

ORDINANCE NO. 04 – 2024

BOROUGH OF WEST CHESTER

CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE BOROUGH OF WEST CHESTER, CHAPTER 97 TITLED “SUBDIVISION AND LAND DEVELOPMENT” TO AMEND SECTION 97-8 TO ADD DEFINITIONS FOR “PARKING, GUEST/VISITOR” AND “PARKING, STACKED”; AND SECTION 97-28.B TO AMEND THE REGULATIONS FOR STACKED PARKING, AND CHAPTER 112, TITLED “ZONING” SECTION 122-202 TO ADD DEFINITIONS FOR “PARKING, GUEST/VISITOR” AND “PARKING, STACKED” AND SECTION 112-603.A AND B TO AMEND OFF-STREET PARKING SPACE REQUIREMENTS FOR CERTAIN USES.

BE IT ENACTED AND ORDAINED as follows:

**SECTION 1.** Chapter 97 of the Code of the Borough of West Chester, titled “Subdivision and Land Development”, Section 97-8 titled “Terms defined”, shall be amended to add the following definitions:

**PARKING, GUEST/VISITOR-** Parking spaces provided to accommodate non-resident guests, visitors, and tradesmen in a multifamily residential development.

**PARKING STACKED-** The placement of parking spaces one behind the other, so that the space nearest the driveway or street access serves as the only means of access to the other space.

**SECTION 2.** Chapter 97 of the Code of the Borough of West Chester, titled “Subdivision and Land Development”, Section 97-28, titled “Parking”, shall be amended at subsection B(5) to read as follows:

“B.5. Stacked Parking.

- (a) Stacked parking shall be limited to a maximum of two cars in depth and no less than nine feet wide and 36 feet long. Access aisle widths for stacked parking shall be the width used for standard parking stalls. Accessible parking spaces shall not be used in a stacked parking configuration.
- (b) Stacked parking shall be permitted only for nonresidential uses, single-family detached dwellings and single-family attached dwellings as set forth hereinbelow.

- (c) Stacked parking for single-family detached dwelling units shall be confined to designated driveways and shall not interfere with pedestrian circulation on sidewalks.
- (d) Stacked parking for single family attached dwelling units shall be limited to dwellings where the garage for the exclusive use of that unit is located directly below the dwelling unit and the parking spaces adjacent to the garage are for the exclusive use of the dwelling unit above. Stacked parking spaces shall not be counted toward the required number of guest/visitor parking spaces.
- (e) Stacked parking for nonresidential uses shall be reserved for use by employees and shall be designated for employee parking through the use of signage or pavement marking. At least 50% of the required spaces shall be standard spaces (nonstacked) that are available for the use of visitors.
- (f) Stacked parking shall not block sidewalks.”

**SECTION 3.** Chapter 112 of the Code of the Borough of West Chester, titled “Zoning”, Section 112-202, titled “Definitions”, shall be amended to add the following definitions:

**PARKING, GUEST/VISITOR-** Parking spaces provided to accommodate non-resident guests, visitors, and tradesmen in a multifamily residential development.

**PARKING STACKED-** The placement of parking spaces one behind the other, so that the space nearest the driveway or street access serves as the only means of access to the other space.

**SECTION 4.** Chapter 112 of the Code of the Borough of West Chester, titled “Zoning”, Section 112-603, titled “Parking space requirements”, subsections A and B shall be amended to read as follows:

“A. Except as provided in Section 112-603.B hereinbelow, the number of off-street parking spaces shall be provided to meet the demand of the proposed land uses. The applicant shall calculate the demand based on accepted standards, such as those published in the Institute of Transportation Engineer's Parking Generation Reports. This analysis shall be based on accepted methodologies, such as the Urban Land Institute Shared Parking Study. The number of off-street parking spaces provided will be determined by the Borough based on the information supplied by the applicant and such other information and studies as the Borough shall determine relevant.

B. (1) The following types of dwelling units shall provide two off-street parking spaces per dwelling unit: single-family detached, single-family detached mobile home, single-family semidetached, single-family attached, two family detached, two family semidetached and two family attached. (2) All tracts containing more than twelve (12) multifamily dwelling units shall provide the number of off-street parking spaces and one(1) loading/unloading space as provided hereinbelow:

- (a) 1.2 spaces for each studio or one-bedroom unit;
- (b) 1.7 spaces for each two-bedroom unit;
- (c) 2.2 spaces for each three-bedroom unit;
- (d) 2.5 spaces for each unit with four or more bedrooms;
- (e) In addition to the total number of off-street parking spaces required on the tract by subsections B.(2)(a), B.(2)(b), B.(2)(c), and B.2(d) hereinabove, the number of universally accessible spaces required by the Pennsylvania Uniform Construction Code;
- (f) In addition to the total number of off-street parking spaces required on the tract by subsections B.(2)(a), B.(2)(b), B.(2)(c), and B.2(d) hereinabove, for guest/visitor parking, 1 space for the first 20 units, plus 1 space for every 20 additional units or fraction thereof; and
- (g) One (1) loading/unloading space for emergency and service vehicles, including moving, delivery and trash trucks, at least 15 feet wide, 14 feet vertical clearance, 55 feet deep with adequate access. The loading/unloading space shall not be located in the front yard.

(3) Hospitals, nursing homes, and similar uses shall provide one (1) off-street parking space for each 750 square feet of gross floor area, exclusive of basements and living quarters of student nurses.”

**SECTION 5. 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 Council of the Borough of West Chester that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included therein.

**SECTION 6. REPEALER.** All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

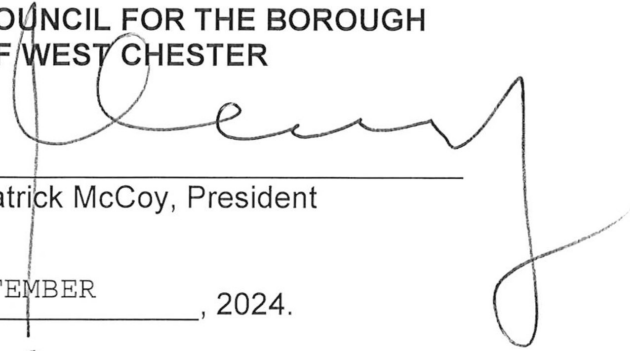
**SECTION 7. EFFECTIVE DATE.** This Ordinance shall become effective upon enactment as provided by law.

ENACTED AND ORDAINED THIS 18th DAY OF SEPTEMBER, 2024.

ATTEST:

**COUNCIL FOR THE BOROUGH  
OF WEST CHESTER**

  
\_\_\_\_\_  
Sean Metrick, Secretary

By:   
\_\_\_\_\_  
Patrick McCoy, President

APPROVED THIS 18TH DAY OF SEPTEMBER, 2024.

  
\_\_\_\_\_  
Lillian L. DeBaptiste, Mayor