

Chester County Planning Commission Public Hearing
R. Carlisle Roddey Government Complex
1476 J.A. Cochran Bypass
6:30 pm on Friday, February 28th, 2025

Special Called Meeting
Agenda

1. Call to Order
2. Quorum Established
3. Approval of Agenda
4. Approval of Minutes from February 25th, 2025, Meeting
5. New Business
 - a. **CCTA25-01** – Chester County Zoning Ordinance – Text Amendments

Chapter 2 § 2-101 District Purposes

Change Text: “A planned development district ~~may be predominately residential or predominantly commercial or industrial~~ **must include a proportionate mix of residential and commercial or industrial uses** and may be proposed for any area. **A planned development district must contain more than one type or density of residential unit.”**

- b. **CCTA25-02** – Chester County Zoning Ordinance – Text Amendments

Chapter 4 § 4-129 PD Planned Development District Regulations

Change Text: “Planned Development districts ~~may permit~~ **shall consist of** a mixture of different types of housing with compatible commercial uses, shopping centers, office parks, and other mixed-use development.”

- c. **CCTA25-03** - Chester County Zoning Ordinance – Text Amendments

Chapter 4 § 4-110 RS-1- Single Family Residential District Regulations

Add New Text: **“Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”**

d. CCTA25-04 - Chester County Zoning Ordinance – Text Amendments

Chapter 4 § 4-112 – RG-1 Multi-Family Residential District Regulations

Add New Text: “Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”

e. CCTA25-05 - Chester County Zoning Ordinance – Text Amendments

Chapter 4 § 4-114 – RG -2 - General Residential District Regulations

Add New Text: “Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”

f. CCTA25-06 - Chester County Zoning Ordinance – Text Amendments

Chapter 4 § 4-116 – LC – Limited Commercial District Regulations

Add New Text: “Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”

6. Comments/Discussion

7. Adjourn