

WEST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE 4 – 2024

AN ORDINANCE OF THE TOWNSHIP OF WEST GOSHEN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF WEST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AS AMENDED, CHAPTER 84, TITLED "ZONING", BY AMENDING SECTION 84-8 TO ADD A DEFINITION FOR "TEMPORARY STUDENT HOUSING" AND SECTION 84-135 TO ADD NEW SUBPARAGRAPH "F" TO ALLOW TEMPORARY STUDENT HOUSING IN MODULAR UNITS AS A CONDITIONAL USE IN THE PLANNED UNIVERSITY MAIN CAMPUS OVERLAY DISTRICT CLASS 2 AND TO ADOPT CONDITIONAL USE CRITERIA FOR SUCH USE.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of West Goshen Township that Chapter 84 of the Code of the Township of West Goshen, titled "Zoning", as amended, is hereby amended as follows:

SECTION 1. The following definition shall be added to Section 84-8:

TEMPORARY STUDENT HOUSING- Student housing that is permitted in the Planned University Main Campus District Class 2 (PUC) by conditional use of the Board in modular units and in compliance with all conditions in Section 84-135.F.

SECTION 2. Section 84-135, titled "Use Regulations" for the Planned University Main Campus Overlay District (PUC), is hereby amended by adding a new Section 84-135.F as follows:

"F. Conditional Use in District Class 2. The following use shall be permitted by conditional use in District Class 2 when authorized by the Board of Supervisors.

- (1) Temporary Student Housing, subject to compliance with the following standards and criteria and compliance with Section 84-74:
 - a. Temporary Student Housing shall be located only in modular units on a temporary basis for the period specified in Subsection F(1)d hereinbelow.
 - b. The modular units shall be designed and constructed as self-contained units to be transported to and from the site in a single unit, which may or may not be connected to another single unit.

- c. The modular units shall be located on existing impervious surface.
- d. Temporary Student Housing in modular units shall be limited to a single period of five (5) consecutive years (1,825 consecutive calendar days) which shall begin on the date of student occupancy of the first student room in a modular unit. The single period may be extended by the Board of Supervisors in its sole discretion for good cause shown by written request of the applicant submitted to the Board at least one-hundred twenty (120) days before the expiration date of the 5-year period.
- e. The Applicant shall demonstrate that there is adequate off-street parking for the Temporary Student Housing on the University Campus.
- f. The Temporary Student Housing modular units shall maintain a building separation of a minimum of eight (8) feet.
- g. The Temporary Student Housing modular units and all improvements related to the housing shall be removed from the site, and the area shall be restored to the condition it existed prior to construction of the units, within one-hundred twenty days (120) of the end of the period specified in Section 84-135.F(1)d, including any extension period."


SECTION 3. SEVERABILITY. If any provision, 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 provision, sentence, clause, section or part thereof not been included herein.

SECTION 4. REPEALER. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any such inconsistency.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after enactment as by law provided.

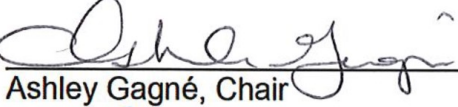
ENACTED AND ORDAINED this 2 day of April,
2024 by the Board of Supervisors of West Goshen Township.

ATTEST:

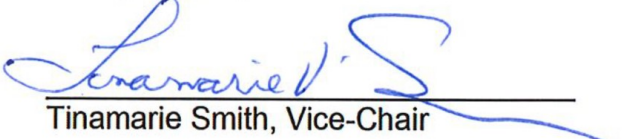


Christopher Bashore, Secretary

**BOARD OF SUPERVISORS
WEST GOSHEN TOWNSHIP**

BY: 

Ashley Gagné, Chair




Tinamarie Smith, Vice-Chair



John Hellmann, Member



Shaun Walsh, Member



Nate Wolman, Member