

ARTICLE XXI POSC PUBLIC OPEN SPACE AND CONSERVATION DISTRICT

Section 2100 PURPOSE

The POSC Public Open Space and Conservation District is intended:

- A. To secure the open character of the remaining large areas of the Borough for recreational use and enjoyment of the community;
- B. To preserve physical amenities of the Borough by reserving natural areas which are more suited to park use than any other use on the basis of physical characteristics of the land and existing natural features;
- C. To preserve the Paoli Battlefield site, which is on the National Register of Historic Places, and to allow for development of the site as a monument in accordance to the recommendations for implementation in the Malvern Borough Comprehensive Plan adopted in September, 1999. It is permitted, in accordance with Section 605 (2)(vi) of the Pennsylvania Municipal Planning Code, to create additional classifications within any zoning district to regulate uses and structures at, along or near “places having unique historical, architectural or patriotic interest or value.”

Section 2101 USE REGULATIONS

A building may be erected or used, and a lot may be used or occupied for any one (1) of the following principal uses, and no other:

- A. **Uses By Right.** The following uses are permitted by right in this district:
 1. Passive Recreation Use, including hiking, biking, jogging and picnicking, provided that no motorized vehicles may be used off paved roads.
 2. Forestry, as per Section 2204.
 3. Accessory Use, as per Section 2401. B., C., and D.
- B. **Conditional Uses.** The following Conditional Uses shall be permitted only upon the grant of conditional uses approval by the Borough Counsel, subject to the terms of this Article and of Article XXIX:
 1. Active Recreation Use.

Section 2102 AREA AND BULK REGULATIONS

- A. **Minimum Lot Area.** Ten thousand (10,000) square feet
- B. **Minimum Lot Width.** Fifty (50) feet measured at the building line.

- C. **Minimum Building and Structure Setback.** Fifteen (15) feet from all property lines.
- D. **Maximum Building Coverage.** Ten (10) percent.
- E. **Maximum Lot Coverage.** Fifteen (15) percent.
- F. **Maximum Building Height.** Three (3) stories or thirty-five (35) feet.

Section 2103**DESIGN STANDARDS**

The following design standards shall apply to all uses, as applicable, in this zoning district:

- A. Lighting regulations, Screening and Buffering, Storage, and Landscaping shall be in accordance with Article XXIII.
- B. Signage regulations shall be in accordance with Article XXVI.
- C. Parking surface and Parking and Loading shall be in accordance with all other applicable provisions of Article XXV.
- D. Nonconforming Uses shall be in accordance with Article XXVII.
- E. Natural Resource Protection Standards shall be in accordance with Article XXII.