

**BOARD OF SUPERVISORS
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 325-13, "TOWN CENTER MIXED
USE DISTRICT," OF CHAPTER 325, "ZONING," OF THE WEST
WHITELAND TOWNSHIP CODE OF ORDINANCES TO ESTABLISH A LIMIT
ON THE DENSITY OF RESIDENTIAL DEVELOPMENT**

BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of West Whiteland Township, Chester County, Commonwealth of Pennsylvania as follows:

Section 1. Sub-paragraph B(1)(a) of Section 325-13 of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances is hereby deleted and replaced with the following:

- (a) Apartment dwellings, as defined in §325-8, above, including apartment units accessory to a non-residential use. Single-family detached dwellings, two-family dwellings, fourplexes, and townhouses are all hereby prohibited in the TC Town Center district.

Section 2. Sub-paragraph B(2)(m)[2] of Section 325-13 of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances is hereby amended to read as follows:

- [2] A mixed-use building may contain apartment dwellings in combination with any uses permitted in Group II above, except as noted herein, provided that no such dwelling units shall be permitted on the ground level of the building.

Section 3. Paragraph C(6) of Section 325-13 of Chapter 325 "Zoning," of the West Whiteland Township Code of Ordinances is hereby deleted and replaced with the following:

- (6) Residential buildings, including life care facilities and personal care facilities, shall be separated from all other buildings by at least thirty (30) feet.

Section 4. Sub-section C, "Area and bulk regulations," of Section 325-13 of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances is hereby amended to add a new paragraph (9), as follows:

- (9) The number of dwelling units permitted on a tract shall not exceed six (6.0) dwelling units per acre of the gross lot area of the tract, regardless of whether the tract accommodates a mix of uses or is developed solely for residential use. This limit shall not apply to life care facilities and personal care facilities, as provided for under §325-13.B(1)(b), above.

Section 5. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any court

of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance.

Section 6. This Ordinance shall take effect and be in force five (5) days from the date of enactment.

ENACTED AND ORDAINED this ____ day of _____, 2025.

**BOARD of SUPERVISORS
WEST WHITELAND TOWNSHIP**

Rajesh Kumbhardare, Chair

Brian Dunn, Vice-Chair

Jo Ann Kelton, Supervisor

ATTEST:

Pam Gural-Bear, Township Manager