scaled distances do not agree with such dimensions, the dimensions shall control.

### **Section 203 Federal, State, County, or Municipally Owned Property.**

Whenever federal, state, or county owned property is included in one (1) or more Zoning Districts, it shall be subject to the provisions of this Ordinance only insofar as is permitted by the Constitution and Laws of both the United States of America and the Commonwealth of Pennsylvania. In the case of municipally owned property, the use provisions of this Ordinance shall not apply.

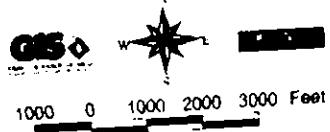
### **Section 204 Zoning Map.**

- A. The location and boundaries of zoning districts, except for overlay zones as defined herein, shall be shown upon the Map attached to and hereby made a part of this Ordinance, which shall be designated as the "Easttown Township Zoning Map." Said Map and all notations, references, and data shown thereon are hereby incorporated by reference into this Ordinance, and shall be as much a part of this Ordinance as if all were fully described herein.
- B. If, and whenever, the Board of Supervisors make changes to the boundaries or other matters included on said Map, such changes shall be reflected on the Map promptly following enactment of such amendment.



# Easttown Township

## Zoning Map



This map was digitally generated by GIS software and does not constitute an official map of the Township. It is intended for informational purposes only. The Township is not responsible for any errors or omissions on this map. For more information, please contact the Township Office.

Map Source: Municipal Survey, Planning, and Zoning Department, 2007/2008. Zoning Board, Easttown Township, Chester County Planning Commission, 2008.

Printed 2/1/09

### Zoning Map

- Municipal Border
- Parcels
- Zoning Districts:**
- R-1 Residential
- R-2 Residential
- R-3 Residential
- R-4 Residential
- R-5 Residential
- VB - Village of Berwyn
- PBO - Planned Business / Office
- Overlay Districts:**
- Multi-Family A
- Multi-Family B
- PA