

**EAST BRANDYWINE TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE NO. 6 of 2024**

AN ORDINANCE OF THE TOWNSHIP OF EAST BRANDYWINE, CHESTER COUNTY, PENNSYLVANIA, AUTHORIZED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AMENDING THE EAST BRANDYWINE TOWNSHIP CODE, PART III, KNOWN AS THE LAND USE CODE OF THE TOWNSHIP OF EAST BRANDYWINE, CHAPTER 399, TITLED ZONING, ARTICLE XXII, TITLED VC VILLAGE COMMERCIAL DISTRICT; AMENDING THE BOUNDARIES OF CERTAIN ZONING DISTRICTS AND CHANGING THE ZONING DISTRICT APPLICABLE TO CERTAIN PROPERTIES; AND ENACTING A NEW ZONING MAP OF EAST BRANDYWINE TOWNSHIP; PROVIDING THAT THE PROVISIONS OF THE ORDINANCE ARE SEVERABLE, THAT INCONSISTENT ORDINANCES ARE REPEALED, AND THAT THE ORDINANCE IS EFFECTIVE FIVE DAYS FROM THE DATE OF ENACTMENT.

IT IS HEREBY ENACTED by the Board of Supervisors of East Brandywine Township, Chester County, Pennsylvania, that Chapter 399 of the Land Use Code of the Township of East Brandywine, titled Zoning, is amended as set forth hereinbelow:

SECTION 1. Article XXII of Chapter 399 of the Land Use Code is amended as set forth in Exhibit A attached hereto and incorporated herein by reference, specifically by deleting text indicated by ~~red strikethrough text~~ and adding text indicated by red underlined text.

SECTION 2. The Township Zoning Map and the boundaries of certain Zoning Districts are hereby amended as follows:

Owner	Address and UPI Number	Current Zoning District	New Zoning District
PETRIE LORI	1394 HORSESHOE PK 30-1-2	R-3	VC
DOWNTOWN NATIONAL BANK	104 CULBERTSON RUN RD 29-4-180.2	R-3 (Part)	VC (Part)
CATANESE SAMUEL KELLEY	1389 HORSESHOE PK 30-1-1	R-3	VC
KILLINGER SHAWN E REVOCABLE LIVING TRUST	124 LITTLE WASHINGTON RD 30-2-43.10	R-3	VC
KILLINGER SHAWN E TRU			
PLANK WILLIAM W	1120 HORSESHOE PK	R-2	R-2
COLANTUONO DEBORAH ETAL	30-5-144.7	TND-2	
PLANK WILLIAM W	1124 HORSESHOE PK	R-2	R-2
COLANTUONO DEBORAH ETAL	30-5-144.6	TND-2	

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PLANK WILLIAM W	1128 HORSESHOE PK	R-2	R-2
COLANTUONO DEBORAH ETAL	30-5-144.4	TND-2 (Part)	
HOPEWELL HOMEOWNERS ASSOCIATION	151 N GUTHRIESVILLE RD 30-5-21	R-2 TND-2 (Part)	R-2
KOFKE WILLIAM C & RUTH E	111 E REECEVILLE RD 30-5-17	R-2 TND-2	R-2
DANGLE DAVID E	121 E REECEVILLE RD	R-2	R-2
BYRD SAMUEL T	30-5-18	TND-2	
SHULTZ NICOLE L	2094 BONDSVILLE RD	R-2	R-2
BENDER KYLE M	30-5-13.5	TND-2	
SHARP CHRISTPHER G & KRISTI A	2092 BONDSVILLE RD 30-5-13.6	R-2 TND-2	R-2
FLING JOYCE E	1204 HORSESHOE PK 30-5-13.3	R-2 TND-2	R-2
KIMBERTON DISTRIBUTION LP	1208 HORSESHOE PK 30-5-13	R-2 TND-2	R-2
BOLLINGER REALTY LLC	295 BOLLINGER RD 30-5-3.6	R-2 (Part) R-3 (Part) AQRC TND-2 (Part)	R-2 (Part) R-3 (Part) AQRC
BOLLINGER REALTY LLC	1046 MARENGO WY 30-5-1413	R-2 AQRC TND-2 (Part)	R-2 AQRC
BOLLINGER REALTY LLC	1048 MARENGO WY 30-5-1414	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1042 MARENGO WY 30-5-1417	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1040 MARENGO WY 30-5-1418	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1001 GILRAY DR 30-5-1419	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1003 GILRAY DR 30-5-1420	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1007 GILRAY DR 30-5-1422	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1013 GILRAY DR 30-5-1425	R-2 AQRC TND-2	R-2 AQRC

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BOLLINGER REALTY LLC	1017 GILRAY DR 30-5-1427	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1019 GILRAY DR 30-5-1428	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1026 GILRAY DR 30-5-1430	R-2 AQRC TND-2 (Part)	R-2 AQRC
BOLLINGER REALTY LLC	1024 GILRAY DR 30-5-1431	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1022 GILRAY DR 30-5-1432	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1020 GILRAY DR 30-5-1433	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1018 GILRAY DR 30-5-1434	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1010 GILRAY DR 30-5-1435	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1008 GILRAY DR 30-5-1436	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1006 GILRAY DR 30-5-1437	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1041 MARENGO WY 30-5-1438	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1043 MARENGO WY 30-5-1439	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1045 MARENGO WY 30-5-1440	R-2 AQRC TND-2	R-2 AQRC
BOLLINGER REALTY LLC	1047 MARENGO WY 30-5-1441	R-2 AQRC TND-2	R-2 AQRC

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BOLLINGER REALTY LLC	1051 MARENGO WY 30-5-1443	R-2 AQRC TND-2 (Part)	R-2 AQRC
NVR INC	1046 MARENGO WY 30-5-1415	R-2 AQRC TND-2	R-2 AQRC
NVR INC	1044 MARENGO WY 30-5-1416	R-2 AQRC TND-2	R-2 AQRC
NVR INC	1005 GILRAY DR 30-5-1421	R-2 AQRC TND-2	R-2 AQRC
NVR INC	1009 GILRAY DR 30-5-1423	R-2 AQRC TND-2	R-2 AQRC
NVR INC	1011 GILRAY DR 30-5-1424	R-2 AQRC TND-2	R-2 AQRC
NVR INC	1015 GILRAY DR 30-5-1426	R-2 AQRC TND-2	R-2 AQRC
NVR INC	1028 GILRAY DR 30-5-1429	R-2 AQRC TND-2	R-2 AQRC
NVR INC	1049 MARENGO WY 30-5-1442	R-2 AQRC TND-2	R-2 AQRC
LOMBARDI NATHAN VICTORIA LYNN	1000 GILRAY DR 30-5-1535	R-2 AQRC TND-2	R-2 AQRC
EAST BRANDYWINE TOWNSHIP	1216 HORSESHOE PK 30-5-8.1	R-2 AQRC (Part) TND-2	R-2 AQRC (Part)
TRETHEWEY ANN M & EDMUND C	1220 HORSESHOE PK 30-5-8	R-2 AQRC TND-2	R-2 AQRC
GASPERONE LAWRENCE GASPERONE DANIELLE	1222 HORSESHOE PK 30-5-7	R-2 AQRC TND-2	R-2 AQRC
POPJOY ALLEN R JR	1224 HORSESHOE PK 30-5-6	R-2 AQRC TND-2	R-2 AQRC
FILOROMO MARIA D REV LIV TRUST FILOROMO MARIA D TRU	1226 HORSESHOE PK 30-5-5	R-2 AQRC TND-2	R-2 AQRC

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GARROW THEODORE W GARROW DARLENE L	1228 HORSESHOE PK 30-5-4	R-2 AQRC TND-2	R-2 AQRC
WEAVER MARTIN M & RACHEL W REVOCABLE LIVING TRUST ETAL	1234 HORSESHOE PK 30-5-3	R-2 (Part) R-3 (Part) AQRC TND-2 (Part)	R-2 (Part) R-3 (Part) AQRC
RIEKER FALK RIEKER PETRA	142 SILLS LA 30-5-433	R-2	R-3
GUMPARTHY KRISHNA KIRAN KUMAR	144 SILLS LA 30-5-434	R-2	R-3
NAGENDRA VENKATA L BHAVANA LOMBARDI-PARADA MELISSA MARI	254 SILLS LA 30-5-863	R-2	R-3
WHITAKER LAUREN DIGIANDOMENICO ROSEMARY	244 SILLS LA 30-5-859	R-2	R-3
DHANDAPANI HEMKUMAR KADIRESAN PRIYA SANGEETHA	252 SILLS LA 30-5-862	R-2	R-3
LAWSON LARRY F LAWSON KATHLEEN A	223 SILLS LA 30-5-877	R-2	R-3
FULGINITI DANIEL S FULGINITI MICHELE M	227 SILLS LA 30-5-876	R-2	R-3
ARUMUGAM PRABHU PRABHU PRABHA	229 SILLS LA 30-5-875	R-2	R-3
APPLECROSS COUNTRY CLUB MASTER ASSOCIATION INC	OPEN SPACE PARCEL 30-5-1135	R-2	R-3
HIGGINS RONALD E & LADONNA J	339 S CALDWELL CI 30-5-507	R-2	R-3
NILAKHE RAHUL G & PREETI R	433 HALLMAN CT 30-5-578	R-2	R-3
STEVENTON RAYMOND J STEVENTON LESLEY L	134 BOLERO DR 30-5-735	R-2	R-3
MUIR ROBERT D III	338 S CALDWELL CI 30-5-515	R-2	R-3
GREENWOOD RICHARD P JR LEE CHONG H	434 HALLMAN CT 30-5-548	R-2	R-3
TAYLOR MICHAEL J TAYLOR WANDA M	477 HALLMAN CT 30-5-569	R-2	R-3
FABRIZIO MARK PETER FABRIZIO KATHLENE MARY	340 S CALDWELL CI 30-5-514	R-2	R-3
OLJACA STEWART S & CYNTHIA M	136 BOLERO DR 30-5-736	R-2	R-3

Owner	Address and UPI Number	Current Zoning District	New Zoning District
CIPRIANO CARMEN D & DONNA M	481 HALLMAN CT 30-5-568	R-2	R-3
IRWIN CHARLES T HRIBICK KAREN	432 HALLMAN CT 30-5-549	R-2	R-3
APPLECROSS COUNTRY CLUB MASTER ASSOCIATION INC	OPEN SPACE PARCEL 30-5-1096	R-2	R-3
MULHERN DENNIS M & DIANE P	341 S CALDWELL CI 30-5-508	R-2	R-3
GRISILLO JAMES J REVOCABLE LIVING TRUST	427 HALLMAN CT 30-5-580	R-2	R-3
MUNIR KHALID ANSARI RUBAB	343 S CALDWELL CI 30-5-509	R-2	R-3
GUDAL WILLIAM	138 BOLERO DR 30-5-737	R-2	R-3
DIPRETORO GIUSTINO NIELSEN SANNE SOFIE	112 BOLERO DR 30-5-481	R-2	R-3
DURANTE JERRY T & DONNA M	115 BOLERO DR 30-5-963	R-2	R-3
HALEM JONATHAN KOZA CYNTHIA	114 BOLERO DR 30-5-482	R-2	R-3
WITKOWSKI JOHN P	116 BOLERO DR 30-5-483	R-2	R-3
SPERBER STEPHEN A SPERBER SARA A	118 BOLERO DR 30-5-484	R-2	R-3
FLETCHER ZACHARY FLETCHER VERA	120 BOLERO DR 30-5-485	R-2	R-3
COST SAMUEL J COST CAROL A	456 HALLMAN CT 30-5-538	R-2	R-3
NYE ROBERT P & BONNIE MCKENDRY	454 HALLMAN CT 30-5-539	R-2	R-3
WARD STEVEN ANDREW WARD CARA MERCANTI	458 HALLMAN CT 30-5-537	R-2	R-3
QUINN DIANNE I	460 HALLMAN CT 30-5-536	R-2	R-3
NATARAJAN VENKATESH VENKATESH NATALIA	122 BOLERO DR 30-5-486	R-2	R-3
HALEY ROBERT A JR HALEY DEBORAH L	317 S CALDWELL CI 30-5-496	R-2	R-3
MENDEZ MICHAEL MENDEZ RYANNE	450 HALLMAN CT 30-5-540	R-2	R-3

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BRUNNER MICHELE	319 S CALDWELL CI 30-5-497	R-2	R-3
MANN ANDREW B MANN PAULA MARY	315 S CALDWELL CI 30-5-495	R-2	R-3
WRIGHT JONATHAN WRIGHT MARIA MALDANADO	321 S CALDWELL CI 30-5-498	R-2	R-3
ENAMORATO ROBERT J SR & MARIETTA	448 HALLMAN CT 30-5-541	R-2	R-3
MALLIOS CHRIS SANTISE-MALLIOS THERESA M	323 S CALDWELL CI 30-5-499	R-2	R-3
ROLFE JEFFREY S & NANCY J	311 S CALDWELL CI 30-5-493	R-2	R-3
WICKES CHRISTOPHER	464 HALLMAN CT 30-5-534	R-2	R-3
APPLECROSS CLUB OPERATIONS LLC	COMMUNITY CENTER 30-5-1	R-2	R-3
LINDNER JOHN R	309 S CALDWELL CI 30-5-492	R-2	R-3
DIKSHIT ROHIT SHANKARNARAYAN PRIYANKA	38 CLEMENT CT 30-5-449	R-2	R-3
TURKOT SPENCER BALLATO STEPHANIE	36 CLEMENT CT 30-5-448	R-2	R-3
ISOLA HENRY E ISOLA KAY L	34 CLEMENT CT 30-5-447	R-2	R-3
GOLJANA SUDHAKARA RAO GOLJANA MADHURI	209 SILLS LA 30-5-883	R-2	R-3
LOKARE AMIT LOKARE SWAPNILA AMIT	214 SILLS LA 30-5-468	R-2	R-3
YARLAGADDA RAJESH BABU KONERU LUNITA NAGINI	222 SILLS LA 30-5-469	R-2	R-3
HAMID JOYCE A	224 SILLS LA 30-5-470	R-2	R-3
ALSTON COOPER B ALSTON EVELYN F	215 SILLS LA 30-5-881	R-2	R-3
DERRO CARRIE D	226 SILLS LA 30-5-471	R-2	R-3
CUPO TIMOTHY J CUPO DIANE I	217 SILLS LA 30-5-880	R-2	R-3
GHATTAMANENI SRINIVAS BOLLINENI SHILPA	228 SILLS LA 30-5-472	R-2	R-3

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KOKKONDA ANIL K ATMAKURI MADHAVI	230 SILLS LA 30-5-473	R-2	R-3
GADRE AKSHAY MAHAJAN SUWARNA	219 SILLS LA 30-5-879	R-2	R-3
MARLIN THOMAS A	232 SILLS LA 30-5-474	R-2	R-3
AVADHANAM HARIKRISHNA CHANDRAKUMARAN GAYATHRI	221 SILLS LA 30-5-878	R-2	R-3
RAINA VISHAL DHAR REENA	242 SILLS LA 30-5-858	R-2	R-3
DEPMAN JOSEPH A & LINDA F	462 HALLMAN CT 30-5-535	R-2	R-3
BANDY JEANETTE	146 SILLS LA 30-5-435	R-2	R-3
PALUKURU SUDHAKAR YENUTURLA UMA MAHESWARI	148 SILLS LA 30-5-436	R-2	R-3
APPLECROSS COUNTRY CLUB MASTER ASSOCIATION INC	OPEN SPACE PARCEL 30-5-1134	R-2	R-3
ADUSUMILLI DHARMA TEJA KOLLI NEEHARIKA	150 SILLS LA 30-5-437	R-2	R-3
KENNEY JENNIFER L	12 CLEMENT CT 30-5-438	R-2	R-3
SOMMERVILLE SHERYL	178 SILLS LA 30-5-458	R-2	R-3
BERGER PHILIPPE BERGER BEATRICE	176 SILLS LA 30-5-457	R-2	R-3
HENDERSON LINDA	446 HALLMAN CT 30-5-542	R-2	R-3
BURGESS GEOFFREY M & BERNICE	325 S CALDWELL CI 30-5-500	R-2	R-3
RICHTER EDWARD B RICHTER KATHLEEN	466 HALLMAN CT 30-5-533	R-2	R-3
DADDIS JOHN A	313 S CALDWELL CI 30-5-494	R-2	R-3
CASSERLY TIMOTHY E CASSERLY MICHELLE I	442 HALLMAN CT 30-5-544	R-2	R-3
REINWALD GEORGE L & CHRISTINE P	468 HALLMAN CT 30-5-532	R-2	R-3
BIESS LAWRENCE J BIESS MARY ELIZABETH	305 S CALDWELL CI 30-5-490	R-2	R-3

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BILLET ROBERT L & LESLIE A	331 S CALDWELL CI 30-5-503	R-2	R-3
NEWELL KAITLYN ANN NEWELL SEAN P	457 HALLMAN CT 30-5-574	R-2	R-3
SEXTON JOHN A SEXTON BARBARA A	440 HALLMAN CT 30-5-545	R-2	R-3
LESCH RICHARD & SUSAN REVOCABLE LIVING TRUST ETAL	308 S CALDWELL CI 30-5-520	R-2	R-3
MCCANN ELIZABETH K MCCANN KERRY M	443 HALLMAN CT 30-5-576	R-2	R-3
BUTLER MARGARET HELEN BUTLER ROBERT DALE	438 HALLMAN CT 30-5-546	R-2	R-3
DALY DANIEL M DALY DENISE D	324 S CALDWELL CI 30-5-517	R-2	R-3
CASTIGLIONE CARLO CASTIGLIONE LUZ	335 S CALDWELL CI 30-5-505	R-2	R-3
ROE MARY ELIZABETH ROE MARK TODD	472 HALLMAN CT 30-5-530	R-2	R-3
GEYER JAMES D & ANN E	304 S CALDWELL CI 30-5-521	R-2	R-3
ODONNELL CHARLES F ODONNELL JOY L	330 S CALDWELL CI 30-5-516	R-2	R-3
HYNES B DAVID HYNES SUSAN S	437 HALLMAN CT 30-5-577	R-2	R-3
KAPCZYNSKI STEPHEN KAPCZYNSKI KRISTA	337 S CALDWELL CI 30-5-506	R-2	R-3
APPLECROSS COUNTRY CLUB MASTER ASSOCIATION INC	OPEN SPACE PARCEL 30-5-1115	R-2	R-3
WATTIE GARY W	474 HALLMAN CT 30-5-529	R-2	R-3
HAWTHORNE JULIE M & KYLE HAWTHORNE MARIE A	436 HALLMAN CT 30-5-547	R-2	R-3
DAVIS SOPHIA CAMILLE	130 BOLERO DR 30-5-733	R-2	R-3
RAND ELIZABETH J RAND BETTY J A/K/A	471 HALLMAN CT 30-5-570	R-2	R-3
PATEL GAURAV PATEL BANSARI	132 BOLERO DR 30-5-734	R-2	R-3
WHITE DARREN S & MONICA A	476 HALLMAN CT 30-5-528	R-2	R-3

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SHANNER ROBERT W SHANNER ELIZABETH F P	188 SILLS LA 30-5-459	R-2	R-3
CLARK RONALD W	170 SILLS LA 30-5-454	R-2	R-3
GULLI MELISSA B	192 SILLS LA 30-5-461	R-2	R-3
APPLECROSS COUNTRY CLUB MASTER ASSOCIATION INC	OPEN SPACE PARCEL 30-5-1116	R-2	R-3
LACER STEPHANIE	24 CLEMENT CT 30-5-443	R-2	R-3
MALINENI KRISHNA NETHI VIDYA PRIYA	204 SILLS LA 30-5-463	R-2	R-3
PARIKH BHAUMIK DUSHYANT DELARA MERCY CARPIO	26 CLEMENT CT 30-5-444	R-2	R-3
VEMURI LAKSHMI APARNA ADIBHATLA CHANAKYA	206 SILLS LA 30-5-464	R-2	R-3
FEENEY BRIAN P FEENEY KATHLEEN	203 SILLS LA 30-5-886	R-2	R-3
MURTYRAJU KAMALAKARA R MURTYRAJU USHASREE	208 SILLS LA 30-5-465	R-2	R-3
MCMINN PAUL M & LINDA L	42 CLEMENT CT 30-5-450	R-2	R-3
MAYER MATTHEW FLEETMAN STEPHANIE	205 SILLS LA 30-5-885	R-2	R-3
NAGABOOSHANAM MAGESH DAYALAN SINDHU	210 SILLS LA 30-5-466	R-2	R-3
BHANDARI RAHUL MANDA PALLAVI	207 SILLS LA 30-5-884	R-2	R-3
SAGI SRIRAMARAJU BHUPATHIRAJU ANOOSHA	212 SILLS LA 30-5-467	R-2	R-3
BERNARD KARLHANS P BERNARD SHANETTE L	250 SILLS LA 30-5-861	R-2	R-3
WOODWARD MATTHEW A	231 SILLS LA 30-5-874	R-2	R-3
COBEN-BLUMENFELD KRISTEN	233 SILLS LA 30-5-873	R-2	R-3
CHANDRAN AJITH AJITH ANJANA	235 SILLS LA 30-5-872	R-2	R-3
DAVE VAIDEHI J THAKUR YOGENDRA V	237 SILLS LA 30-5-871	R-2	R-3

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DEY APARAJITA CHOWDHURY ASHIK	241 SILLS LA 30-5-870	R-2	R-3
PATANKAR NITIN BHAGWAT SNEHAL	243 SILLS LA 30-5-869	R-2	R-3
MCKINLEY JOHN A MCKINLEY BESSIE A	251 SILLS LA 30-5-866	R-2	R-3
PECK STEVEN B PECK WENDY A	255 SILLS LA 30-5-864	R-2	R-3
KJELLBERG INGVAR KJELLBERG ROSE MARIE	106 BOLERO DR 30-5-478	R-2	R-3
APPLECROSS COUNTRY CLUB MASTER ASSOCIATION INC	OPEN SPACE PARCEL 30-5-1104	R-2	R-3
CHIGURUPATI GOPI K VELAGAPUDI ARCHANA	108 BOLERO DR 30-5-479	R-2	R-3
KATDARE AMIT V KATDARE VEDAVATI AMIT	109 BOLERO DR 30-5-966	R-2	R-3
HOFFMAN ROBERT S & LYNETTE K	110 BOLERO DR 30-5-480	R-2	R-3
SCHENCK ARTHUR W SCHENCK KELLY JO	111 BOLERO DR 30-5-965	R-2	R-3
STEFANI CHRISTOPHER J & AMY M	113 BOLERO DR 30-5-964	R-2	R-3
GRINWIS ROBERT E & JUDITH L	327 S CALDWELL CI 30-5-501	R-2	R-3
WEBER JOHN C LIBBY JANICE M	444 HALLMAN CT 30-5-543	R-2	R-3
DHINGRA RAJESH DHINGRA KAPILA	124 BOLERO DR 30-5-487	R-2	R-3
HALEY ROBERT A JR	307 S CALDWELL CI 30-5-491	R-2	R-3
GIANNONE JOHN A JR & BARBARA A	329 S CALDWELL CI 30-5-502	R-2	R-3
NEY MARSHA B SUBACH BRIAN R & TIFFANY N	463 HALLMAN CT 30-5-573	R-2	R-3
ZEEMAN JOEL M & JAN	447 HALLMAN CT 30-5-575	R-2	R-3
DELGAIZO THEODORE J & SUE L	318 S CALDWELL CI 30-5-519	R-2	R-3
HOFFERT DAVID R & CLAIRE G	333 S CALDWELL CI 30-5-504	R-2	R-3

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SALES JACK CHRISTIAN & JOAN	322 S CALDWELL CI 30-5-518	R-2	R-3
HARAHAN PATRICIA A	467 HALLMAN CT 30-5-572	R-2	R-3
PANJWANI DHEERAJ SHARMAK KUSUM LATA	301 S CALDWELL CI 30-5-488	R-2	R-3
REESE ED & DIANE	302 S CALDWELL CI 30-5-522	R-2	R-3
COCHRAN D DALE & CAROL A	469 HALLMAN CT 30-5-571	R-2	R-3
SCHERBAK GEORGE W & BARBARA C	300 S CALDWELL CI 30-5-523	R-2	R-3
LUO SHIMIN JENKINS DONALD R	429 HALLMAN CT 30-5-579	R-2	R-3
PETLEV STEVEN S & LISA M	342 S CALDWELL CI 30-5-513	R-2	R-3
BAKER DENNIS J & THERESA M	201 N CALDWELL CI 30-5-746	R-2	R-3
SHESHADRI BHAGVAN SHESHADRI MALINI	480 HALLMAN CT 30-5-527	R-2	R-3
GALLAGHER JOHN P & LINDA M	203 N CALDWELL CI 30-5-745	R-2	R-3
CZAP CHRISTOPHER G WINANT-CZAP CHRISTINE A	483 HALLMAN CT 30-5-567	R-2	R-3
TAN ZE HUI HE JIAN QIN	344 S CALDWELL CI 30-5-512	R-2	R-3
HELLER JAMES R & INGER DIETRICH	482 HALLMAN CT 30-5-526	R-2	R-3
MONAHAN DANIEL F MONAHAN CAROLE V	345 S CALDWELL CI 30-5-510	R-2	R-3
WOLFSON BRIAN D WOLFSON VIVIAN E	205 N CALDWELL CI 30-5-744	R-2	R-3
APPLECROSS COUNTRY CLUB MASTER ASSOCIATION INC	OPEN SPACE PARCEL 30-5-1094	R-2	R-3
PATEL GAURANG PATEL STACI	485 HALLMAN CT 30-5-566	R-2	R-3
DREISBACH TIMOTHY A TRUST DREISBACH PATRICIA F TRUST ETAL	428 HALLMAN CT 30-5-550	R-2	R-3
STRACK ERIC F & MICHELLE E	140 BOLERO DR 30-5-738	R-2	R-3

Owner	Address and UPI Number	Current Zoning District	New Zoning District
GRIFFITH JOHN J GRIFFITH JANE D	423 HALLMAN CT 30-5-581	R-2	R-3
WILT DOUGLAS H WILT DONNA S	200 N CALDWELL CI 30-5-747	R-2	R-3
SCHAFFER KENNETH C	142 BOLERO DR 30-5-739	R-2	R-3
JOHNSON VICTORIA H HELLER JULIE M	419 HALLMAN CT 30-5-582	R-2	R-3
APPLECROSS COUNTRY CLUB MASTER ASSOCIATION INC	OPEN SPACE PARCEL 30-5-1103	R-2	R-3
WRIGHT JOHN D WRIGHT FRANCES JEAN H	144 BOLERO DR 30-5-740	R-2	R-3
REMENTER JANET A & GEORGE P	487 HALLMAN CT 30-5-565	R-2	R-3
KREWATCH THOMAS S & BARBARA W	426 HALLMAN CT 30-5-551	R-2	R-3
BURTON LILY L	486 HALLMAN CT 30-5-524	R-2	R-3
MONICA TY DELLA MONICA SAMANTHA DELLA	211 N CALDWELL CI 30-5-741	R-2	R-3
SHARMA RAJ KUMAR SHARMA NOOPUR B	303 S CALDWELL CI 30-5-489	R-2	R-3
SHUTE DIANE	470 HALLMAN CT 30-5-531	R-2	R-3
MUNEEM ABDUL ALEEM ABDUL	314 N CALDWELL CI 30-5-857	R-2	R-3
CATANESE JOSEPH S CATANESE SUSAN J	424 HALLMAN CT 30-5-552	R-2	R-3
JEFFERYS SCOTT A JEFFERYS BETH C	422 HALLMAN CT 30-5-553	R-2	R-3
HUMBARGER DONALD F JR & SHARON L	226 N CALDWELL CI 30-5-757	R-2 (Part) R-3 (Part)	R-3
ROBB THOMAS P SR & CATHERINE J	484 HALLMAN CT 30-5-525	R-2	R-3
MILFORD JANET M SCHNEIDER MICHAEL J	202 N CALDWELL CI 30-5-748	R-2	R-3
CLOETINGH BRIAN & BARBARA	415 HALLMAN CT 30-5-583	R-2	R-3
NAGUMALLA SUNIL CHAKRAVARTHY NAGUMALLA JYOTHI	207 N CALDWELL CI 30-5-743	R-2	R-3

Owner	Address and UPI Number	Current Zoning District	New Zoning District
HODULIK STEPHEN M SKOLD DEBORAH K	347 S CALDWELL CI 30-5-511	R-2	R-3
ANNABALLI JEFFREY R WOODSIDE KATIE A	204 N CALDWELL CI 30-5-749	R-2	R-3
MALVIYA ABHISHEK MOHANTY PRANATI	209 N CALDWELL CI 30-5-742	R-2	R-3
BONI SIVA SATYANARAYANA MOKARA NAGA VENKATA KATYAYENI	206 N CALDWELL CI 30-5-750	R-2	R-3
GROSS CRAIG W	312 N CALDWELL CI 30-5-856	R-2	R-3
MAMIDIPALLI SATYENDRA ARJUNAN USHA	310 N CALDWELL CI 30-5-855	R-2	R-3
JM DIAMOND ENTERPRISES LLC	141 BOLERO DR 30-5-732	R-2	R-3
WEST EDMEE C REVOCABLE LIVING TRUST WEST EDMEE C TRU	210 N CALDWELL CI 30-5-751	R-2	R-3
LANKA SRIKANTH K KAVURI SUDHA L	143 BOLERO DR 30-5-731	R-2	R-3
MOADELI AFSUN N	308 N CALDWELL CI 30-5-854	R-2	R-3
MATTHEWS GAIL M	420 HALLMAN CT 30-5-554	R-2	R-3
KHANDALKAR PRASHANT NARAYANRAO KHANDALKAR DIPTI PRASHANT	212 N CALDWELL CI 30-5-752	R-2	R-3
DILLON M PATRICK FASSILIS CHRISTINE	315 N CALDWELL CI 30-5-804	R-2	R-3
FOUST DANA L & MATTHEW L	219 N CALDWELL CI 30-5-729	R-2	R-3
SIDDALINGA PRASAD RAMANAHALLY SWAMY MANASA	306 N CALDWELL CI 30-5-853	R-2	R-3
BUSCHEL STEVEN D BUSCHEL CHERYL A	418 HALLMAN CT 30-5-555	R-2	R-3
KOHLMAIER GREGORY F & KAREN	145 BOLERO DR 30-5-730	R-2	R-3
BOWES GERALD J BOWES TERI	416 HALLMAN CT 30-5-556	R-2	R-3
APPLECROSS COUNTRY CLUB MASTER ASSOCIATION INC	OPEN SPACE PARCEL 30-5-1093	R-2	R-3

Owner	Address and UPI Number	Current Zoning District	New Zoning District
ARBUCKLE P KEITH ARBUCKLE KATHRYN H	402 HALLMAN CT 30-5-563	R-2	R-3
GROSSO GEORGE A & ANNE M	400 HALLMAN CT 30-5-564	R-2	R-3
ODONNELL JOHN P & LINDA A	225 N CALDWELL CI 30-5-726	R-2	R-3
SHARMA DIPTI	227 N CALDWELL CI 30-5-725	R-2 (Part) R-3 (Part)	R-3
BUCKUS STEPHEN D & SANDRA K	228 N CALDWELL CI 30-5-758	R-2 (Part) R-3 (Part)	R-3
APPLECROSS COUNTRY CLUB MASTER ASSOCIATION INC	OPEN SPACE PARCEL 30-5-1095	R-2 (Part) R-3 (Part)	R-3
CARONE DANIEL J & PHYLLIS M	410 HALLMAN CT 30-5-559	R-2	R-3
STACKHOUSE THOMAS R II	311 N CALDWELL CI 30-5-806	R-2	R-3
HOPKINS JAMES K HOPKINS HEATHER J	216 N CALDWELL CI 30-5-754	R-2	R-3
GORADIA PARAG MEHTA MONA	304 N CALDWELL CI 30-5-852	R-2	R-3
HUSSEY DONNA J	406 HALLMAN CT 30-5-561	R-2	R-3
MIRCHANDANI AMIT MIRCHANDANI GEETA	223 N CALDWELL CI 30-5-727	R-2	R-3
SUPLEE RICHARD H & BARBARA P	404 HALLMAN CT 30-5-562	R-2	R-3
BOYKO GARY J BOYKO KAREN J	309 N CALDWELL CI 30-5-807	R-2	R-3
KIZADATH SACHIN RAMACHANDRAN SANDHYA	218 N CALDWELL CI 30-5-755	R-2	R-3
CANALI EILEEN M CANALI LUIGI J	307 N CALDWELL CI 30-5-808	R-2	R-3
SMEDLEY CLINTON R & TRACY D	298 N CALDWELL CI 30-5-851	R-2	R-3
BRADLEE EVAN T BRADLEE CAITLIN E	296 N CALDWELL CI 30-5-850	R-2	R-3
REIF RUDOLPH JR & DEBORAH	220 N CALDWELL CI 30-5-756	R-2	R-3
AVELLINO DONALD J & CYNTHIA A	305 N CALDWELL CI 30-5-809	R-2	R-3

Owner	Address and UPI Number	Current Zoning District	New Zoning District
GINSBERG SEAN GINSBERG KELLY	294 N CALDWELL CI 30-5-849	R-2	R-3
BAKO MAREK	292 N CALDWELL CI 30-5-848	R-2	R-3
KASINATH IYER SRIRAM KASINATH SRISATHYA IYER	290 N CALDWELL CI 30-5-847	R-2	R-3
GREEN RONALD M GREEN DEBORAH E	297 N CALDWELL CI 30-5-811	R-2	R-3
DAS LALATENDU DAS RAJASHREE	295 N CALDWELL CI 30-5-812	R-2	R-3
APPLECROSS COUNTRY CLUB MASTER ASSOCIATION INC	OPEN SPACE PARCEL 30-5-1102	R-2	R-3
BONI RAVINAGH ARAVAPALLI INDUMATHI	288 N CALDWELL CI 30-5-846	R-2 (Part) R-3 (Part)	R-3
HEMACHANDRAN SUJIT SUBRAMANIAN RAMALAKSHMI	293 N CALDWELL CI 30-5-813	R-2 (Part) R-3 (Part)	R-3
GILLESPIE STEPHEN P GILLESPIE BECKY L	511 PRIZER CT 30-5-665	R-2	R-3
DANGELO SUSAN	287 N CALDWELL CI 30-5-814	R-2 (Part) R-3 (Part)	R-3
KHANDWAY HARSHAD KSHIRSAGAR PURVA	513 PRIZER CT 30-5-666	R-2	R-3
KUMAR MITHILESH SINGH RAJANI	523 PRIZER CT 30-5-602	R-2 (Part) R-3 (Part)	R-3
CHENNUR SANTHOSH K DEVARAJU ANJANI	525 PRIZER CT 30-5-603	R-2 (Part) R-3 (Part)	R-3
SARDANA KANCHAN PASRICHA RAJEEV	282 N CALDWELL CI 30-5-845	R-2 (Part) R-3 (Part)	R-3
ZELESNICK JASON P & CAROLINE	100 BOLERO DR 30-5-475	R-2	R-3
ANGELUCCI DANILO JIMENEZ KATHERINE	102 BOLERO DR 30-5-476	R-2	R-3
SUBRAMANIAM VENKAT R SUBRAMANIAM UMA	104 BOLERO DR 30-5-477	R-2	R-3
ZAIDI SYED ABBAS ALI ZAIDI SYEDA SANIA ABBAS	527 PRIZER CT 30-5-604	R-2 (Part) R-3 (Part)	R-3
NAIDU GOPI B RAJESWARI BANDARU RAJA	529 PRIZER CT 30-5-605	R-2 (Part) R-3 (Part)	R-3
PANDA SRINIVAS ALAPATI SUMANA	531 PRIZER CT 30-5-606	R-2 (Part) R-3 (Part)	R-3

Owner	Address and UPI Number	Current Zoning District	New Zoning District
NARASIAH RAVI VARMA MUPPALA	533 PRIZER CT 30-5-607	R-2 (Part) R-3 (Part)	R-3
VENKATA VANI GUNTIMADUGU APPLECROSS CLUB OPERATIONS LLC	160 BOLLINGER RD 30-5-1097	R-2 (Part) R-3 (Part)	R-3
APPLECROSS CLUB OPERATIONS LLC	OPEN SPACE PARCEL 30-5-1106	R-2	R-3
EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY	APPLECROSS WWTP 30-5-1105	R-2	R-3
CHESTER COUNTY WATER RESOURCES AUTHORITY	475 E REECEVILLE RD 30-5-1091	R-2	R-3
PUNNAM VENKATESWARA RAO	521 PRIZER CT 30-5-601	R-2 (Part) R-3 (Part)	R-3
AINA ADEPEJU A	214 N CALDWELL CI 30-5-753	R-2	R-3
DEPEDRO CATHLEEN M	313 N CALDWELL CI 30-5-805	R-2	R-3
ESPOSITO MARIA	414 HALLMAN CT 30-5-557	R-2	R-3
PICK CAROL ANN	221 N CALDWELL CI 30-5-728	R-2	R-3
MARCH SUSAN T	412 HALLMAN CT 30-5-558	R-2	R-3
DAVIS DEBORAH M	408 HALLMAN CT 30-5-560	R-2	R-3
GRETZ PAUL M	299 N CALDWELL CI 30-5-810	R-2	R-3
APPLECROSS CLUB OPERATIONS LLC	GOLF COURSE 30-5-1092	R-2 (Part) R-3 (Part)	R-3
HERR LESLIE G	201 SILLS LA 30-5-887	R-2	R-3
BURROUGHS JEFFREY	28 CLEMENT CT 30-5-445	R-2	R-3
GRANT DANIEL E	32 CLEMENT CT 30-5-446	R-2	R-3
DURGAVARJHULA VENKATA NAGA RAVEENDRA	213 SILLS LA 30-5-882	R-2	R-3
MANDALIKA PURNIMA MADANAT JASON M ALAMAREN RASHA RABI	246 SILLS LA 30-5-860	R-2	R-3

Owner	Address and UPI Number	Current Zoning District	New Zoning District
RUSTAGI SUMIT RASTOGI MONIKA	245 SILLS LA 30-5-868	R-2	R-3
LU JIAJIONG	247 SILLS LA 30-5-867	R-2	R-3
BANEGAS KAREN TATIANA RAMIREZ ZEPEDA ALEJANDRO JOSE SERVELLON	253 SILLS LA 30-5-865	R-2	R-3
NAMASIVAYA GANESH BABU GUNASEKARAN PRABHAVATHY	22 CLEMENT CT 30-5-442	R-2	R-3
MCMINN PAUL M & LINDA L	44 CLEMENT CT 30-5-451	R-2	R-3
SKAHAN JOSEPH F	14 CLEMENT CT 30-5-439	R-2	R-3
PEARO VIRGINIA	174 SILLS LA 30-5-456	R-2	R-3
COLEMAN MAKHAIL A LYONS FABIAN ELIZABETH	16 CLEMENT CT 30-5-440	R-2	R-3
NOONEY AUBRIE NOONEY JOHN	172 SILLS LA 30-5-455	R-2	R-3
MOHANTY PARTHASARATHI	190 SILLS LA 30-5-460	R-2	R-3
DERUYTER JANNY MARIA	18 CLEMENT CT 30-5-441	R-2	R-3
LUCZNY JESSICA	48 CLEMENT CT 30-5-453	R-2	R-3
MCMAHON SUSAN L	194 SILLS LA 30-5-462	R-2	R-3
AMBROGI CHRISTOPHER J	46 CLEMENT CT 30-5-452	R-2	R-3

SECTION 3. The Zoning Map attached hereto as Exhibit B is hereby enacted and ordained as the Township Zoning Map as defined in Chapter 300 of the Land Use Code.

SECTION 4. Severability. If any sentence, clause, section, or part of this Ordinance is, for any reason, found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

SECTION 5. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 6. Effective Date. This Ordinance shall be effective 5 days following enactment, as by law provided.

ENACTED and ORDAINED this 18th day of July, 2024.

**BOARD OF SUPERVISORS
EAST BRANDYWINE TOWNSHIP**

ATTEST:

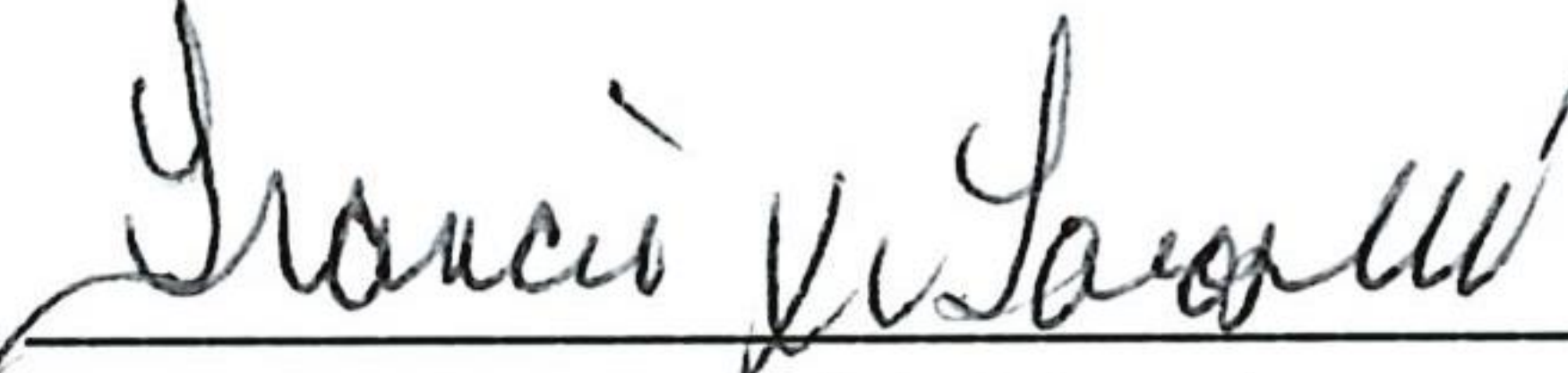
Kyle P. Scribner, Chairman



Lisa Taraschi, Secretary



Carl K. Croft, Vice-Chairman



Francis X. Taraschi, Member

Article XXII
VC Village Commercial District

§ 399-158 **Intent.**

The VC Village Commercial District is intended to reflect and support the properties and existing uses in the Village of Lyndell and provide similar opportunities at other commercially-developable locations, and to assure that new uses or changes in use are largely compatible with the traditional, compact neighborhood commercial character and complementary adjacent residential uses within the village. Unobtrusive transition to the surrounding residential district is to be achieved. The district seeks to appropriately provide for and manage current and future business uses, including mixed-use opportunities.

One purpose of the VC District is to accommodate development which maintains and/or creates a cohesive sense of place, not dominated by large expanses of parking. It provides for development of complementary mixed uses, including residential uses, as well as small-scale commercial, service, and employment-oriented development, while discouraging conventional single-story strip development.

§ 399-159 **Use regulations.**

- A. Uses permitted by right. A building may be erected, altered or used, and a lot may be used or occupied, for any one of the following purposes, or for as many as three such purposes in combination, and no other:
- (1) Single-family detached dwelling.
 - (2) Dwelling unit or units, when arranged to form an integral part of a building in which the ground floor, or at a minimum the front portion thereof, is constructed and maintained for any use permitted under Subsection A(3) through ~~(1112)~~ herein, and when in compliance with § 399-160-I.
 - (3) Retail sale of dry goods, hardware, variety and general merchandise, clothing, food, flowers, pharmaceuticals, personal-care items, household supplies or furnishings; musical, professional or scientific instruments; and similar items, but specifically ~~not including~~; excluding
 - ~~(a) The sale of new or used automobiles, trucks, or similar vehicles; and.~~
 - ~~(b) The sale of automotive fuel or lubricants.~~
 - (4) Personal-service enterprises, including but not limited to: such as barbershop; beauty salon; shoe repair; tailor; dropoff/pickup facility associated with off-site laundry or clothes cleaning or pressing operation; repair of television, radio, and similar appliances and equipment; plumber; electrician; but explicitly excluding automotive service or repair garage facility.
 - (5) Restaurant, retail bakery, confectionery, or other places serving food and/or beverages, provided that no fast-food restaurant shall be permitted.
 - (6) Office, as defined in Section 300-17. for the professional practice of medicine, law, engineering, architecture, real estate, insurance, or financial consultation.
 - (7) Studio for performing or visual arts; gallery.
 - (8) The teaching of not more than 10 pupils simultaneously, or in the case of musical instruction, not more than two pupils at a time.
 - ~~(89)~~ Inn, but not including motel/hotel.
 - (910) Gift, art, and/or antique shop.

- (1011) Museum or library.
- (1112) Specialty shop and facilities for craftsman, such as blacksmith, tinsmith, or cabinet maker.
- (1213) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, including but not limited to those uses described in § 399-92.
- (1314) No-impact home occupation, in accordance with the terms of § 399-93.
- (15) Forestry, as defined in Chapter 300 and in accordance with the terms of § 399-102.1.

B. Uses by special exception.

- (1) Any of the following uses shall be permitted when approved as a special exception by the Zoning Hearing Board, in accordance with the terms of this article and the standards and criteria contained in § 399-145 of this chapter:
 - (a) Conversion of a single-family dwelling, subject to the provisions of § 399-96.
 - (b) Accessory dwelling unit, in accordance with the terms of § 399-91.
 - (c) Religious use.
 - (d) Bed-and-breakfast facility, in accordance with the terms of § 399-95.
 - (e) Any use deemed by the Zoning Hearing Board to be of the same general character as any of the uses specifically permitted under Subsection A.
- ~~(2) Among other considerations, the Zoning Hearing Board may, as it deems appropriate, require any applicant for a special exception to prepare and submit a traffic impact study. Such study shall comply, at a minimum, with the requirements of § 350-37 of Chapter 350, Subdivision and Land Development. In addition, the applicant may be required to address specific measures to achieve satisfactory access management.~~

C. Conditional uses. The following uses shall be permitted when approved as a conditional use by the Board of Supervisors in accordance with the terms of § 399-163 and other applicable provisions of this article and of § 399-137:

- ~~(1) Single family attached dwellings.~~
- ~~(2) Two family dwellings.~~
- (31) Planned village commercial center, comprising one or more buildings containing four or more of the uses permitted under the terms of Subsection A.
- (2) In a Class I or Class II Historic Resource, and defined in § 399-62, multifamily dwellings in accordance with § 399-67.
- (43) Major home occupation, in accordance with the terms of § 399-93.
- (4) Day care facility as a principal use.
- (5) Convenience store as defined in Chapter 300.

§ 399-160 **Area and bulk regulations.**

The following regulations shall apply to any use permitted in this Article as of right, by special exception, or

as a conditional use, unless superseded by terms herein that are explicitly applicable to a specific use.¹³⁸

- A. The regulations in this section shall be applicable only when, as a prerequisite, it can be demonstrated that adequate sewage facilities and water supply for the use in question can be provided and approved. Criteria for determining such adequacy shall include compliance with the requirements of this article and other applicable provisions of this chapter, as well as the requisite approvals and permits from the Chester County Health Department and/or the Pennsylvania Department of Environmental Protection. Any proposed use for which water and/or sewage facilities are deemed inadequate to serve such use shall comply with the area and bulk regulations for single-family dwellings in the R-3 District.
- B. Minimum lot area. Except as otherwise specified by this chapter for particular uses, a net lot area of not less than 20,000 square feet shall be required in the VC District. Where the lot is to contain a combination of uses, as permitted in § 399-159, a minimum lot area of 10,000 square feet per use shall be required.
- C. Minimum lot width. Each lot shall have a width of not less than 100 feet at the building setback line.
- D. Minimum front yard. There shall be a front yard on each lot which shall be not less than 15 feet in depth.
- E. Minimum side and rear yards.
 - (1) On each lot except a corner lot, there shall be no required side yard where buildings are erected on the side lot line and share a common party wall with a building on an adjacent lot. Where buildings are not so erected, there shall be a side yard along each side lot line having a width of not less than 10 feet.
 - (2) On each corner lot, any side yard shall have a width of not less than 15 feet.
 - (3) ~~No principal building shall be located closer than 45 feet to any rear property line.~~ There shall be a rear yard on each lot which shall be not less than 35 feet.
 - (4) Where a proposed non-residential use abuts a residential zoning district boundary or an existing residential use, the minimum abutting side yard shall be increased to 20 feet and/or the minimum abutting rear yard shall be increased to 50 feet.
 - (45) Any accessory use structure may be located within a side or rear yard only in accordance with § 399-75 of this chapter or, with respect to the sheltering of animals, in accordance with § 399-85D(24).
- F. There shall be a landscaped buffer along any non-residential side and/or rear property lines which abut a residential zoning district boundary or existing residential use. Plantings within the buffer shall have a minimum depth of ten feet and shall comply with the terms of § 399-79 of this chapter.
- FG. Maximum impervious surface. Not more than 75% of the net area of any lot may be covered by impervious surfaces.
- GH. Minimum vegetative cover. Not less than 20% of the gross area of any lot shall be planted and maintained with existing and/or installed vegetation.
- HI. Maximum height. No building or other structure erected, altered, or enlarged in the VC District shall exceed a height of three stories or 35 feet, whichever is less.
- IJ. Dwellings in combination with nonresidential use.
 - (1) Any dwelling unit permitted under the terms of § 399-159A(2) above shall have a floor area of not less than 950 square feet.

- (2) Total floor area devoted to dwelling units within the structure shall not exceed four times the ¹³⁹total floor area of the ground-floor nonresidential use or uses.
- (3) Entrance to any dwelling unit may be shared with another unit or units but shall be independent of the nonresidential use or uses.
- (4) Off-street parking required for each dwelling unit shall be in accordance with Article **XV** of this chapter and shall be in addition to the parking requirements for the nonresidential uses or uses.
- (5) Where two or more dwelling units are to be created above the ground floor, requisite approvals of interior layout, emergency exits, etc., shall be obtained from the Pennsylvania Department of Labor and Industry and a copy provided to the East Brandywine Fire Company upon receipt of such approval.

§ 399-161 **Design standards.**

Except as otherwise specified by this chapter for particular uses, the following design standards of this chapter shall, as applicable, govern all uses within the VC District:

- A. Signs: as required by Article **XVI**.
- B. Parking: as required by Article **XV**.
- C. Access and traffic control: as required by § **399-81**.
- D. Landscaping and site design: as required by § **399-78**.
- E. Screening and buffering: as required by § **399-79**.
- F. Storage: as required by § **399-80**.
- G. Interior circulation: as required by § **399-82**.
- H. Lighting: as required by § **399-83**.
- I. Loading: as required by Article **XV**.
- J. Erosion/sedimentation control and stormwater management, as required by Chapter **345**, Stormwater Management.
- K. Sewage facilities and water supply. For any new use or change of use that will result in water usage and/or sewage disposal needs which will exceed those of the existing use of the property, the Zoning Officer shall require the applicant to submit appropriate documentation from the Chester County Health Department, certifying the sufficiency of the proposed sewage facilities and the quality and quantity of the proposed water supply in relation to the proposed use or uses. The Zoning Officer shall, as he deems it necessary, consult with the Township Engineer on any aspect of the proposed sewage facilities or water supply and shall deny the application where the proposed sewage facilities or water supply are deemed to be inadequate.
- L. For any application for special exception or conditional use approval, the Zoning Hearing Board or Board of Supervisors, respectively, may require the applicant to demonstrate how the proposal is consistent with the applicable design objectives of the Guthriesville Village Written and Graphic Design Guidelines appended to this chapter.

§ 399-162 ~~Zoning compliance plan.~~ (Reserved)

~~In order to determine compliance with the terms of this article, and to maximize compatibility of any new or changed land use with the existing village character in Lyndell, any proposal for a use authorized by right,~~

special exception, or conditional use within the VC District, with the exception of single-family detached and two-family dwellings, shall require submission of a zoning compliance plan in accordance with the terms of this section. ¹⁴⁰

A. ~~The zoning compliance plan, consisting of text and graphics, shall be submitted to the Zoning Officer as part of an application for a use and occupancy permit, special exception approval by the Zoning Hearing Board, or conditional use approval by the Board of Supervisors.~~

B. ~~The zoning compliance plan shall contain, at a minimum, the following:~~

(1) ~~Specific documentation of compliance with each standard cited in §§ 399-160 and 399-161.~~

(2) ~~Certification from the Chief of the East Brandywine Fire Company as to the adequacy of access for emergency vehicles.~~

(3) ~~Demonstration of compliance with any other applicable standards of Chapter 350, Subdivision and Land Development.~~

C. ~~The zoning compliance plan shall be reviewed and evaluated as follows:~~

(1) ~~When part of an application for a use and occupancy permit, the plan shall be reviewed by the Zoning Officer within the time frame established by this chapter for acting upon such applications. The Zoning Officer may, as he deems necessary, seek further comment on the plan from the Township Planning Commission, the Township Engineer, or other parties he deems appropriate. Where the plan indicates that one or more requirements of this chapter will not be complied with, the Zoning Officer shall so notify the applicant and shall withhold issuance of any use and occupancy permit until such noncompliance is remedied or appropriate relief from such requirement is obtained from the Zoning Hearing Board or the Board of Supervisors.~~

(2) ~~Where submitted in conjunction with an application for special exception, the plan shall be reviewed by the Zoning Officer, who shall report his findings to the Zoning Hearing Board for consideration during the public hearing on the special exception application. The Zoning Officer may, as he deems necessary, seek further comment on the plan from the Township Planning Commission, the Township Engineer, or other parties he or she deems appropriate.~~

(3) ~~Where submitted in conjunction with an application for conditional use, the zoning compliance plan shall also address the requirements of § 399-137B(6) that are not otherwise included under the terms of this section. Upon completing his review of the application, as require in § 399-137C(1), the Zoning Officer shall report his findings to the Board of Supervisors for consideration during the public hearing on the conditional use application. The plan also shall be reviewed by the Planning Commission as part of its review of the conditional use application and recommendation to the Board of Supervisors.~~

§ 399-163 Standards and criteria for conditional uses.

A. ~~Single-family attached dwellings.~~

(1) ~~Maximum density: four dwelling units per acre of net tract area.~~

(2) ~~Maximum impervious surface. No more than 45% of the gross tract area shall be covered by impervious surfaces.~~

(3) ~~Common open space. It is not required that common open space be provided as part of the development of single-family attached dwellings in the VC District. Where common open space is provided,~~

however, it shall comprise an area representing not less than 30% of the gross tract area.

- ~~(4) Minimum width of unit: 20 feet.~~
- ~~(5) Minimum front yard: 15 feet.~~
- ~~(6) Minimum side yard (end units): 15 feet.~~
- ~~(7) Minimum rear yard: 45 feet.~~
- ~~(8) All dwellings shall be served by a community or public sewage system and a central water supply system. The proposals for sewage disposal and water supply shall comply with the terms of §§ 399-160A and 399-161K above.~~
- ~~(9) The furnishing of a detailed and acceptable planting plan and its approval by the Board of Supervisors shall be a condition of any approval of an application for single family attached dwellings.~~
- ~~(10) The use, location, design, maintenance, and ownership of any common open space areas shall be in accordance with the applicable standards contained in § 399-58C(5) of this chapter.~~
- ~~(11) Design standards regarding building separation, setbacks, and length shall be those contained in § 399-37E(3) of this chapter.~~

~~B. Two family dwellings.~~

- ~~(1) Minimum net lot area: 10,000 square feet per family.~~
- ~~(2) Minimum lot width: 60 feet as measured at the building setback line.~~
- ~~(3) Minimum front yard: 15 feet.~~
- ~~(4) Minimum side yard: 15 feet.~~
- ~~(5) Minimum rear yard: 45 feet.~~
- ~~(6) Maximum impervious surface. Not more than 35% of the net area of any lot may be covered by impervious surfaces.~~
- ~~(7) Maximum height: three stories or 35 feet, whichever is less.~~
- ~~(8) All dwellings shall be served by a community sewage system and a central water supply system. The proposals for sewage disposal and water supply shall comply with the terms of § 399-160A and § 399-161K above.~~

~~EA. Planned Village Commercial Center.~~

- ~~(1) Minimum gross tract area: 32,000 square feet.~~
- ~~(2) Minimum net tract area per individual use: 8,000 square feet.~~
- ~~(3) Minimum tract width: 125 feet.~~
- ~~(4) Minimum front yard: 60-35 feet, where parking is provided in the front yard; 35 feet where no parking is provided in the front yard.~~
- ~~(5) Minimum side and rear yards: 15 feet where the tract abuts a nonresidential zoning district; 50 feet~~

where the tract abuts a residential zoning district.

(6) Minimum setback of parking area from any tract boundary line: eight feet.

~~(7) Maximum floor area ratio: 60% of the gross tract area.~~

(~~8~~7) Maximum total impervious surface coverage: 70% of the gross tract area.

(~~9~~8) Minimum vegetative cover: 25% of the gross tract area.

(~~10~~9) Frontage landscaping. There shall be a frontage landscaped area provided at the street right-of-way line, extending a minimum of eight feet into the front yard, and extending the entire frontage. Any unpaved area between the street right-of-way line and the edge of the cartway also shall be continuously maintained as a landscaped area. The landscaped area shall comply with the standards of § 399-79 of this chapter. No improvements other than access drives shall be permitted within these landscaped areas. Landscaping materials shall be selected and designed so as not to obstruct vision along the street and shall be resistant to road salt and pollution associated with vehicular traffic.

(~~11~~10) Perimeter buffering. There shall be a landscaped buffer along all side and rear property lines which abut a residential zoning district boundary or use. Plantings within the buffer shall have a minimum depth of ~~eight~~ ten feet and shall comply with the terms of § 399-79 of this chapter.

(~~12~~11) Access standards.

(a) A single, shared access shall be provided to serve the entire tract. Access shall take the form of an internal road which directs traffic to a single entrance with divided lanes, or by means of reverse-frontage access.

(b) Entrances shall be a minimum of 24 feet wide and shall have a depth of 40 feet before being intersected by an internal access aisle.

(~~13~~12) Ownership. The tract of land to be developed shall be held in one ownership, or shall be the subject of an application filed jointly by the owners of the entire tract, and shall be under unified control. If ownership of the entire tract is held by more than one person or entity, the application shall identify and be filed on behalf of all the said owners. Approval of the plan shall be conditioned upon agreement by the applicant or applicants that the tract shall be developed under single direction in accordance with the approved plan and agree in writing to be bound thereby with respect to development of the tract.

(~~14~~13) Covenants and restrictions. The language, terms, and conditions of any proposed covenants or restrictions shall be subject to review and recommendation by the Township Solicitor.

B. Day care facility as a principal use.

(1) A day care facility as a principal use may provide child day care or adult day care, as those terms are defined in Chapter 300.

(2) Such facility shall be in compliance with the terms of § 399-102.2.

C. Multi-family dwellings in a Class I or Class II historic resource, in accordance with the terms of § 399-67.

(1) Proposed multi-family dwellings shall comply with the density, area and bulk, and any other applicable requirements of § 399-37 of this chapter.

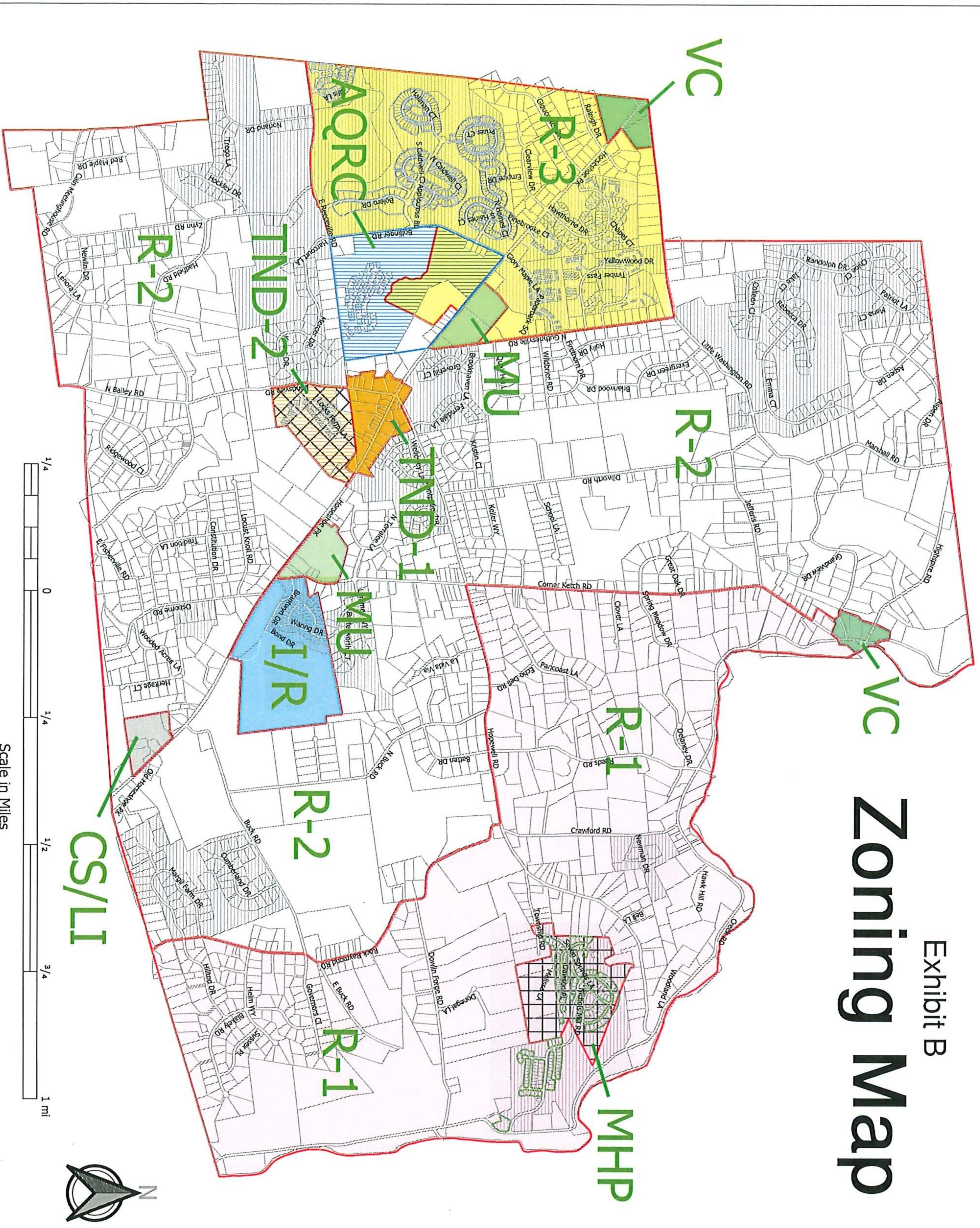
(2) There shall be no requirements for common open space in association with proposed multi-family dwellings.

D. Convenience store

(1) A convenience store shall be in compliance with the terms of § 399-102.

(2) Any property proposed for use as a convenience store in the VC District shall have frontage on and take direct access from an arterial street as designated by the Township U.S. Route 322 (Horseshoe Pike).

Exhibit B Zoning Map



EAST BRANDYWINE TOWNSHIP
Bladen County, Pennsylvania

BASE ZONING DISTRICTS

	R-1	Residential
	R-2	Residential
	R-3	Residential
	VC	Village Commercial
	MU	Mixed-Use Commercial
	CS/LI	Commercial Service / Limited Industrial
	I/R	Institutional / Residential
	TND-1	Traditional Neighborhood Development

ZONING OVERLAY DISTRICTS

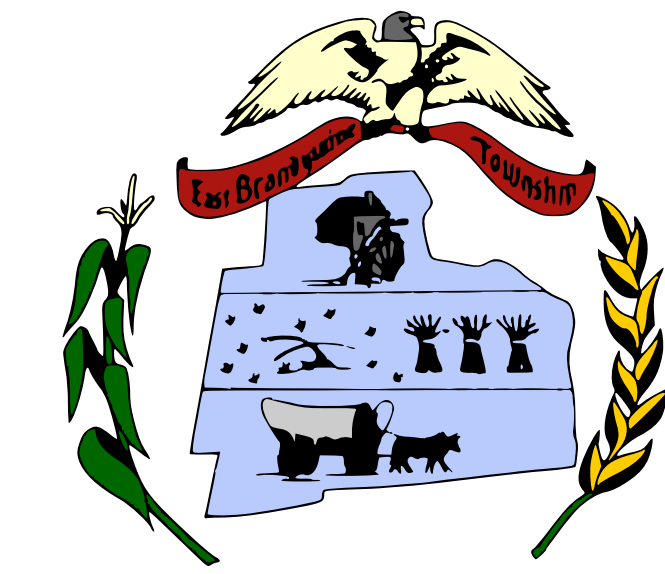
	TND-2	Traditional Neighborhood Development
	AQRC	Age-Qualified Residential Community
	MHP	Mobile Home Park

ADDITIONAL INFORMATION

- Areas Developed as Residential Clusters in R-1, R-2, R-3, and I/R Districts
- Areas Developed as Traditional Neighborhood Developments in Accordance with the Provisions of the TND-2 Zoning Overlay
- Areas Developed as Age-Qualified Residential Communities in Accordance with the Provisions of the AQRC Zoning Overlay
- Areas with Unique Conditions as a Result of the "Hillendale" Settlement Agreement of 2003 as Amended
- Areas with Unique Conditions as a Result of the "Appletree" Settlement Agreement of 2004 as Amended

Last Revised: June 11, 2024

Exhibit B Zoning Map



**EAST BRANDYWINE
TOWNSHIP**
Chester County, Pennsylvania

BASE ZONING DISTRICTS

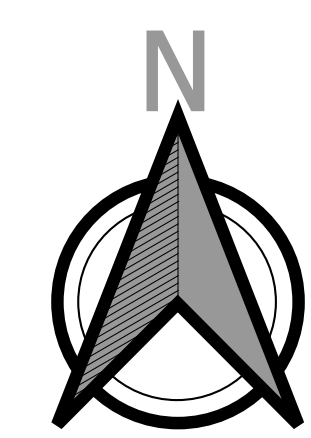
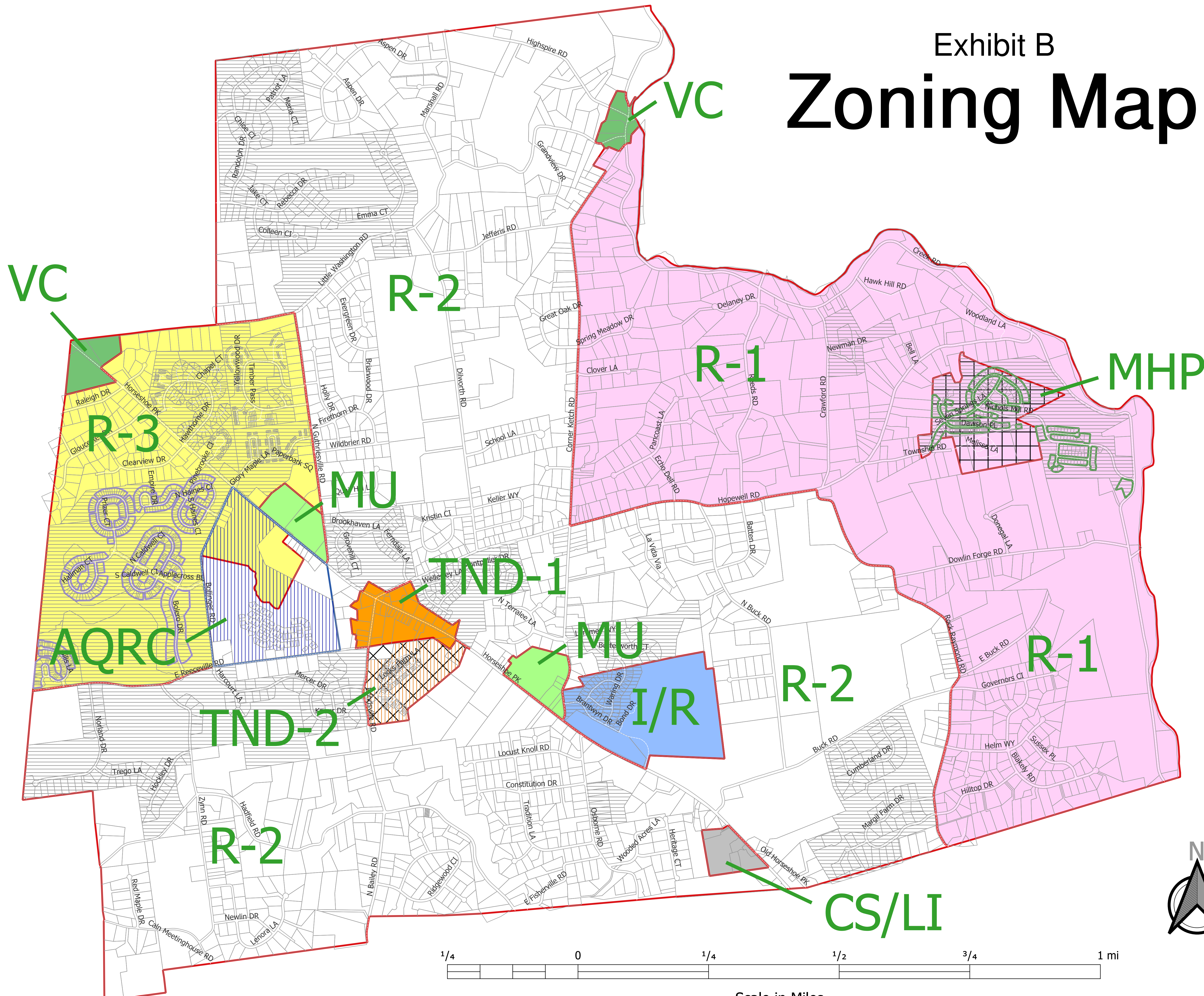
- R-1** Residential
- R-2** Residential
- R-3** Residential
- VC** Village Commercial
- MU** Mixed-Use Commercial
- CS/LI** Commercial Service / Limited Industrial
- I/R** Institutional / Residential
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- Areas with Unique Conditions as a Result of the "Hillendale" Settlement Agreement of 2003 as Amended
- Areas with Unique Conditions as a Result of the "Applecross" Settlement Agreement of 2004 as Amended



Last Revised: June 11, 2024