

**EAST FALLOWFIELD TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2007 - __

AN ORDINANCE OF EAST FALLOWFIELD TOWNSHIP AMENDING THE EAST FALLOWFIELD TOWNSHIP ZONING ORDINANCE OF 2002, AS AMENDED, BY AMENDING ARTICLE 200 THERETO PERTAINING TO DEFINITIONS AND BY ENACTING A NEW ARTICLE 1300 THEREOF IN ORDER TO REESTABLISH THE OPEN SPACE DESIGN OPTION. EFFECTIVE FIVE DAYS FROM ENACTMENT.

AND NOW, this ____ day of _____, 2007, the Board of Supervisors of East Fallowfield Township hereby enacts and ordains as follows:

Section 1. Article 1300 of the East Fallowfield Township Zoning Ordinance of 2002, as amended, Section 201, Definitions, is amended by deleting the following terms and definitions therefore: Open Space, Restricted; Recreation, Active; and Recreation, Passive.

Section 2. Article 200 of the East Fallowfield Township Zoning Ordinance of 2002, as amended, Section 201, Definitions, is amended by adding the following terms and definitions therefore:

ACTIVE RECREATION (ACTIVE RECREATIONAL OPEN SPACE): Outdoor leisure time activity that involves moderate to high cardiovascular endeavors, and the facilities that are available to a homeowners association and/or property owners association and offer such activity, such as soccer, baseball, basketball, football, bicycling, rugby, lacrosse, volleyball, field hockey, golf, tennis, and swimming.

CIVIC GREEN: An open space area around which dwelling units are placed in a clustered arrangement. A Green, typically in the range of 6,500 to 9,500 square feet, serves as an organizing element for homes in an arrangement as set forth in Section 1305.4.A.3., and as depicted in Appendix A.

COMMON OPEN SPACE: The Open Space that fulfills the requirements set forth in Article 1300, exclusive of streets, off-street parking areas, and other features set forth in Section 1305.4.A.6.

PASSIVE RECREATION: Outdoor leisure time activity that involves low cardiovascular endeavors, and facilities that are available to a homeowners association and/or property owners association and offer such activity, such as walking, fishing, bird watching, nature study, nature photography, picnicking, and horseback riding.

UNCONSTRAINED COMMON OPEN SPACE: Common Open Space which does not have the environmental constraints set forth in Section 1304.1.B.

Section 3. The East Fallowfield Township Zoning Ordinance of 2002, as amended, is hereby amended to add a new Article 1300, pertaining to the Open Space Design Option, to read as follows:

SECTION 1301 PURPOSE

The purposes of this Article are:

- A. To provide for the preservation of open space as a result of opportunities for flexibility in lot designs and building arrangement not afforded by conventional lot-by-lot development.
- B. To provide an option and alternative to conventional lot-by-lot development, with a more varied and innovative development pattern.
- C. To promote new development which is compatible with existing uses, landscapes and community character.
- D. To preserve sensitive landscapes and site features by locating new dwelling sites off of environmentally constrained land.
- E. To protect scenic vistas from encroachment by development.
- F. To retain and protect open space areas within residential developments.
- G. To provide active recreational activities and facilities.
- H. To provide Civic Greens.
- I. To provide a means to attain the aims and objectives of the *East Fallowfield Township Comprehensive Plan* of 1999 relative to orderly growth and the enhancement of environmental resources.
- J. To support the objectives of the *East Fallowfield Township Open Space, Recreation and Environmental Resources Plan* of 1993.
- K. To support the objectives of the *Lower Brandywine Scenic Rivers Evaluation and Management Study* of 1987.

SECTION 1302 CONDITIONS OF ELIGIBILITY

- A. The Open Space Design Option may be permitted in the T-4 and T-3 Character Zones, as shown on the Open Space Design Option, Exhibit A, dated February 27, 2006, when approved as a Conditional Use, in accordance with the provisions of Article 1700
- B. A Conditional Use application shall be accompanied by a Conditional Use Plan, in accordance with Section 500 of the Subdivision and Land Development Ordinance.

- C. The Conditional Use Plan shall have sufficient detail to demonstrate, to the satisfaction of the Board of Supervisors, feasibility of compliance with all design standards and criteria of this Article, such as, but not limited to, compliance with the Open Space Design Standards in Section 1304.1, Area and Bulk Regulations in Section 1304, General Development Standards in Section 1305.1, stormwater requirements of the Subdivision and Land Development Ordinance, and sewer and water requirements of the Township, County and State. The applicant is strongly encouraged to meet with the Township Planning Commission, prior to formal Conditional Use application, to discuss conceptual plans for development under this Article, in view of community development and open space resource conservation objectives.
- D. Development under the Open Space Design Option shall be served by individual, community or public water supply systems, where applicable, to the satisfaction of the Board of Supervisors, and where the applicant can demonstrate adequate supply for the intended residential and open space uses.
- E. Development under the Open Space Design Option shall be served by individual, community systems, or public sewage disposal systems subject to demonstration of compliance with all applicable regulations of East Fallowfield Township, the Chester County Health Department and/or the Pennsylvania Department of Environmental Protection.
- F. Individual sewage disposal leaching fields may be located within common open space areas, when approved by the Board of Supervisors as a Conditional Use, subject to Sections 1305.4.B.5., 1305.4.E., and 1305.7.
- G. Where any development is proposed to be served by a community water supply system not physically connected, nor operationally part of any other community or public water supply system, such development shall contain at least fifty (50) dwelling units and all units within such development shall be served by the proposed system. The applicant shall undertake and submit to the Township a water survey in accordance with Section 507 of the Township Subdivision and Land Development Ordinance.
- H. The proposed development shall be generally consistent with the *East Fallowfield Township Open Space, Recreation and Environmental Resources Plan* (1999) and the *Lower Brandywine Scenic Rivers Evaluation and Management Study* (1987).
- I. The tract of land to be developed shall be in one (1) ownership, or, if in multiple ownership, shall be developed according to a single plan with common authority and responsibility.
- J. The tract of land shall be a minimum of forty (40) acres for all lands located within the T-3 Character Zone.
- K. For lands located within the T-4 Character Zone, the minimum tract size shall be ten (10) acres.

- L. No tract located within the T-2 Conservation Design Area shall be developed under Article 1300.

SECTION 1303 GENERAL REGULATIONS

1303.1 PERMITTED USES

Where permitted by the Board of Supervisors as a Conditional Use, an applicant may utilize the Open Space Design Option for development of any of the following uses:

- A. Single-family dwellings.
- B. Two-family dwellings.
- C. Multi-family dwellings.
- D. Open space uses, as set forth in Section 1305.4.B.

1303.2 REQUIRED SITE ANALYSIS

The applicant shall meet the site analysis and environmental impact assessment requirements of Section 1814.

SECTION 1304 AREA AND BULK REGULATIONS

1304.1 OPEN SPACE DESIGN STANDARDS

- A. A minimum of fifty (50) percent of the gross tract acreage shall be maintained as common open space.
- B. The maximum environmentally constrained land shall not be more than thirty (30) percent of the gross common open space. For the purposes of this Section, the following environmentally constrained open space resource areas shall be delineated:
 - 1. Any area comprised of significant woodland, as inventoried in the *East Fallowfield Township Open Space, Recreation and Environmental Resources Plan* of 1993 and as specified in Article 1400.
 - 2. Any area mapped as a visually significant landscape for the *Lower Brandywine Scenic Rivers Evaluation and Management Study* of 1987.
 - 3. Any area within the Flood Hazard District, as established in Articles 1400 and 1500 of this Ordinance.

4. Any area of very steep slope (greater than twenty-five (25) percent), or moderately steep slope (fifteen (15) to twenty-five (25) percent), as established in Article 1400 of this Ordinance.
 5. Any area comprised of wetlands or a Zone One riparian buffer as established in Article 1400 of this Ordinance.
- C. Where any of the above areas overlap, they shall be counted only once.
- D. Designated common open space shall comply with all standards and criteria established in Section 1305.
- E. A minimum of fifteen (15) percent of the unconstrained open space shall be physically prepared, graded, and made ready for use for active recreational open space.
- F. A minimum of five (5) percent of the unconstrained common open space shall be maintained as Civic Greens in accordance with Section 1305, and shall be designed in accordance with examples in Appendix A.

1304.2 PERMITTED DENSITY CALCULATION

- A. The maximum permissible number of lots or dwelling units on any tract utilizing the Open Space Design Option shall be calculated: by multiplying the net tract area, in acres, by the multiplier stipulated for each zoning district below, rounding the product down to the next lower whole number (i.e., 21.6 would be rounded to 21); and by utilizing the provisions of Section 1305.2. relative to Historic Resources.
1. In the R-1 District - 0.5.
 2. In the R-2 District - 1.0.
 3. In the R-3, MH, O-I, and MU Districts - 1.75.

The applicant is advised that the maximum number of units, calculated under the provisions herein, may not always be achievable while meeting requirements for minimum required common open space and all other standards, criteria and regulations herein.

1304.3 MAXIMUM TRACT COVER

- A. Impervious surfaces shall be limited to the percentage of gross tract area established for each zoning district below:
1. In the R-1 District - not more than fifteen (15) percent.
 2. In the R-2 District - not more than fifteen (15) percent.

3. In the R-3, MH, O-I, MU and VC Districts - not more than twenty (20) percent.

1304.4 RESIDENTIAL AREA AND BULK REGULATIONS

- A. The following area and bulk regulations shall apply to single family detached dwellings and other buildings on any tract developed pursuant to this Article:
 1. Minimum separation between principal buildings at any point shall not be less than:
 - a. twenty (20) feet, when the buildings are side to side;
 - b. fifty (50) feet, whenever buildings are back to back or back to side.
 2. Minimum separation between accessory buildings and any buildings to which they are not accessory shall comply with Section 1304.4.A.1.
 3. Minimum setback from the future right-of-way of any street shall be not less than twenty (20) feet. Where such public rights-of-way are not dedicated, setbacks shall be measured as if rights-of-way with dimensions conforming to the requirements of the Subdivision and Land Development Ordinance had been established.
 4. Maximum building height shall not exceed thirty-five (35) feet.
- B. For two-family and multi-family dwelling units, the provisions of Section 1732 shall apply.

SECTION 1305 CONSERVATION AND DEVELOPMENT DESIGN STANDARDS

1305.1 GENERAL DEVELOPMENT STANDARDS

- A. All applicable standards provided in Articles 1400, 1600, 1700, 1800, and 1900 shall apply to any development utilizing the Open Space Design Option.
- B. All proposed dwelling units in a development utilizing the Open Space Design Option shall be situated so that they are set back a minimum of fifty (50) feet from the predevelopment perimeter boundary of the tract. Except where specifically approved through the Conditional Use process, principal buildings shall be located no less than ten (10) feet from any lot line; accessory buildings shall be located no less than five (5) feet from any lot line; and, in no case shall zero-lot lines be allowed for either principal or accessory buildings. Existing dwellings and dwellings resulting from the conversion of existing buildings shall be exempt from this requirement.
- C. While conformance to the area and bulk regulations in Section 1304.4, is not dependent upon any specific minimum lot area or dimensions, the applicant shall be required to

demonstrate to the satisfaction of the Board of Supervisors, that any lots established under the provisions of this Section are of appropriate size and shape, relative to the following:

1. The size and types of dwellings to be erected thereon.
2. Establishment of suitable private yard areas for all residences.
3. Management of any adjacent open space areas.

In addition, lots shall meet the requirements for net lot area, particularly the required contiguous land area unencumbered by environmentally constrained lands. Lots proposed to utilize on-lot sewage disposal and water supply systems shall be of sufficient size to accommodate the separation distance requirements as specified in the Township Subdivision and Land Development Ordinance.

D. Placement of buildings and design of internal circulation systems shall minimize adverse impact to existing Township roads, including but not limited to placement of buildings in or near line of sight triangles or placement of new street intersections at unsafe points on Township roads.

E. Architectural Design

It is not the intention of the Township to govern specific architectural design, nor to link conditional use approval to any specific architectural design criteria. However, the Township wants to promote a consistency in architecture between the design of the development and the implementation of the development on a given tract of land. In this context, the following standards apply:

1. The applicant shall provide architectural renderings illustrating the general character of the intended exterior design, including principal exterior materials of dwellings.
2. Where the Board determines that architectural design as presented by the applicant is an essential means by which the proposed development complies with the objectives of this Article, the Board may require, as a condition of Conditional Use approval, establishment of appropriate means to guarantee general adherence to the intended architectural character.
3. The applicant shall address proposed means of long-term maintenance of exterior building facades and landscaping to the satisfaction of the Board, including where applicable, establishments of covenants and/or homeowners association documentation. In granting Conditional Use approval, the Board may establish appropriate conditions to require provision for long-term maintenance of exterior building facades and landscaping.

4. The applicant shall demonstrate to the satisfaction of the Board that the intended architectural character is compatible with the surrounding neighborhoods or is adequately screened from view from neighboring properties.

F. Stormwater Management. A preliminary written analysis describing how stormwater will be handled on the site shall be submitted with the Conditional Use application for review. Such an analysis shall incorporate preliminary design calculations to demonstrate substantial compliance with the stormwater management requirements of the Subdivision and Land Development Ordinance. This preliminary analysis shall be prepared by a Professional Engineer registered in Pennsylvania.

1305.2 HISTORIC RESOURCES

Historic resources shall be preserved, to the greatest degree feasible, through incorporation into development plans and design, including historic structures, ruins or sites, historic road or other transport traces, paths and trails, and any other historic landscape features. Historic dwellings preserved with the development of properties through the Open Space Design Option shall be exempted from the total dwelling calculation for the property. For purposes of this Section, historic dwellings comprise original farmhouses on farmsteads or residential dwellings, but excluding tenant apartments or accessory dwellings; such historic dwelling shall be as identified on the Historic and Resources Map as part of Ordinance No. 2004-08 and Article 24.

The restrictions of Section 1305.4.A.4., relating to structures within 25 feet of required common open space, shall not apply to the historic dwelling or structures accessory to the historic dwelling, subject to the following:

- A. The historic dwelling including related accessory buildings shall be located on a separate lot.
- B. The minimum lot area shall be two (2) acres, and the maximum lot area shall be ten (10) acres unless in the discretion of the Board of Supervisors a lot area greater than ten (10) acres is deemed to be more desirable under the specific circumstances.
- C. The lot shall be deed restricted from further subdivision and from any additional dwelling, and the final, recorded subdivision plan shall contain a note with such restrictions.
- D. Accessory uses and structures shall be permitted on the lot in accordance with the underlying zoning district regulations, subject to the restriction against any additional dwelling.

1305.3 OPEN SPACE AND NATURAL RESOURCE PROTECTION STANDARDS

In utilizing the Open Space Design Option, the proposed design shall limit disturbance of all open space and natural resources identified in the required site analysis and environmental impact assessment and accompanying material submitted in accordance with Article 1400 and Section 1814.

- A. The applicant shall comply with the specific objectives of the *East Fallowfield Township Open Space, Recreation and Environmental Resources Plan* (1993) and the *Lower Brandywine Scenic Rivers Evaluation and Management Study* (1987).
- B. The plan shall comply with the natural resource protection standards of Article 1400.
- C. The applicant shall demonstrate maximum conservation of scenic views from public roads and neighboring residential properties by utilizing existing vegetation, structures, changes in topography or providing landscaping to screen proposed development from view. In considering Conditional Use approval, the Board may reduce screening requirements where the applicant submits individual building design plans with sufficient detail to demonstrate, in terms of how such buildings may be viewed from public roads or neighboring residential properties, reasonable replication of proportional relationships of form and massing evident in existing historic resources, including ratios of height to width, length of individual facade segment, roof pitch, relative size and placement of windows, doors and other facade details. The distance from point of public or neighboring view also may be considered as a mitigating factor in review of plans for buildings within such view.

1305.4 OPEN SPACE DESIGNATION AND MANAGEMENT STANDARDS

- A. Areas designated as common open space shall be consistent with the *East Fallowfield Township Open Space, Recreation and Environmental Resources Plan* (1993). The location and layout of common open space shall be configured so as to serve residents adequately and conveniently and to promote adherence to resource protection standards in Sections 1305.2 and 1305.3, and shall further conform to the following conditions:
 - 1. No more than thirty (30) percent of the gross required common open space area shall be comprised of the features set forth in Section 1304.1.B.
 - 2. A minimum of fifteen (15) percent of the minimum required unconstrained common open space shall be designated and physically prepared, graded and made ready for use for active recreational open space. The submitted plan shall indicate the types of active recreational facilities and activities to be provided, as part of the conditional use application and review process.
 - 3. A minimum of five (5) percent of the minimum required unconstrained common open space shall be comprised of Civic Greens which shall not exceed eight (8) percent slope in any direction, and shall be designed in accordance with the examples in Appendix A.
 - 4. No building or structure on a lot shall be within twenty-five (25) feet of any common open space area.
 - 5. No common open space shall be less than forty-five (45) feet in width or depth in the narrowest dimension at any point.

6. No common open space shall be occupied by streets, parking areas, structures (other than those related to recreational use), maintenance areas or storage facilities associated with sewage disposal or water supply systems, or any above ground or below ground utilities, except as provided in Section 1305.4.B.5.
- B. Areas designated for open space purposes may be used for any of the following:
1. Crop or pasture land, subject to submission of conservation plan approved by the Chester County Conservation District.
 2. Woodland, meadow, wetland, wildlife habitat, game preserve or similar conservation oriented area.
 3. Public or private outdoor active and passive recreation areas for use by residents, provided such use is not for commercial purposes, and provided the common open space is unconstrained.
 4. Civic Greens, provided the common open space is unconstrained.
 5. Land application of wastewater, where the Board of Supervisors is satisfied that adequate provision(s) for the long-term management and maintenance of the wastewater system are guaranteed. Standards for placement and maintenance of community wastewater systems shall be as described in the General Ordinances of the Township, and Section 1305.8.
- C. Common open space shall be interconnected with common open space areas on abutting parcels wherever possible. Provision for recreational trail access is encouraged.
- D. Where deemed appropriate by the Board of Supervisors, common open space areas dedicated to public use shall be provided with sufficient perimeter parking, and with safe and convenient access by adjoining street frontage or other rights-of-way or easements capable of accommodating pedestrian, bicycle and maintenance vehicle traffic, and containing appropriate access improvements.
- E. Community and public sewage systems (as depicted in Section 1305.8), stormwater management and/or water supply facilities may be located entirely or partially within common open space areas. However, they will not be counted towards the required minimum common open space. Such facilities shall be placed for use by the specific development of and on the site where the open space is located. Where sewage service and/or water supply facilities are so located, easements satisfactory to the Board of Supervisors shall be established to require and enable maintenance of such facilities by the appropriate parties. Stormwater facilities shall demonstrate appropriate use of Best Management Practices (as defined in the *Pennsylvania Handbook of Best Management Practices for Developing Areas*, (1998)).

- F. To the extent applicable, required common open space may be utilized to meet requirements of Section 626, "Public Facilities and Open Space," of the Subdivision and Land Development Ordinance, where all criteria of this Section and Section 626 are met, and shall be placed so as to be an essential component or focal point of the development design.
- G. Except to provide for permitted open space uses, common open space shall be restricted from further subdivision or development by deed restriction, conservation easement or other agreement in a form acceptable to the Township, and duly recorded in the Office of the Recorder of Deeds of Chester County.
- H. The provisions for ownership and maintenance of common facilities established in Section 1812.C shall apply to any common facilities and common open space created under this Article. In addition to the means of ownership permitted under Section 1812, common open space may be retained in ownership by the applicant or may be transferred to other private parties, including a qualified land trust, subject to compliance with all standards and criteria for restricted open space herein as approved by the Board of Supervisors.
- I. Where development under the Open Space Design Option is planned to occur in two (2) or more development phases, a proportionate amount of designated common open space shall be permanently recorded with each phase.

1305.5 REQUIRED OPEN SPACE MANAGEMENT PLAN

- A. Any application for Conditional Use approval under this Article shall contain a conceptual plan for the long-term management of the common open space which is to be created as part of the development. Such a plan shall be prepared by a Landscape Architect registered in Pennsylvania, and shall include a narrative discussion of:
 - 1. The manner in which the common open space will be owned and by whom it will be managed and maintained.
 - 2. The conservation, land management and agricultural techniques and practices which will be used to conserve and perpetually protect the restricted open space, including conservation plan(s) approved by the Chester County Conservation District, where applicable.
 - 3. The professional and personnel resources that will be necessary in order to maintain and manage the property.
 - 4. The nature of public or private access that is planned for the restricted open space.
 - 5. The source of money that will be available for such management, preservation and maintenance on a perpetual basis.

- B. The adequacy and feasibility of this conceptual management plan, as well as its compatibility with the open space preservation objectives of Sections 1305.2, 1305.3, and 1305.4, may be factors in the establishment of appropriate conditions of approval of the Conditional Use application by the Board of Supervisors. In addition, the Board of Supervisors shall require an escrow fund for open space maintenance be established until sufficient numbers of housing units are sold and the homeowners association has collected sufficient funds for maintenance.

- C. The conceptual management plan shall be transformed into a more detailed open space management plan, which shall be prepared by a Landscape Architect registered in Pennsylvania, and presented to the Township for review and approval with the Preliminary Subdivision and Land Development Plan. The Board of Supervisors shall require that the management plan be recorded, with the Final Subdivision and Land Development Plans, in the Office of the Recorder of Deeds of Chester County. In order to allow for the changing needs inherent in the perpetual management of land, the management plan shall contain a provision to the effect that it may be changed by written application to the Board of Supervisors. Approval of such application by the Board shall not be unreasonably withheld or delayed, provided the proposed change is feasible and consistent with the purposes of preservation of open space set forth in this Article and provided the plan for such change avoids a likelihood of the obligation for management and maintenance of the land falling upon the Township without the consent of the Board of Supervisors.

1305.6 OPEN SPACE PERFORMANCE BOND

All landscape improvements, plantings, accessways, recreational facilities, and Civic Greens within designated open space areas shall be provided by the developer. A performance bond or other securities shall be required to cover costs of all installation of proposed improvements in the common open space area. The performance bond or other security shall be in the same form and adhere to the same conditions as otherwise required for proposed improvements under Section 411 of the Subdivision and Land Development Ordinance. An appropriate portion of the performance bond or other security will be applied by the Township should the developer fail to install the landscape, planting, accessways, recreational facilities, and Civic Greens.

1305.7 STANDARDS AND CRITERIA FOR INDIVIDUAL SEWAGE DISPOSAL LEACHING FIELD WITHIN COMMON OPEN SPACE

- A. No leaching field shall be permitted in a significant woodland, as described in Section 1304.1.B.1.

- B. No leaching field shall be located on a slope that is 12% or steeper.

- C. No leaching field shall be within any Flood Hazard District, wetlands, and Zone One riparian buffer.

- D. Leaching fields shall be separated by a minimum distance from the following features:

1. 100 feet from any water supply well;
 2. 100 feet from any mine or sink holes;
 3. 50 feet from any streams and ponds;
 4. 10 feet from any slope of 25% or greater;
 5. 10 feet from any buildings, roads and driveways; and
 6. 10 feet from any property line.
- E. A reserved replacement area for all leaching fields shall be designated to provide a backup area if ever needed in the future.
- F. A Declaration of Covenants, Easements and Restrictions shall be submitted by the Applicant for review by the Township Solicitor. Said Declaration shall set forth the management and maintenance requirements for any individual off-lot sewage disposal system.

1305.8 STANDARDS AND CRITERIA FOR COMMUNITY AND PUBLIC SEWAGE DISPOSAL SYSTEMS WITHIN COMMON OPEN SPACE

- A. No community and public sewage disposal system shall be permitted on a significant woodland, as described in Section 1304.1.B.1.
- B. No community and public sewage disposal system shall be permitted in a visually significant landscape, as described in Section 1304.1.B.2.
- C. No community sewage disposal shall be permitted on a slope that is 12% or steeper.
- D. No community sewage disposal shall be within any Flood Hazard District, wetlands, and Zone One riparian buffer.
- E. All community and public sewage disposal systems shall be contained in a rectangular-shaped area that is defined by metes and bounds, and shall not be in irregular strips of land.
- F. Community sewage disposal systems shall be separated by a minimum distance from the following features:
1. 100 feet from any water supply well;
 2. 100 feet from any mine or sink holes;
 3. 50 feet from any streams and ponds;

4. 10 feet from any slope of 25% or greater;
 5. 10 feet from any buildings, roads and driveways; and
 6. 10 feet from any property line.
- G. A reserved replacement area for all community sewage disposal systems shall be designated to provide a backup area if ever needed in the future.
- H. A Declaration of Covenants, Easements and Restrictions shall be submitted by the Applicant for review by the Township Solicitor. Said Declaration shall set forth the management and maintenance requirements for any community sewage disposal system.

Appendix A

- A.1. Cluster Subdivision Design Guide examples**
- A.2. Civic Green design example**

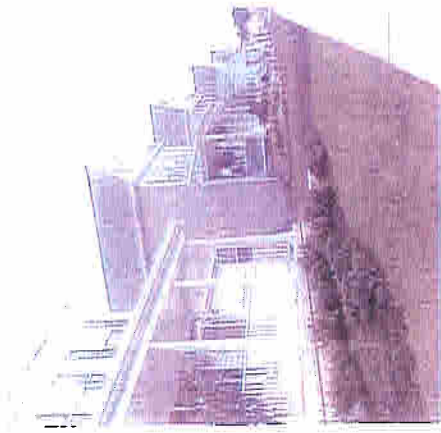
Cluster Subdivision Design Guide

A Practical Guide to Effective Cluster Subdivision Design

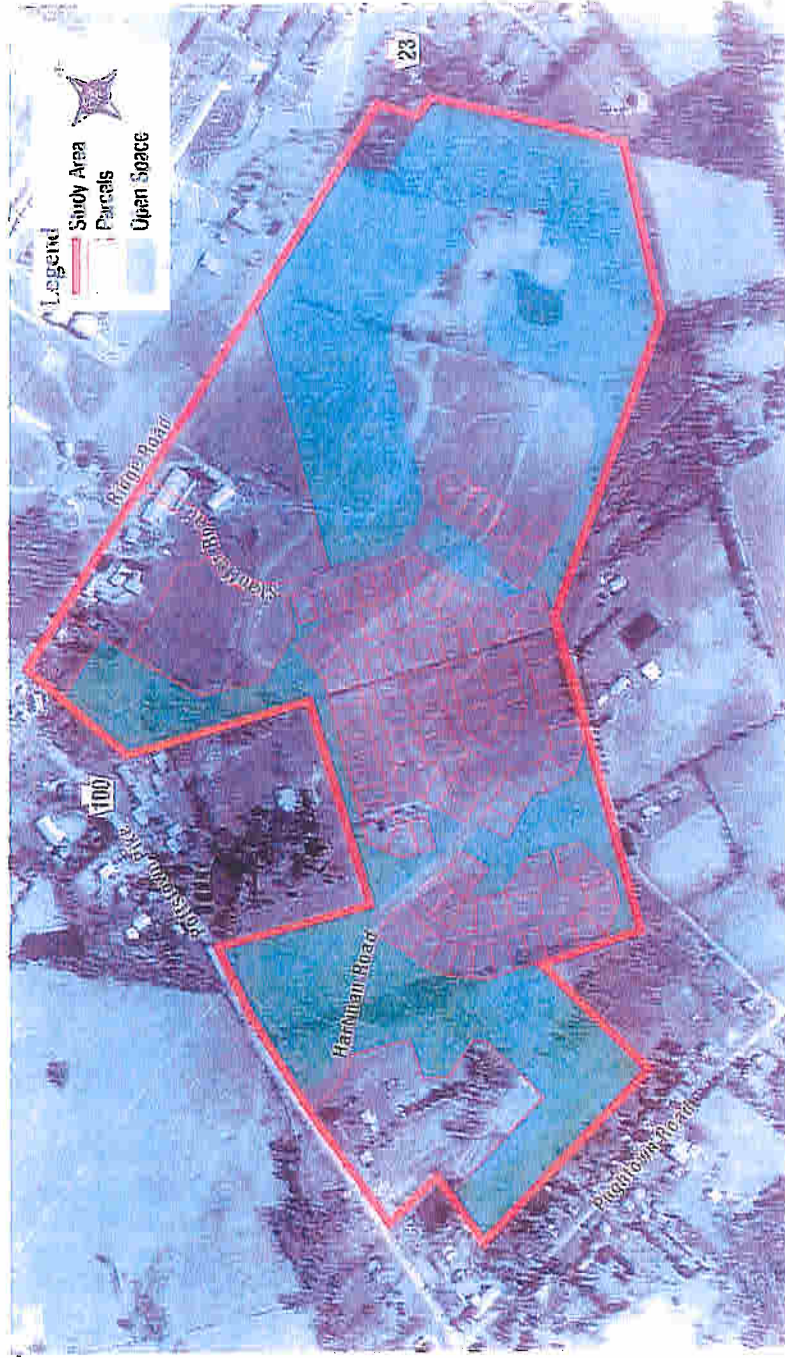
Featuring Successful Cluster Subdivisions in Chester County



Implementing the Principles of **LANDSCAPES**



I: Ridgelea



- Location**
South Coventry Township
- Tract size**
115.1 acres
- Open space**
55.8% (64.2 acres)
- Number of units**
159 single family units
- Proposed institutional use**
Proposed commercial use
- Year approved**
2001

Ridgelea is located just southeast of the intersection of Routes 100 and 23 in South Coventry Township. This single family development is visible from Route 23, but well buffered from Route 100. Most of the preserved open space surrounds the homes and preserves a scenic viewshed on the eastern half of the parcel. Because this development is located in an area which could potentially be developed as a village center, creating a pedestrian-friendly atmosphere was a priority in its design. The homes are at a village scale and are set closely to the narrow cartway. In addition, the homes feature front porches, which promote interaction between neighbors, and garages which are set back further from the cartway. Also enhancing the pedestrian atmosphere are the development's street trees and sidewalks on both sides of the internal roadways.

The development's layout successfully reduced impervious coverage by including landscaped islands, cul-de-sac islands, and common green space areas. In addition, these areas serve as gathering points for neighbors because of the development's walkable design.

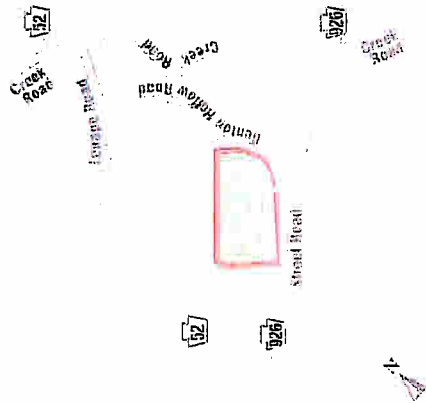
Several parcels of the subdivision were set aside for future development including a potential school, municipal building or community center, an assisted living facility, and possibly commercial opportunities. Ridgelea demonstrates that cluster development can successfully accommodate future uses, preserve substantial amounts of open space, and create a neo-traditional atmosphere.



This landscaped cul-de-sac provides common green space for recreation and reduced impervious surface coverage.



Street trees along the sidewalk and narrow cartway enhance the pedestrian's experience.



21: Tullamore

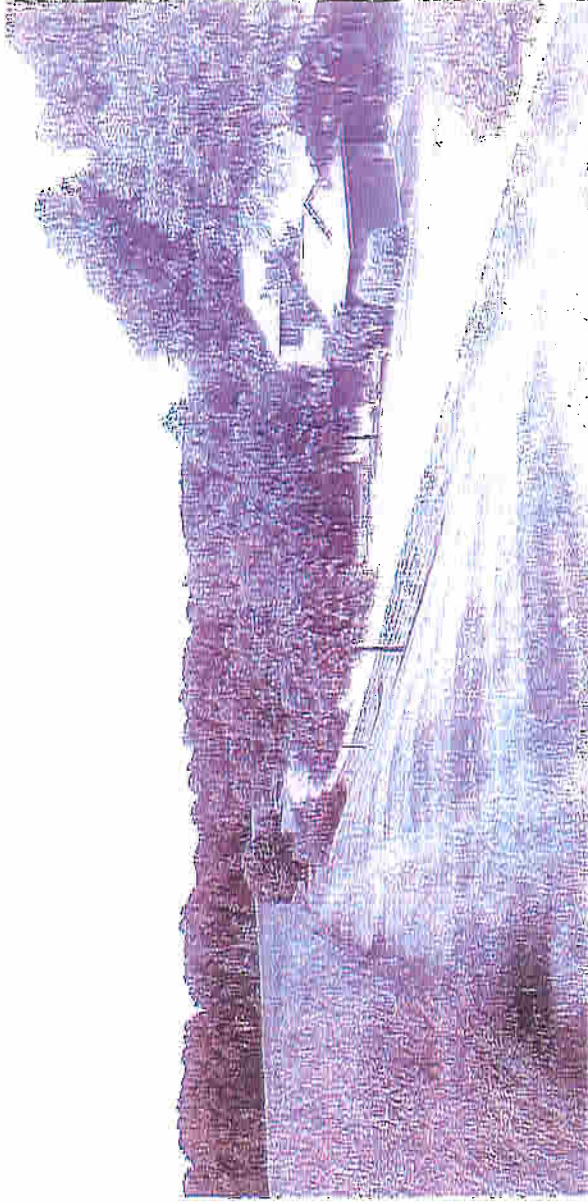


Tullamore is located in Pocopson Township off of Route 926, about one mile west of the Brandywine Creek. This small development consists of two culs-de-sac connected by one narrow cartway. A large rolling meadow makes this development unnoticeable from Route 926, and provides a buffer between Tullamore and surrounding residential development. By allowing the meadow to remain in its natural state, the rural character of the area is not compromised. This vast area of natural meadow is also a positive example of alternative ground covers as discussed in Chapter Three, page 110.

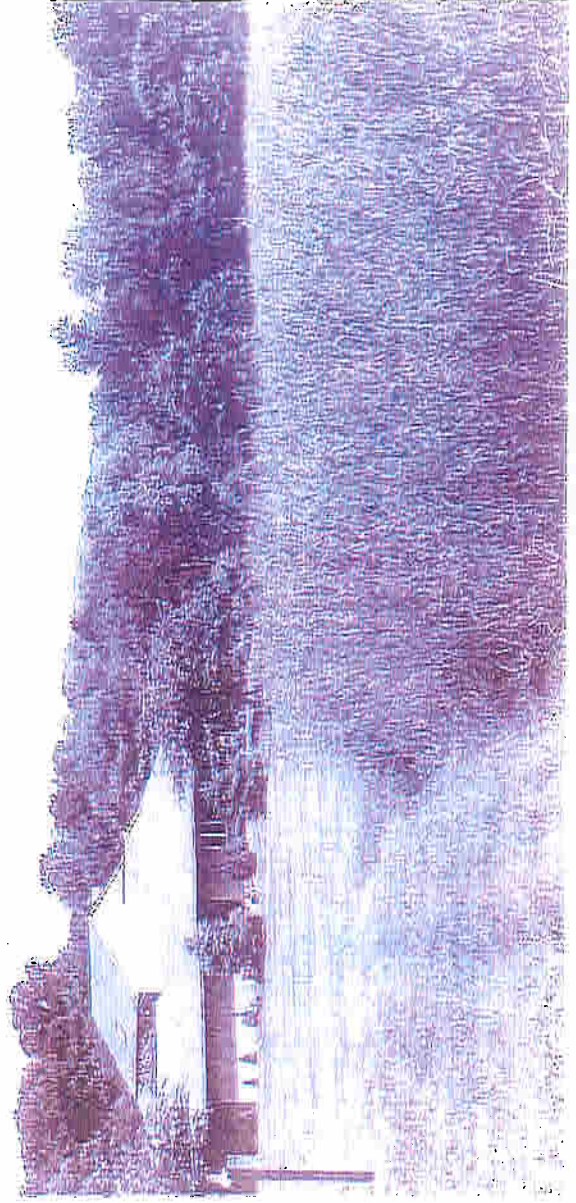
- Location**
Pocopson Township
- Tract size**
61.20 acres
- Open space**
80.7% (49.4 acres)
- Number of units**
33 triplex units
- Year approved**
1986

The housing units, which feature three dwellings per unit (triplex), are unobtrusive in terms of their architecture and further preserve the rural character. The homes' subdued grey exterior and mature landscaping soften their visual impact on the surroundings. Many of the units enjoy a view of both the rolling meadow in the front half of the development and the woodlands in the rear. Landscaped islands and the large areas of preserved woodlands further contribute to the rural character of this development.

An obvious strength of Tullamore is that its design was sensitive to the rural nature of its surroundings. The development does not feature many design elements that are common in suburban areas, such as sidewalks and curbs—those elements would have been out of context in this rural setting. Tullamore focuses on preserving large amounts of open space, the existing rural character, and natural features of the site.

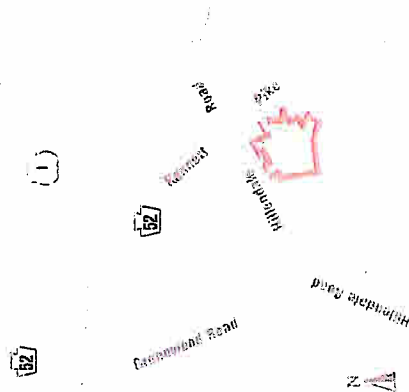
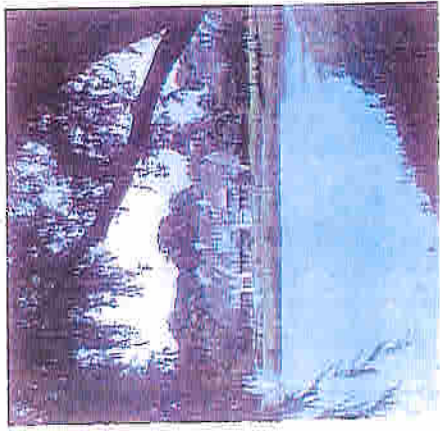


Clustering the homes onto one side of the roadway allows most residents to view both the meadow and woodlands.



Naturalized meadow, as an alternative ground cover, has numerous benefits such as improved storm water infiltration.

24: Ponds at Woodward



The Ponds at Woodward is located in Kennett Township about one mile south of the intersection of Route 1 and Route 52. The entrance to the Ponds from Route 52 is subtle and elegant; defined by a lawn in the foreground and street trees along the narrow access roadway. The access road turns towards the south and is bordered on the left-hand side by a large area of meadow. Two groupings of three townhouses are located on the right-hand side of the road just before the orchards come into view. The remaining townhouses are located in the southwestern corner of the development.

The single-family homes are located in the northern portion of the development near the entrance from Hillendale Road. The attention to detail and facade treatment of all of the dwelling units are very apparent.

- Location**
Kennett Township
- Tract size**
120.40 acres
- Open space**
74% (89 acres)
- Number of units**
31 single-family units
24 townhouses
- Year approved**
1983

This design quality is continued in the treatment of street lighting fixtures, signage, and landscaping.

The namesake of the development, the ponds, creates a spectacular backdrop to the townhouse design in the southeastern corner of the development (see aerial). The orchards, which comprise almost the entire southwestern portion of the tract, create views from almost every vantage point. The preserved farmhouse and associated farm buildings within the orchard only add to the charm of this use. Every dwelling unit in the Ponds at Woodward has a view into the orchards, the ponds, and/or the woodland near the intersection of Hillendale Road and Route 52.

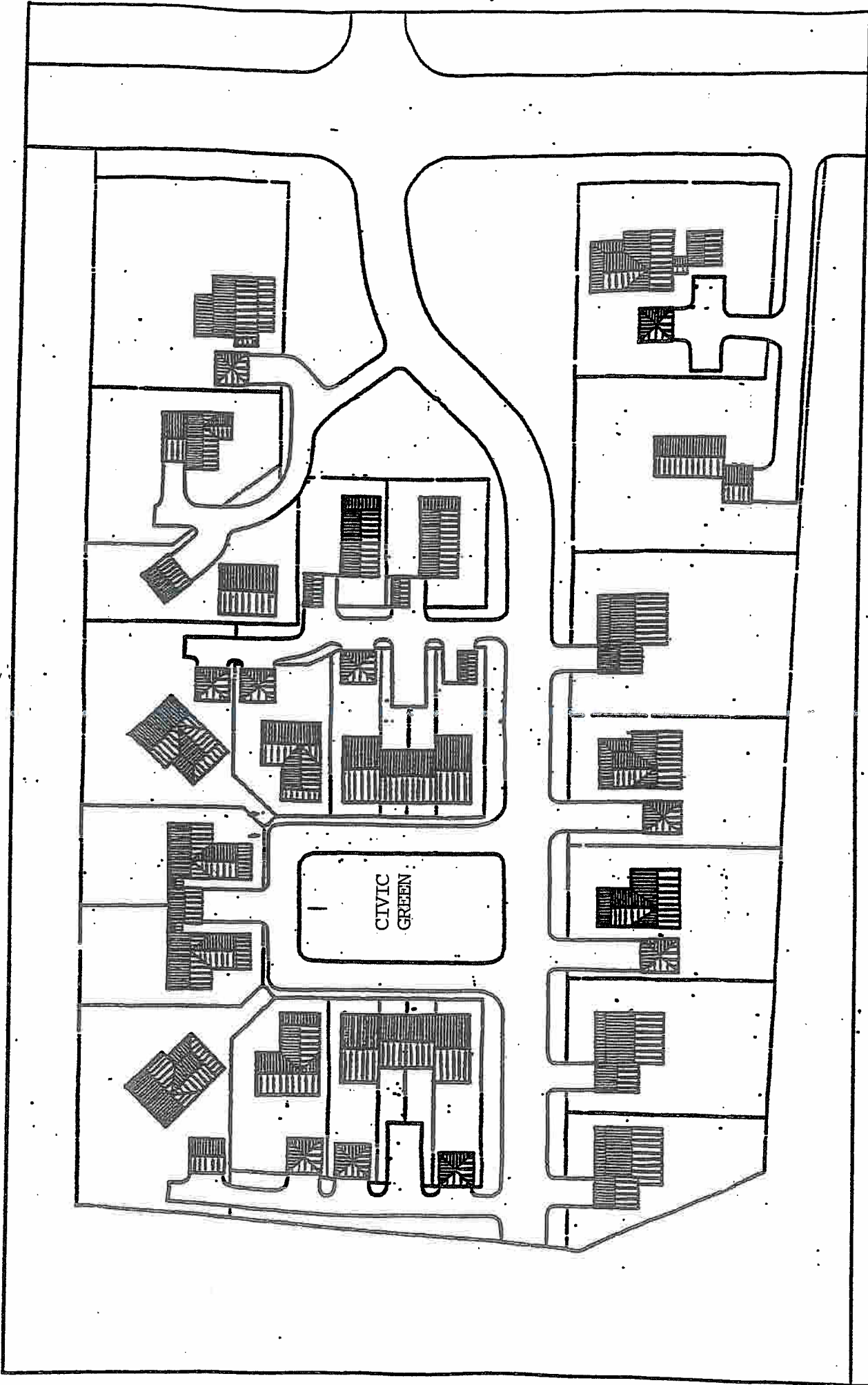
The Ponds at Woodward is an example of how attention to detail and the maintenance of existing uses and character can result in a unique and charming community.



The mature trees and ponds provide views and reflect the attention to detail typical of this development.



The orchards provide a rural backdrop to the attractive facade treatments of the single-family homes in the Ponds.



26 UNITS ON 6.2 ACRES

WYNDCREST

MONTGOMERY CO., MD

EXAMPLE CONCEPT PLAN FOR COMPACT DEVELOPMENT

TCA: 11-17-99



Wyndcrest - Sandy Spring, Maryland: Homes surrounding
6,500 square foot Civic Green



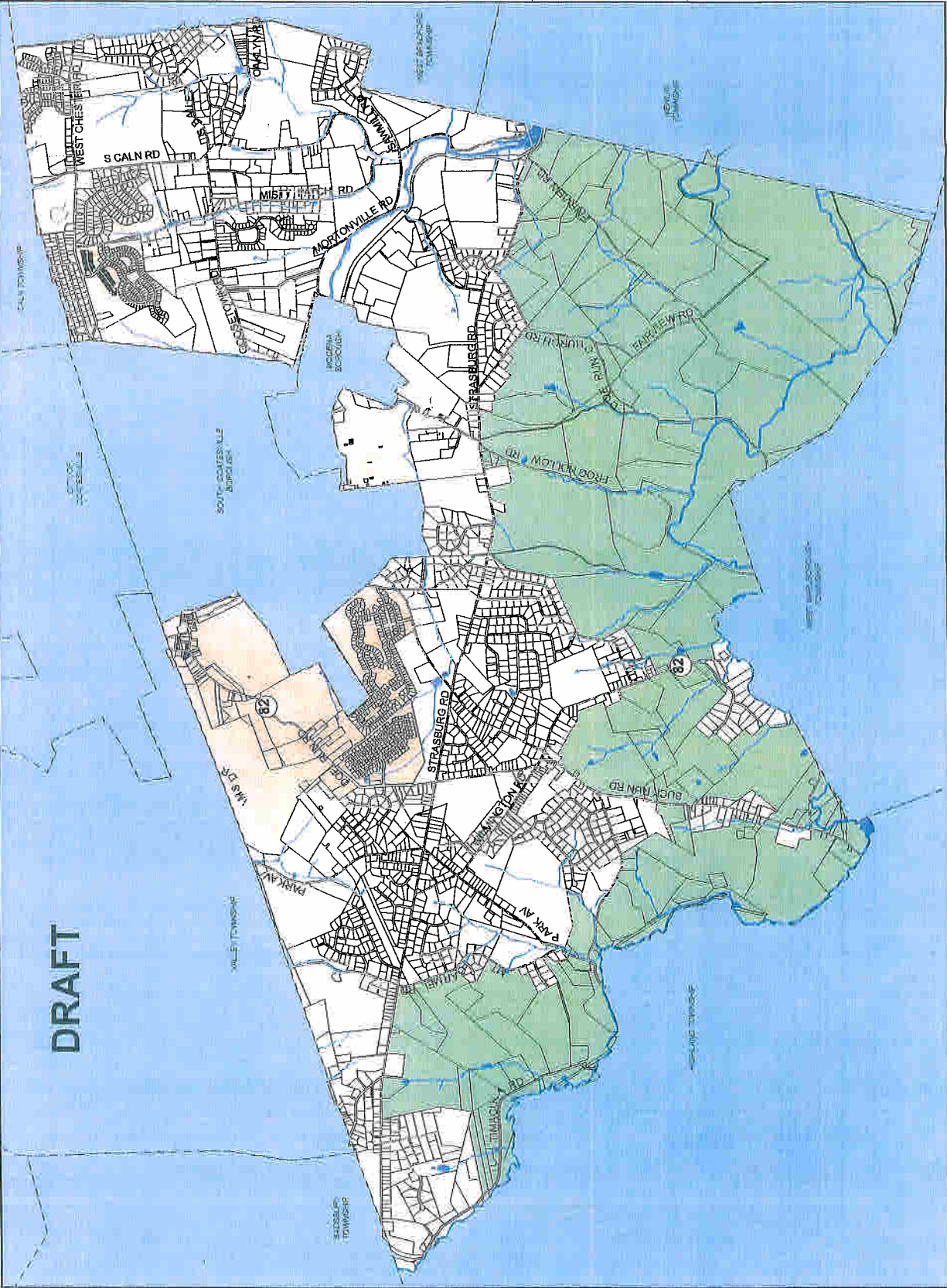
Wyndcrest - Sandy Spring, Maryland: Street around Civic
Green forms a "Close"

Exhibit A

Open Space Design Option Character Zones

Open Space Design Option

DRAFT



Legend

- Character Zones**
- T-2 Conservation Design Area
The Open Space Design Option does not apply to these areas
 - T-3 Open Space Design Option Area A
 - T-4 Open Space Design Option Area B



East Solutions
East Fallowfield, Chester County
GIS - Version 2.4.11/6/2008

East Fallowfield
Township
Chester County
Pennsylvania

Exhibit 'A'
Open Space Design
Option

Prepared By:
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10111 Pigeon & Landscape Architects
18 West Chestnut Street
West Chester, Pennsylvania 19380

Date:
February 27, 2009 - April 5, 2009

Section 4. This Ordinance shall be effective five (5) days from the date of enactment.

ENACTED and **ORDAINED** this ____ day of _____, 2007.

**BOARD OF SUPERVISORS OF
EAST FALLOWFIELD TOWNSHIP**

Garth Monaghan, Chairman

Denny Howell, Vice Chairman

George Broadbent, Jr., Member

ATTEST:

Denise Miller, Secretary