

Introduction

Current land use patterns in Kennett Township reflect its history of development and can help determine where future development might be most appropriately located. Development of lands and change in land uses can permanently alter a community's character, resulting in potential losses of important resources and increases in demand for services. For example, in viewing the current housing stock in the Township which contributes to much of its visual and development character, more than half was built between 1970 and 1999, leaving an imprint from this time period on the Township's landscape and land patterns.

Current land use patterns, in concert with community goals/objectives and the availability and/or location of infrastructure, facilities, services, and resources, work together to guide Township future land use planning and recommendations.

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Existing Land Use Patterns

Background Overview

Beginning in the 1970s, growth pressure and development increased significantly in the Kennett Region. This development pressure can be partially attributed to the economic growth and job increases in neighboring New Castle County, DE to the south. The high level of growth changed some areas in the Region from a more agricultural character towards a more suburbanized character. From 1970 to 2000, Kennett Township experienced unprecedented rates of development, with more than half of the housing stock built and the population almost doubling during that period. In spite of the economic recession that began in 2008 causing an overall decrease nationally in home sales numbers, from 2000-2010 housing values overall in Kennett Township continued and remained strong in the Kennett Region as well as Chester County overall.



Since 1990, population growth in Kennett Township has been greater than Chester County overall and the other municipalities in the Kennett Region, except New Garden. While Kennett Township as a local government has no legal authority to stop development and growth, in response to development pressure and under the PA MPC as well as other municipal enabling provisions, Kennett Township has put in place on a continuing basis planning policies to help direct growth in a suitable manner and to the most appropriate areas. While development, growth, and change have been ongoing in Kennett Township since the 1970s, Township growth management policies have markedly helped Kennett Township maintain its rural open character into the present. Kennett Township’s close proximity to employment centers of New Castle County, DE and specifically the Wilmington area as well as Kennett Township’s attractive character and high quality of life has made it prime for development pressure.

Kennett Township’s current growth pattern exhibits pockets of development located throughout the Township, with the most intensive development along the U.S. Route 1 and PA Route 52 corridors, and around Kennett Square Borough. Route 52 accesses New Castle County, DE and specifically Wilmington. In Kennett Township and New Castle County zoning along the Route 52 corridor generally allows for mixed use development. Route 1 provides connections to the larger Philadelphia region and beyond, thus contributing to continuing pressure for development in Kennett Township. Specifically, development along Route 1 near Kennett Square Borough and larger scale shopping centers (Marlborough Square and Longwood Crossing) in East Marlborough Township have helped influence continuing development along Route 1 including in Kennett Township.

Existing Land Use Snapshot, 2014

This analysis provides a snapshot in time of land uses existing in 2014 and land use changes since 2002, the date of the last inventory. Existing land uses categories for the 2014 inventory have changed slightly from the 2002 inventory to reflect current land uses on the ground and current Township policy regarding land use, though comparison of land uses and trends is still possible. Table 7-1 lists the acreage and percentage of land use types as of February 2014, and provides information from the prior June 2002 inventory. Map 7-1 displays 2014 existing land use. Note that land uses in the table and map represent the primary use of a property. (For reference purposes only and institutional history, previous Township existing land use inventory information from 1981, 1987, and 1991 is shown in Table 7-2.)

Residential Uses (4,541 acres, 47.8%)

Single Family consists of detached dwellings on lots of less than 4-acres. It represents the most common type of residential use and a predominant land use in the Township. Lower densities associated with this category are mainly due to environmentally constrained lands and lack of public sewer and water service present in many areas of the Township. Illustrating a continued rural presence in the Township, in spite of the notable residential development that has occurred, some Single Family uses owns both their principal home’s lot as well as

Table 7-1: Existing Land Use, 2014 & 2002, Kennett Township

LAND USE CATEGORY	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL
	2002		2014	
RESIDENTIAL USES	3,791	40.0%	4541	47.8%
SINGLE FAMILY	3,619	38.1%	2498	27.0%
SINGLE FAMILY RURAL	^	--	1071	11.2%
HOMESTEAD AND ESTATE*	696	7.3%	777	8.2%
TWO FAMILY	--	--	8	0.1%
MULTI-FAMILY	172	1.8%	187	2.0%
INDUSTRIAL/AGRICULT. USES	2,802	29.5%	2265	23.9%
MUSHROOM PRODUCTION**	439	4.6%	484	5.1%
AGRICULTURE	2,211	23.3%	1695	17.9%
LIGHT MANUFACTURING	152	1.6%	86	0.9%
COMMERCIAL USES	199	2.1%	141	1.5%
SERVICE AND RETAIL	111	1.2%	45	0.5%
OFFICE	88	0.9%	96	1.0%
MIXED USES	--	--	33	0.4%
INSTITUTIONAL USES	103	1.1%	133	1.4%
PARKS AND RECREATION USES	101	1.1%	99	1.0%
OPEN SPACE USES	653	6.9%	1440	15.2%
RESIDENTIAL DEVELOPMENT	653	6.9%	885	9.3%
NONRESIDENTIAL	--	--	555	5.9%
UTILITY USES	44	0.4%	51	0.5%
PRIVATE ROAD/ACCESS	--	--	20	0.2%
OPEN LANDS	1,102	11.6%	768	8.1%
TOTAL ***	9,491	100%	9,491	100%
PUBLIC ROAD RIGHTS-OF-WAY	--	--	430	--
2010 US CENSUS TOTAL	--	--	9,921	--

^ 2002 acreage is included under single family. * Includes over 10 acres in 2002 and 10 acres and over in 2014. ** Includes mobile home and other on-site labor force housing. ***Total acreage in Kennett Township, using Chester County Assessment GIS data, which does not include public road rights-of-way.

the adjacent lot to allow added land area and buffering from neighboring properties.¹ Single Family has developed in sporadic pockets throughout the Township, and is expected to remain the primary form of residential development into the future.

Single Family Rural consists of detached dwellings on properties ranging in size from 4 acres to less than 10 acres. It is also a predominant land use in the Township. The properties in this category reflect the Township’s transition from a historically agricultural community to a developing community that retains a notably rural character. They contribute to the scenic and rural quality of the Township presently, however, may be capable of further subdivision and land development. In a few cases, rural residential spans contiguous lots held under single ownership,² and/or include more than one detached dwelling per property.

Homestead and Estates include properties of 10 acres or more where the primary use is residential and sometimes having a supplemental residential or agricultural use. Such properties include individual tracts and/or groupings of adjacent tracts held under single ownership, which together form a distinct use. This category encompasses rural residential estates, the residential (farmstead) portion of agricultural uses, and residential (homestead) uses surrounded by farmland. Lands in this category contribute considerably to the Township’s scenic, rural, and open character; however as further subdivision and land development may be possible they are not categorized as (permanent, protected) open space. Homestead and Estates are largely located in the southern half of the Township.

Two-family dwellings in the Township take the form of two side-by-side attached dwellings, also called ‘twins’ and make up very little of the land area in the Township.

Multi-Family dwellings are residential uses providing 3 or more dwelling units per building, and include: single family attached (townhouses), triplexes, quadraplexes, and apartments. In the Township, Multi-Family largely consists of the retirement and continuing care communities of Kendal at Longwood (250 units east of Hamorton) and Brandywine Senior Living at Longwood/Victoria Gardens (48 single family, 130 condominiums east of Kennett Square). Multi-family also includes Penns Manor (144 townhouses adjacent to Kennett Square to the west), Hillingham (26 townhouses in Hamorton), Balmoral (77 townhouses), Ponds at Woodward (24 townhouses), Longwood Crossing (82 townhouses east of Kennett Square), and Granite Ridge (112 apartments and significant protected open space east of Kennett Square). Additionally, there are historic townhouses in Hamorton as well as a smattering of additional multifamily dwellings throughout the Township.



Mobile Homes are semi-permanent structures that are secured to a base, but have the capacity to be moved to a different location. Most mobile homes in the Township are associated with the mushroom industry, and are incorporated under mushroom production, therefore an exact number of mobile homes in the Township has not been determined for this analysis.

Table 7-2: Prior Existing Land Use Inventories, Kennett Township

LAND USE CATEGORY	PERCENT OF TOTAL	PERCENT OF TOTAL	PERCENT OF TOTAL
	1981	1987	1991
RESIDENTIAL	20.1%	24.4%	29.7%
LOTS OF 1 ACRE OR LESS	16.1%	22.1%	24.2%
LOTS OF MORE THAN 1 ACRE	1.7%	2.3%	2.9%
UNDEVELOPED	2.3%	---	2.6%
FARMSTEAD/ESTATE (TRACTS OF MORE THAN 10 ACRES HAVING RESIDENTIAL AND FARMLAND USES)	14.9%	13.0%	12.4%
COMMERCIAL	0.5%	0.5%	0.5%
INDUSTRIAL	0.1%	0.2%	0.2%
PASTURE LAND/WOODLAND (ACTIVE AND PASSIVE AGRICULTURE)	55.7%	52.5%	47.0%
MUSHROOM PRODUCTION (GROWING, COMPOSTING, ACCESSORY HOUSING)	5.2%	4.9%	4.8%
GREENHOUSE/NURSERY (GROWING AND SALES)	0.7%	0.5%	0.5%
PUBLIC/SEMIPUBLIC (MUNICIPAL, EDUCATION, RELIGIOUS, RECREATION, EMERGENCY SERVICE, UTILITY)	1.4%	1.5%	1.5%
OPEN SPACE (DEED RESTRICTED)	1.4%	2.5%	3.4%
TOTAL (INCLUDES PUBLIC ROW)	100%	100%	100%

Source: Kennett Township Comprehensive Plan, 1992

¹ The adjacent lot generally has been categorized as ‘vacant’ for the purposes of this plan, as it does not contain the principal residential use and is already subdivided/may have potential to be developed

² When the contiguous lot is used solely for additional land or yard area, it generally has been categorized as ‘vacant’ for the purposes of this plan, as it does not contain the principal residential use and may be capable of further subdivision or land development.

Industrial/Agricultural Uses (2,265 acres, 23.9%)

Mushroom Production includes soil composting, grow houses, and in many cases, accessory tenant housing (often in the form of mobile homes or multi-family dwellings). Because the mushroom industry is an important element in and contributor to the economy in southern Chester County as well as an important part of the history of the Kennett Region, these uses are individually recognized as their own industrial land use category. Mushroom production operations are largely located near the Borough, with concentrations also located around the Rosedale area and in the southernmost tip of the Township near Route 41. Residential and commercial development has located in close proximity to mushroom production facilities. The addition of exotic mushrooms, along with more efficient processing and enclosed facilities, has bolstered the industry. Acreage in mushroom production is expected to remain stable.



Newer residential developments in the Township have at times presented a land use conflict with existing composting and mushroom production operations. As well, the industry's accessory tenant housing in some cases may be nonconforming under zoning.

Agriculture includes active farmland involved in the cultivation of crops or as passive farmland used for pasturelands or hayfields as well as landscaping, greenhouse, and nursery operations. Once nearly the sole use of land in the Township and County overall, lands in agricultural uses have declined though still remain a deeply-seated factor in the Township as evidenced by being the second most predominant land use after Single family and largest industrial land use to date.



Light Manufacturing and purchasing of goods are the activities most involved in this use, which is concentrated primarily around the Borough. Limitations of the road network coupled with community facilities limitations (such as the location of public water and sewer services) have resulted in the Township being less appealing to new industry than New Castle County. This trend is expected to continue because of the relatively limited infrastructure in the Township, and new light manufacturing will likely be high-tech in nature. The benefits of properly located and diversified industrial development would include additional tax revenue for the Township as well as the School District.

Commercial Uses (141 acres, 1.5%)

Service and Retail establishments are located along Route 52 in the Hamorton and Mendenhall areas and near Kennett Square Borough, and are generally comprised of service-oriented family-operated stores that employ few workers. There is no formal commercial center in the Township. Commercial uses in the Township provide a focal point on Township villages (Hamorton and Mendenhall) and areas adjacent to Kennett Square Borough, and supplement nearby commercial centers of the Borough, Route 1 in East Marlborough and New Garden, and New Castle County, DE.

Office uses have developed along Route 1 for professional, medical, or administrative purposes. Since the 2002 inventory, several office developments have occurred along Route 1 east of Kennett Square Borough to McFarlan Road, which has displayed a shift from residential to office/commercial character in that area of the Township, e.g. McFarland Road medical arts facilities and the large-scale Exelon complex.



Mixed Uses (33 acres, 0.4%)

Mixed use activities provide a combination of commercial uses and residential uses on a single property, such as a residence with a business use on-site, and sometimes in a single building, as in the case of an apartment above an office. This use was not present in the 2002 inventory so comparisons over the past decade cannot be made. Mixed uses are generally found along Route 52 in the Mendenhall area as well as near the Borough. Since they incorporate elements of both residential and commercial uses and have their own use idiosyncrasies, mixed uses do not fit neatly into either category and thus are more appropriately placed into their own land use category.

Institutional Uses (133 acres, 1.4%)

Institutional includes public, quasi-public, private, and non-profit institutions that comprise municipal, religious, education, cultural, and emergency service uses. Specifically, such uses include public and private schools, the Township building and maintenance facilities, Longwood Fire Station, churches, meetinghouses, and cemeteries. Due to its relatively open nature in the portions located in the Township, Longwood Gardens is included under the Nonresidential Open Lands category. These uses are located in different parts of the Township and vary in intensity and size, however they generally have a common basic purpose in helping to fulfill a community facility or service need. Lands in institutional uses most often are tax-exempt properties.

Park and Recreation Uses (99 acres, 1.0%)

Parks and Recreation refers to public and quasi-public areas of recreation. These include the joint-municipal Anson B. Nixon Park (which is largely located in the Borough), Kennett Square Borough Pennock Fields (located in the Township west of the Borough), and the Kennett Area Little League lot (adjacent to Anson B. Nixon Park). While not included as part of this use category, recreation opportunities are also found on private lands (e.g. open portions of individual residential developments), in quasi-public areas (e.g. school district facilities), and in public recreation areas (e.g. trail at the Township Building).



Open Space Uses (1,440 acres, 15.2%)

Residential development open space uses include the open portions of conservation residential developments. These lands are managed by the homeowners association (HOA) for the particular residential development, and are not for public use. These lands allow for passive recreation for residents of the development (e.g. walking paths or trails); farmland to remain in private use as viable enterprises; and/or historic resources to be preserved and reused (e.g. as private homes or community buildings). These lands also allow for sensitive environmental areas, e.g. wetlands, to be retained in their natural state; community gardens, and/or a development's stormwater management, among other uses. Conservation development and planned residential development approaches used in the Township, and the open areas their designs require, has led to a partial network of open space lands. Lands in this category are generally, but not necessarily, protected from future development via conservation easements or deed restricted covenants.



Nonresidential open space use includes significant open portions of institutional and commercial uses. This category includes open space lands permanently protected from future development (aka 'protected open space') and lands unprotected from future development. Longwood Gardens is by far the largest single use in this category comprising a significant land area in the Township (299 acres); it is categorized as nonresidential open space because its land holdings within the Township are largely open with passive naturalistic uses though unprotected from future development. The second largest use in this category is The Land Conservancy for Southern Chester County properties, which are 'protected open space'. Nonresidential open space uses have led to significantly sized areas of open space lands remaining in the Township. These open space uses/lands highly contribute to the Township's enduring rural character and serve to protect important natural and cultural features. Some nonresidential open space lands are available for public use, while others are for members or employees only, however together they provide passive recreation opportunities for permitted users and sensitive areas to remain in their natural state.¹



Utility (51 Acres, 0.5%)

Utility refers to a limited number of uses including a Chester Water Authority use, the freight rail line, and the Borough Sewage Treatment Plant.



¹ This focuses only on open lands associated with development and is not necessarily the same as protected open space in Chapter 11.

Private Roads/Access (20 acres, 0.2%)

This category consists of private roads and access ways to residential lots or developments. State and Township owned/maintained roads are not part of the acreage in this category. These private roads and accesses are largely cul-de-sacs, drives, or portions thereof, which have been subdivided into their own parcels. Lands in the category are privately owned and maintained.

Open Lands (768 acres, 8.1%)

Open lands represent remaining lots that are undeveloped and not currently under a stated use as defined above. Lands in passive and active agricultural uses do not fall under this category. Some lots in this category are undeveloped subdivided parcels while others are larger tracts of land.

Public Road Rights-of-Ways (430 Acres)

While public road rights-of-ways are not considered an existing land use category for purposes of this Plan, they are a use of the land and deserve a brief discussion due to their necessity to the overall Township circulation and land use network. They consist of State and Township owned and/or maintained roads. It is important to note that they represent one of the most intensively and universally used elements of the Township requiring a proportionally large share of Township resources for their maintenance and upkeep.

Land Development Trends, 2004-2014

Table 7-3 summarizes subdivision and land development proposals received by the County for PA MPC review over the past 10 years. While not every plan submitted to the County for review is necessarily built, looking at the number, type, and size of developments proposed still provides insight into market-influenced land use and development trends, which is useful information for the Township in planning for its future.

The impact of the worldwide economic downturn on development in the Township is evident starting in 2007, when new development overall significantly dropped. The outcomes of the recession also influenced the type of development proposed with an increased emphasis on proposals for multi-family housing. Market variations from year-to-year are part of a normal economic cycle and typically part of the economics of development, however the period from 2008 to 2010 was an extended period of reduced development within all of Chester County, as well as nationally.

TABLE 7-3: REVIEWED SUBDIVISION AND LAND DEVELOPMENT PROPOSALS, KENNETT TOWNSHIP

YEAR REVIEWED	RESIDENTIAL UNITS OR LOTS/~ACRES			AGRICUL. UNITS OR LOTS/~ACRES	NONRESIDENTIAL UNITS OR LOTS/~ACRES				TOTAL LOTS OR UNITS	NEW ROADS (FEET)
	SINGLE-FAMILY DETACHED	SINGLE-FAMILY ATTACHED & MULTI-FAMILY	TOTAL RES. UNITS		COMM.	INDUST.	INST.	TOTAL NONRES. UNITS		
2004	49/ 153ac	0	49	14/ 210ac	7/ 47ac	0	1/9ac	8	71	5,070ft
2005	46/ 207ac	0	46	0	3/ 10ac	0	0	3	49	3,776ft
2006	25/ 82ac	51/ 19ac	76	9/ 125ac	6/ 29c	1/19ac	0	7	92	5,610ft
2007	6/ 81ac	0	6	0	1/ 6ac	0	0	1	7	n/a
2008	4/ 7ac	0	4	0	2/ 12ac	0	0	2	6	n/a
2009	6/ 22.5ac	2/ 1.5ac	8	0	0	0	0	0	8	n/a
2010	15/ 34ac	49/ 231ac	64	6/ 87ac	0	0	0	0	70	n/a
2011	7/ 31ac	0	7	0	0	0	0	0	7	0
2012	45/ 90ac	112/ 38.5ac	157	2/ 12ac	3/ 10ac	0	0	3	162	1,844ft
2013	22/ 107ac	0	22	0	0	0	0	0	22	1,100ft
2014	2/ 2ac	0	2	0	1/ 13ac	0	0	1	3	0
TOTAL	227	214	441	31	23	1	1	25	497	17,400

Developable Lands, 2014

Estimating the amount and location of potentially developable lands remaining in the Township is a backdrop for accommodation of future growth and future land use planning (in this Chapter) as well as fair share housing considerations (in Chapter 8). Developable lands consist of the remaining lands after natural constraints, already developed lands, and protected lands are subtracted from total lands in the Township. By estimating which lands are developable, it is possible to consider the amount, type, and location of future growth that could occur in the Township and where and how planning efforts should be focused.

The analysis in Table 7-4 uses existing land use information (Table 7-1) as a baseline in looking at lands that may be developable. Those lands include open lands, agricultural lands, and homestead/estates. About 42 percent of lands are already developed, including developed portions of homestead/estate properties, and about 17 percent are permanently protected and partially (limited) protected lands (from Chapter 11). The analysis removes highly naturally constrained lands from being considered as potentially developable - this is due to their inherent qualities of not being conducive for development (e.g. water saturated soils) and to portray their protected status under Township ordinances (Table 4-3). Based on the analysis, it is estimated that about 22 percent of Township lands may be developable.

Table 7-4: Estimated Constrained, Protected, Developed, and Developable Lands, Kennett Township 2014

CATEGORY	TYPES OF LANDS	ACRES	PERCENT OF TOTAL LANDS
NATURAL CONSTRAINTS*	Very Steep Slopes (>25%), Floodplains, Wetlands, Hydric Soils, Alluvial Soils, Inner riparian buffer	1,822	19%
PROTECTED LANDS**	Protected open space and Limited protection lands from Map 11-1	No constraints: 1,662 (with constraints: 2,269)	17%
DEVELOPED LANDS	Existing development, private roads	No constraints: 3,960 (with constraints: 4,502)	42%
DEVELOPABLE LANDS***	Remaining lands that are not constrained, protected, or developed.	No constraints: 2,047 (with constraints: 2,720)	22%

Source: Chester County Planning Commission, 2015

* Consists of significant environmental constraints, which given their inherent development limitations and Township policy are not developable

** Parks, Parcels in whole or in part having conservation easements, deed restrictions, or restrictive covenants, HOA lands, Land Trust owned, other protected open space, quasi-public lands (e.g. KCSD land), and Longwood Gardens

*** Existing land uses of Open Lands and large tracts with limited development (e.g. 10+ acres with a single house) that are not otherwise protected or constrained lands

Land Use Standards Summary

This section provides a brief overview of types of land use provisions in Township zoning. Existing Township zoning provides different options for residential development, including conventional single-family detached development (all districts), open space conservation design (R-1, R-2, R-3, SA districts), planned residential development (PRD district), Mixed-use (V-1, V-2 districts) flexible development (R-4 district), residential conversion (R-3, R-4, V-1 districts), and retirement community (R-4, Vi-1 districts), retirement community-2 (LI, BP districts), and congregate care campus (R-4, V-1, BP districts). Zoning provides for the nonresidential development in C-Commercial, SA-Specialized Agriculture, LI-Limited Industrial, BP-Business Park, and V-2-Mendenhall districts, though residential uses are still permitted.

Permitted density for residential development varies dependent on the level and intensity of existing natural constraints and availability of infrastructure (roads, sewer, water). Density is addressed through minimum lot sizes, netting-out of natural constraints, setting aside open space or recreation areas, setbacks, sewer/water service type, and/or maximum gross tract density. This performance-based type of zoning has resulted in most development occurring near existing infrastructure, such as near Kennett Square Borough and along Baltimore Pike and Route 52. An example of this zoning approach is found in the R-4 district, which permits single-family, two-family, and multiple-family residential uses as well as non-residential uses (e.g. country club, educational use, library, congregate care). In R-4, single-family has a 1-acre minimum lot size with on-lot sewer/water and 20,000 sq.ft. minimum lot size with public or community sewer/water; two-family a 30,000 sq.ft. minimum lot size and only permitted with public or community systems; and multi-family a 4-acre minimum tract size with a gross density of up to 8-units/acre, 35 percent open space, and only permitted with public or community systems. R-4 also permits flexible

development for single-family dwellings whereby a 12,000 sq.ft. minimum lot size is permitted with use of public or community systems taking into account conservation of scenic features and historic structures.

R-4 along with V-1 Hamorton permits the greatest a variety of residential uses; these include single-family detached, two-family, and multi-family (townhouses, apartments, quads) dwellings as well as residential conversions (into four dwelling units), retirement communities and congregate care. In addition, V-1 permits mixed use (dwellings above commercial uses) and R-4 permits mobile home parks. Multi-family is also permitted in the C district when built as part of a planned commercial development, open space design development (R-1, R-2, R-3, SA districts), retirement community, retirement community-2, and is required in PRDs (as 20 percent minimum of development).

Conventional single-family development has a minimum lot size of 4-acres in R-1, 2-acres in R-2. 1.5-acres in R-3, 1-acre in R-4, and 1-acre with on-lot systems and 20,000 sq.ft. with public service in V-1. PRDs require a mix of single-family, two-family, and multi-family dwellings with densities ranging from 15,000 sq.ft for singles to 7,000 sq.ft or 6-units/acre for multi-family and 30 percent open space. Open space design permits single-family, two-family, multi-family, and open space uses ranging from densities of 0.3-0.7 units/net acre (netting out natural constraints) and 50-70 percent open space. PRD and open space design have resulted in a significant amount of open space being protected in the Township.

For non-residential-focused districts, the C district permits a variety of commercial uses on 20,000 sq.ft. lots with public or community systems ranging to 3-acre minimum tracts for planned commercial. SA-Specialized Agriculture provides a transition between higher density/intensity uses and rural, low density portions of the Township allowing a variety of non-residential as well as residential uses on lots ranging from 1.5 acres (for residential uses) to 10-acres (for agricultural uses). LI is located near the Borough and provides for industrial and other uses lots sizes similar to the SA district. BP provides for a range of office and medical uses ranging from 1-acre minimum lots for individual uses to 5-acre minimum tract for integrated office campuses. V-2 permits a variety of commercial uses on 1-acre minimum lots with on-lot systems and 15,000 sq.ft. lots with public or community systems.

Planning Implications

- **Growth Areas** – To accommodate future development pressure and for economic development and sound fiscal management reasons, the Township should continue to determine best places for growth and best places for conservation uses. Focusing growth primarily around Kennett Square Borough, with secondary areas in Hamorton and Mendenhall is a logical consideration.
- **Mushroom Production** continues to be a mainstay industry for the Township and region. The industry continues to change and evolve and it is vital for the Township economy to be responsive to this changing climate. For example, there may be a need to evaluate housing regulations and needs related to mushroom and farm workers. Also, opportunities for redevelopment or reuse of existing buildings and lands to enhance the industry can be considered when reviewing Township ordinances.
- **Open Space** - Further opportunities for open space retention can help protect rural Township character and provide recreation opportunities as development continues.
- **Environmental Constraints** – It remains key under Township policy that natural resource protection and environmental concerns are actively taken into account, while accommodating development that is appropriate in type, intensity, and location in relation to those resources.
- **Land Use and Circulation** planning requires coordination to balance development and road function. There remains continuing need to maintain and improve roadways in accordance with the type of development and roadway function that they serve while respecting the prominent rural character and natural features of the Township. To encourage circulation connectivity, dead-end roads, e.g. cul-

de-sacs, should be limited whenever possible and particularly in future land use proposed growth areas of the Township.

- **Commercial/Industrial and Residential Development** – As the Township and surrounding region continue to grow, there is an ever important need to work to balance commercial/industrial development with residential development in order to provide a sound tax base for residents of the Township and the School District, with an additional need to locate such uses in appropriate locations.

Future Land Use and Recommendations

Land Use Planning recommends an overall future land use pattern for the Township for the next 10 years and provides suggestions for how best to achieve that pattern. Township policy goals in Chapter 2 and the other Plan chapters provide guidance in directing land use planning and are factored into recommendations. In turn, the Land Use Plan provides guidance for other Plan chapter topics in terms of where improvements to infrastructure and community facilities, and protection of historic and natural resources are appropriate.

Future land use categories were developed based on relevant issues that emerged during the Comprehensive Plan update process. The following outline these primary considerations:

- Location and extent of environmental constraints.
- Existing land use patterns.
- Location and functioning of local and regional transportation network.
- Location of existing and proposed community facilities and services.
- Location and types of businesses/industries and economic need for these uses.
- Accommodating housing for estimated population growth and addressing fair share housing needs.
- Implementing Township policy goals and objectives for land use and related topics.
- Consistency with KARPC Comprehensive Plan and Chester County Policy Plan, Landscapes2.

Future Land Use Categories

Future land use categories are divided into two planning areas: **Growth Areas** and **Rural Resource Areas**. The purpose is to balance growth and resources protection by directing development to areas where it can best be accommodated (near infrastructure and population areas), and limiting it in areas with environmental constraints, land conservation, and agricultural lands. Current infrastructure and future improvements, e.g. public sewer and water, are considered most appropriate within portions Growth Areas, while major infrastructure improvements or extensions should be avoided within the Rural Resource Areas. If transferring development rights occurred, Rural Resource Areas would be sending areas from which development rights are transferred, while parts of Growth Areas would be ‘receiving areas’ for transferred rights.

The majority of significant environmental constraints and natural resources are located in Rural Resource Areas. Natural resources in the Township are protected by standards in Township zoning to varying extents depending on the nature of the resource (e.g. highly or barely constrained) and its location (e.g. in or near areas of growth or in areas with high concentrations of intact resources). Floodplain, wetland, hydric soil, and very steep slope areas are consolidated and depicted on Map 7-2 to indicate major natural constraints and potential greenway or open space corridors and connections in relation to future land use.

Six areas in the Township have additionally been identified as ‘Special Study Areas’, which are: Ways Lane Economic Development Area; Sams Lane Economic Development Area; Five Points; Longwood; Hamorton; and Mendenhall. These areas have been designated as Special Study Areas because they merit more in depth discussion and consideration to address their unique planning and land use issues. Future land use categories and Special Study Areas are shown on Map 7-3. New zoning districts and/or provisions could result based on future land use categories and/or Special Study Areas.

Rural Resource Areas

Lands within Rural Resource Areas are intended for limited growth and low intensity uses that are not dependent on public water and sewer service or major roadway expansion/improvements. Agriculture, sensitive natural resources, low density rural residential, parks, and protected open space uses typify this area and it is the intent of this plan that these characteristics be preserved.

Resource Conservation 3,025 acres/30.5%

Description: These areas contain major portions of the Township’s most sensitive environmental resources including PNDI sites, Class I Woodlands, stream valleys, and steep slopes. This designation also captures concentrated areas of agricultural uses. Low density residential and homestead uses are scattered throughout this area. Major residential development protected open space and The Land Conservancy for Southern Chester County (TLCSCC) protected open space lands are included in this area.

Recommendations: Future efforts of the Township to protect, preserve, and enhance open space uses, sensitive natural resources and environmental constraints, and farmlands should be focused within Resource Conservation in order to maintain its unbroken concentration of rural and natural resources.

- 7-1 Permit agricultural uses, low density agrarian residential uses, parks, trails, and open space uses. Allow related accessory residential, agricultural, and home occupation/secondary business uses.
- 7-2 Continue to promote agricultural uses and provide regulatory measures that are inducive to these uses remaining in the Township.
- 7-3 For large-scale residential development, require open space development design. There should be a minimum of 65 to 70 percent open space, as a means to preserve open space and sensitive resources. Ensure development is sited with resource retention and sensitivity as primary considerations.
- 7-4 Consider permitting unique uses on large tracts in exchange for land conservation on a significant portion of the tract. For example, if 80 percent or more of a site were preserved as permanent open space, a lower impact use, e.g. a nature research and development center, or uses similar to the Willows in Radnor or Worth Manor in DE, could be permitted. Such option could be by conditional use in zoning with specific consideration criteria, e.g. traffic generated and other potential impacts on neighboring properties, identified.
- 7-5 Continue to allow accessory dwelling units, e.g. elder cottages or tenant houses. This is a key method for preserving large-scale low density conservation uses while still providing economic benefits and needed housing options. The extra unit would provide the lot owner with an incentive to permanently protect the land while providing for additional housing options within the community.

Cultural Conservation 655 acres/6.6%

Description: These areas contain lands that make up Longwood Gardens, a unique internationally recognized cultural organization, which entails and incorporates educational, conservation, horticultural, recreational, commercial entertainment venue, historic interpretation, and tourism land uses into one large-scale institutional use. These areas also contain Anson B. Nixon Park and Union Hill Cemetery, both of which are large open areas that provide rich culture to the Township – Anson B. Nixon through active and passive recreational activities and programs, and Union Hill through passive walking taking in the diverse history of the area via its fore bearer peoples and families.

Recommendations: Continue to work collaboratively with cultural organizations to respect and support planning for these important regional cultural conservation areas that are located in the Township. Continue to recognize and support Longwood Gardens as an important use in the region and promote policy and regulatory measures that are inducive to its uses remaining in the Township.

- 7-6 Support efforts of Kennett Area Park Authority to ensure Anson B Nixon Park continues to provide needed facilities and activities for residents.
- 7-7 Work with Union Hill and St. Patrick’s Cemeteries to consider its walkways as potential passive recreation paths, reminiscent of how cemeteries have been used and considered historically.
- 7-8 Implement cooperative planning in the Longwood Special Study Area. Continue to participate in the current (2014-2015) cooperative planning effort between Longwood Gardens and Kennett, East Marlborough, and Pennsbury Townships, where Longwood is also located, to develop cooperative planning policy and zoning requirements. Review and implement ongoing changes, as needed, to continue cooperative future planning.
- ❑ Permit commercial greenhouse, maintenance facility, adaptive reuse of historic buildings for medium-size scale venues, trail, historic interpretation, public horticultural, open space uses in this area. Allow related accessory uses, e.g. solar and geothermal, and parking designed in context and environmentally sensitive.
 - ❑ Consider if any of the uses options should be by conditional use or special exception in zoning with specific consideration criteria, e.g. traffic generated and other potential impacts on neighboring properties, identified.
 - ❑ Promote adaptive reuse of historic resources, e.g. the Webb Barn, through policy and regulatory incentive measures.

Lands that make up Longwood Gardens in the northern part of the Township are being further analyzed based on their unique use, large-scale, and contribution within the Township and the larger region. The Township continues to work collaboratively with neighboring East Marlborough and Pennsbury Townships as Longwood straddles portions of all three communities. Planning in this special study area is focusing on appropriate uses, setbacks, and impacts on adjacent areas.

- 7-9 Consider traffic/circulation concerns and community facility planning as future discussion items with Longwood. Both topics are beyond the scope of the current Longwood Special Study and should be considered. For example, Longwood continues to provide sewerage to Hamorton village as historically portions of the village north of Route 1 was built by Longwood as (now former) employee housing.

Rural Residential 3,047 acres/30.7%

Description: These areas are predominantly rural in nature but are characterized by residential uses on relatively large lots and by medium density residential development that employs open space/conservation development design. Open Space/conservation designed developments are very prevalent in the Township as compared to other townships and a design type that should continue to be encouraged. These areas contain sensitive natural resources and larger undivided parcels, but fewer than in the Resources Conservation category.

Recommendation: Residential uses, at densities similar to those already existing, should continue to be the primary uses in this area. Where infill lots exist, development consistent with the open character and context sensitive design of the existing neighborhoods should be undertaken. Open space development design should continue to be permitted as the primary development type. As individual lot sizes are small in open space/conservation design developments, consideration can be given to more creative strategies of putting individual systems or needed back-ups in portions of the common open space.

- 7-10 Continue to permit single family rural uses and related accessory residential, agricultural, and home occupation/secondary business uses. The purpose is to encourage retention of larger tracts by helping to make them more economically feasible to maintain.
- 7-11 For larger scale development, continue to permit open space/ conservation development design as the primary development type. There should be a minimum of 50 percent and ideally at least 60 to 65 percent open space. To provide maximum design flexibility and to help meet the Township’s ‘fair share’ housing obligations, a range or mix of dwelling types (e.g. singles, townhouses, and twins) provided in conjunction with open space preservation, should continue to be permitted.

- 7-12 Ensure any development is sited with resources retention and sensitivity to surrounding areas as primary considerations.
- 7-13 Coordinate land use planning with sewer (Act 537 Plans) and water planning. The purpose is to permit uses in this category to continue to use on-lot systems, possibly in the common open space, to meet their water and sewer needs.

Growth Areas

The intent of this Plan is for projected population growth and future development to occur in designated Growth Areas. The bulk of growth is to be directed to areas near already existing development, population, services, facilities, and infrastructure (sewer, water, roads). These areas are adjacent to Kennett Square Borough and in the vicinity of and along Baltimore Pike, as well as to a lesser extent in the villages of Hamorton and Mendenhall. Extensions or improvements to community and public facilities and services, infrastructure, and transportation, as applicable, should be focused in Growth Areas. As well, Growth Areas are appropriate for higher percentages of impervious surfaces, extension of existing roadways to promote circulation connectivity, and discouraging new cul-de-sacs or dead-end roads.

Suburban Residential 1,379 acres/13.9%

Description: These areas are characterized by medium density single-family houses in a traditional suburban development pattern.

Recommendations: Continued infill development consistent with the character of the existing neighborhoods is recommended for this land use category. As this area has some of the lowest density residential uses in the Growth Areas, use of on-lot systems should continue to be the primary means of meeting sewer and water needs where proposed lots are large enough and distances between facilities far enough apart to safely accommodate on-lot facilities.

- 7-14 Coordinate land use planning with sewer and water planning to permit uses to continue to use on-lot systems to meet their water and sewer needs.
- 7-15 Continue to permit like uses and densities on infill lots¹.

Planned Neighborhood 595 acres/6.0%

Description: This category includes higher density and mostly multi-family residential communities, e.g. Victoria Gardens and Kendal at Longwood.

Recommendations: A range of housing types to meet the need of differing household types is appropriate in this area. Housing types could include twins, townhouses, duplexes, quadraplexes, apartments, as well as senior housing and single-family detached houses on smaller lots.

- 7-16 Coordinate land use planning with sewer (Act 537 Plans) and water planning to permit uses to continue to utilize public systems.
- 7-17 Plan for high-density housing development in appropriate areas of the Township, which would have adequate facilities including public sewer and water, pedestrian and through-street circulation, and preferably access to major road corridors and public transportation.

¹ Infill lots are vacant, underused, or obsolete sites, structure, or parcels in otherwise developed areas, e.g. an empty lot in a residential subdivision or a former industrial building along Sams Lane.

- 7-18 Continue to permit a variety of housing types on smaller lots along with green spaces and recreational areas, e.g. walking paths, for the enjoyment of residents and with the goals of connecting these green areas within a larger Township network.

Village 198 acres/2.0%

Description: This category encompasses two villages: Mendenhall and Hamorton, which are characterized by a mix of residential and non-residential uses on smaller lots. Structures in villages are often historic as exhibited by Hamorton village, a National Register Historic District. Mendenhall has a higher concentration of commercial uses, with the Mendenhall Inn serving as its focal point. Hamorton is predominantly residential and the structures fronting Route 1 are heavily impacted by its high traffic volumes, however, a significant part of the village is located further off Route 1 providing a more traditional village setting.

Recommendations: Future development in Hamorton and Mendenhall should be permitted at a scale and density consistent with the historic development pattern already established within the villages. Similarly, a mixing of land uses compatible with those already present in the village should continue to be permitted.

- 7-19 In Hamorton, continue to permit residential uses on smaller lots, and small scale commercial and office uses on lots fronting Routes 1 and 52.
- 7-20 Consider access and safety issues for new uses proposed on the major arterials of Routes 1 and 52.
- 7-21 Coordinate pedestrian and bicycle improvements in Hamorton from Longwood Gardens to the Kennett Pike Bikeway Project.
- 7-22 Continue to reflect Mendenhall's greater commercial nature (as compared with Hamorton) in land use regulations by having regulations for the village allow for a mix of commercial, office, institutional, and residential uses. The required lot sizes, lot widths, and setbacks should also reflect the historic village development pattern.
- 7-23 As Route 52 runs through Mendenhall village, continue to implement and promote the Bikeway as well as give special consideration to pedestrian needs on each side of the road.
- 7-24 Consider a Hamorton and Mendenhall Villages Special Study. Each village has been identified as areas that need to have further planning focus. Traffic issues, pedestrian circulation, and the extension of the Kennett Bikeway along Route 1 in Hamorton need additional consideration. In Mendenhall, appropriate new uses in the village and pedestrian circulation should be considered as well as amenities that could enhance the Kennett bikeway along Route 52. Along the Route 52 corridor, on-lot sewer-related concerns need to be further examined.

Economic Development 168 acres/1.7%

Description: These areas are focused around the Borough as the primary places for the Township to provide for its growth and economic development and as a way to transition between the higher density and mixed uses in the Borough and lower density more rural uses of the Township. These areas currently have a very broad mix of residential, commercial, and industrial uses – including office, industrial, commercial service, mushroom production, residences, institutional, mixed use, and vacant lots, but no clear identity or boundary. To the due west and east of the Borough, many of the parcels are not easily accessible due to the poor condition of Ways and Sams Lanes, privately maintained roads.

Predominant land uses in the Borough along its common boundary with Kennett Township include residential north of Cypress Street and a mix of industrial, institutional, and residential south of Cypress Street. Existing infrastructure, including public water and sewer, is in the vicinity of this area. These factors indicate higher intensity and mixed uses are appropriate for this area.

Recommendations: The goal for these areas is to focus on the majority of growth, economic development, and potential redevelopment opportunities and coordination in uses.

- 7-25 Permit a mix of industrial, office, commercial, and institutional uses.
- 7-26 Permit higher density and multi-family residential uses, and mixed uses, e.g. apartments above commercial and office uses.
- 7-27 In areas directly adjacent to the Borough, promote development that is similar in character to the Borough and create pedestrian and bicycle linkages. Uses compatible and similar in character and layout with those adjacent in the Borough should be considered, effectively creating a harmonious extension of the development pattern into the Township. Particular attention should be paid to existing and future uses along the shared boundary line with the Borough in order to reduce possible negative impacts.
- 7-28 Remove requirements for large minimum tract sizes and open space design development to allow for infill development to take place on smaller tracts. This would promote harmony in design consistent with a borough-oriented development pattern. Plus, relaxing open space and tract size standards will also help the Township to meet its fair share requirements in more concentrated and appropriate locations (e.g. instead of in Rural Resource Area).
- 7-29 Work with Kennett Square Borough and New Garden Township to develop a concept of what form development in these areas should take. This provides coordination on how to proceed in terms of land use planning when and if parcels are sold and redeveloped in the future.
- 7-30 Consider a Ways Lane and Sams Lane Special Study. If these areas are to be redeveloped, improvements to the roads and other infrastructure will need to be addressed. - The concepts above should be addressed during each special study. Economic development planning should also be included as a study element to determine the most viable redevelopment options. Both studies should be coordinated with Kennett Square Borough to achieve compability between the two municipalities in terms of land use planning and regulations, traffic, circulation (pedestrian and vehicular), and sewer and water facilities. The Township has designated a Ways Lane Committee to further into this area.

Office Campus 159 acres/1.6%

Description: This area recognizes the major office development (Exelon) and the adjacent hotel located between Route 1 and Baltimore Pike.

Recommendations: Land use regulations should continue to accommodate office parks and related business uses. Retail trade is not intended to be a major use in this area.

- 7-31 Continue to permit office parks and related business uses.
- 7-32 Take into account access management issues to ensure safe and efficient traffic flow along the corridor.

Specialized Agriculture and Industry 695 acres/7.0%

Description: This designation accommodates the existing concentrations of industrial uses and mushroom production-related industry in the Township. The majority of these uses are located in the vicinity of the Borough, with smaller concentrations of mushroom industry uses also at Hillendale Road/rail line and along Ewart Road.

Recommendations: Industrial uses are important in providing a broader tax base in the Township and lessening tax and cost burden on residents. These uses also provide employment opportunities and contribute to the local economy.

- 7-33 Continue to recognize and accommodate industrial and specialized agricultural uses in regulations.

7-34 Focus land uses in the vicinity of Rosedale Road and Hillendale Road/rail line and along Ewart Road to remain as mushroom production and related uses rather than industrial uses.

7-35 Consider a Five-Points Area Special Study. ‘Five-Points’ at the intersection of Hillendale, Kaolin, and Old Kennett Roads immediately south of the Borough is designated for Mixed Use and Specialized Agriculture and Industrial land use categories. If, in the future, the viability of the mushroom industries in this area changes, a potential extension of mixed uses, largely focused on serving the local region, could be considered. Circulation issues should be considered in this study as this intersection experiences travel issues and increasing traffic volumes.

Potential Future Growth

A land use plan needs to consider whether forecasted population growth can realistically occur in designated future land use categories. This section provides an estimate of possible future development in each future land use category as related to population forecasts (Chapter 3), developable lands (Table 7-4), and types of land uses in a category. This analysis does not look at redevelopment of already developed lands.

Table 7-5 provides an estimate of developable lands in each future land use category by subtracting out already developed lands, natural constraints, and protected lands. Table 7-6 provides an estimate of potential development that could occur in each future land use category. Developed, constrained, and protected lands were subtracted from each category. The last column indicates approximated growth in dwelling units (du) and nonresidential building square footage that could occur in each land use category based on densities under current Township zoning. The information in Table 7-6 is an approximation of potential development and provides the best estimate of future build-out short of a highly detailed parcel-by-parcel analysis. This level of analysis is appropriate for a municipal Comprehensive Plan.

Based on the population forecasts, Kennett Township can expect to grow by an additional 1,171 persons between 2010 and 2025. With

Table 7-5: Estimated Developable Lands per Future Land Use Category

FUTURE LAND USE CATEGORY	ACRES*	PERCENT OF TOTAL LANDS*	ACRES OF DEVELOPABLE LAND	PERCENT OF DEVELOPABLE LAND IN CATEGORY
GROWTH AREAS				
SUBURBAN RESIDENTIAL	1,379	13.9%	108	8.0%
PLANNED NEIGHBORHOOD	595	6.0%	50	9.0%
ECONOMIC DEVELOPMENT	168	1.7%	42	25.0%
OFFICE/CAMPUS	159	1.6%	11	7.0%
SPECIALIZED AG. & INDUSTRY	695	7.0%	73	11.0%
VILLAGE**	198	2.0%	17	9.0%
GROWTH AREAS TOTAL	3,194	32.2%	301	10.0%
RURAL RESOURCE AREAS				
RURAL CONSERVATION	3,025	30.5%	1,309	45.0%
RURAL RESIDENTIAL	3,047	30.7%	334	12.0%
CULTURAL CONSERVATION	655	6.6%	103	16.0%
RURAL RESOURCE AREAS TOTAL	6,727	67.8%	1,746	27.0%

* Based on 9,921 total acres including road rights-of-way. ** Hamorton has 111 total acres and Mendenhall 87 total acres

Table 7-6: Estimated Potential Development per Future Land Use Category

FUTURE LAND USE CATEGORY	APPROX. DENSITY* OR BLDG. COVERAGE**	ACRES OF DEVELOPABLE LAND	POTENTIAL DEVELOPMENT (DU OR SQ.FT.)
GROWTH AREAS:			
SUBURBAN RESIDENTIAL	0.67-1 du/acre	108	72-108 du
PLANNED NEIGHBORHOOD	1- 8 du/acre	50	50-400 du
ECONOMIC DEVELOPMENT	1- 8 du/acre 35-50% bldg coverage	42	42-366 du 640,332-914,760 sq.ft.
OFFICE/CAMPUS	35% bldg coverage	11	167,706 sq.ft.
SPECIALIZED AG. & INDUSTRY	0.67-0.7 du/acre 15-50% bldg coverage	73	49-51 du 476,982-1,589,940 sq.ft.
VILLAGE (HAMORTON)	1-8 du/acre	7	7-56 du
VILLAGE (MENDENHALL)	25% bldg coverage	10	108,900 sq.ft.
POTENTIAL DEVELOPMENT IN GROWTH AREAS	--	301	220-981 du 1,393,920-2,781,306 sq.ft.
RURAL RESOURCE AREAS:			
RESOURCE CONSERVATION	0.25-0.3 du/acre ²	1,309	327-393 du
RURAL RESIDENTIAL	0.5-0.52 du/acre	334	167-174 du
CULTURAL CONSERVATION	5-10% bldg coverage	103	224,334-448,668 sq.ft.
POTENTIAL DEVELOPMENT IN RURAL RESOURCE AREAS	--	1,746	494-567 du 224,334-448,668 sq.ft.

* Higher densities use the open space design option, PRD, or community/public sewer/water.

** Building coverage applies to nonresidential uses. Percentages are based on Township Zoning.

an average household size of 2.50 persons per household, an additional 468 dwelling units would be needed to accommodate new residents through 2025. Based on the analysis in Table 7-6, between 220 and 981 additional units can be accommodated on remaining buildable lands in designated Growth Areas. Therefore, the portion of the Township designated for future growth can accommodate the Township's anticipated population growth through 2025.

Population forecasts indicate the Township could grow by an additional 891 persons between 2025 and 2035, creating a need for 356 additional dwelling units. These additional units could be accommodated in designated Growth Areas and still allow room for growth of another 157 dwelling units. Chapter 8, Housing Plan, discusses fair share obligations for multi-family development using future land use categories.

Consistency with Nearby Land Use Plans

Nearby Municipalities

- ❑ **Kennett Square Borough** is located in the northwestern corner and is completely surrounded by the Township. The Borough serves as an 'urban center' for the Township and surrounding region. As the Borough is mostly built out, the Borough Comprehensive Plan (2013) categorizes its areas into 'character areas' encouraging compatible new uses, character, and development patterns to that already existing in those neighborhoods. It promotes a mixing of commercial and residential uses in the central east-west areas, industrial and mixed uses in the vicinity of the railroad corridor, and lower intensity residential, parkland, and institutional uses in the northern and southern portions; this is consistent with Kennett Township future land use categories locations.
- ❑ **New Garden Township** to the west has experienced significant suburban development in the past decade, but still retains a high concentration of mushroom production-related uses in its central and northern sections along with numerous commercial and industrial uses along Routes 1 and 41. New Garden's Comprehensive Plan (2005) designated areas of residential uses, conservation areas, and economic development areas as well as a rural center that are generally consistent with similar future designations and future land uses in Kennett Township.
- ❑ **East Marlborough Township** to the north retains rural-agricultural areas in the west, but has experienced development pressure over the past decade as evidenced by areas of suburban development in the east and concentrations of commercial development along Route 1. The villages of Willowdale and Unionville are located on Route 82. The Unionville Area Regional Comprehensive Plan (2011) designates Suburban and Mixed Use areas along its southwestern border and Institutional at Longwood Gardens along its southeastern border; this is consistent with future land use designations in adjacent areas in Kennett Township. East Marlborough is part of the Kennett Region for purposes of demographic discussion, but is no longer part of KARPC.
- ❑ **Pennsbury Township** to the east also retains significant rural areas south of Route 1, but has a more suburban development pattern north of Route 1. The village of Fairville is located on Route 52. Pennsbury's Comprehensive Plan (2006) designated lower density and intensity use areas along the border generally reflecting the same intensities and types of uses designated in adjacent areas in Kennett Township's future land use plan.
- ❑ **Pocopson Township** to the northeast remains rural in the north, with a more suburban development pattern in the south, particularly along Route 52 and Unionville-Lenape Road. Residential uses are dominant with scattered and limited commercial, industrial, and institutional uses. Pocopson's Comprehensive Plan (2014) roughly designates the southern portions of the Township mostly for residential and some mixed use, with rural areas in the northern half. Though Pocopson does not abut Kennett Township, it is listed here as it is part of KARPC.
- ❑ **New Castle County, DE** that abuts Kennett Region's southern border has a significant impact on the Township and southern Chester County, as this part of Chester County tends to be oriented

towards employment, shopping, and leisure activities available in DE. Due to this proximity and the opportunities available, the Kennett Region shares a closer affiliation with areas in DE as compared to other areas in Chester County. Kennett Township's location within commuting distance of employment centers in DE, including Wilmington and Newark, has made it a desirable location for residential development. New Castle County's Comprehensive Plan (2012) generally designates resource/rural preservation and low density residential (0-1 dwelling unit/acre) areas east of Route 82, with lower density residential (1-2 dwelling units/acre) west of Route 82. In terms of land use categories, this is not incompatible with Kennett Township's designated future land use resource conservation areas along the shared border with New Castle County. It should be mentioned however that southern Chester County communities in general consider 'low density' to be closer to New Castle County's very low density designation.

Northern New Castle County, DE (U.S. Census created 'Piedmont District') is the portion of New Castle County that directly abuts Kennett Township and the Kennett Region. This portion of DE exhibits a suburban development pattern, which began in the 1950's with a notable growth in housing occurring in the 1980's and 1990's. To this end, this portion of DE is relatively built-out as compared with the Kennett Region.

KARPC Regional Comprehensive Plan

KARPC municipalities took part in the Kennett Area Regional Comprehensive Plan, which was adopted by Kennett Township 2000. With few exceptions, the Township's designated Growth Areas and Rural Resources Areas in this Chapter are consistent with those of the KARPC plan. Given the age of the KARPC plan and the fact that notable development has occurred since 2000, it is expected that there will be some differences between the two plans. However while map boundaries and names in the KARPC plan may be somewhat different that in this Chapter, the overall land use pattern and policy intent of both plans is generally consistent.

Chester County Comprehensive Policy Plan, Landscapes2

The majority of Kennett Township is designated as within Rural and Suburban Landscapes, with significant natural features shown in a Natural Resource Overlay shown throughout the Township. Rural Landscapes reflect the Township's future land use Rural Resource areas while Suburban Landscapes reflect developed and future land use suburban growth areas of the Township. *Landscapes2* shows areas immediately surrounding Kennett Square Borough as Urban Landscape and the area northeast of the Borough along Route 1 as Suburban Center; this is in line with Kennett Township future land use growth area designations. In *Landscapes2*, Hamorton and Mendenhall are both designated as Villages noteworthy for historic and character preservation and limited if any expansion, which is consistent with the Township's future land use Village designation. Also, Brandywine Battlefield is shown in *Landscapes2* as a landscape of national significance that should be actively protected and preserved. While the Battlefield is not a designation within the Township future land use plan, Township Comprehensive Plan policy and participation as a member of the Battlefield Task Force is supportive of Battlefield recognition, interpretation, and protection.