

London Grove Township

creating a greenway with "Growing Greener" codes



Ordinances and Development Plan Review

Chester County, PA

In the early 1990s, the number of subdivision applications proposed by developers was enough to double London Grove Township's population. But Township officials wanted to protect their open space, recognizing it as essential a part of this southern Chester County community's infrastructure as roads, water lines, and sewer pipes.

To do so, they worked with Natural Lands to revise their zoning codes, adopting our Growing Greener: Conservation by Design ordinances. By requiring developers to designate half the acreage in all new subdivisions as permanently conserved land—and to do so in a thoughtful way that links to existing open space—London Grove has been developing a greenway and trail system to serve residents' recreation needs and protect the natural areas in this rapidly growing community.

This innovative approach is now firmly established as standard operating procedure for the Township's elected and appointed officials. "To our Board of Supervisors, conservation subdivisions with linked open space networks are now the norm," says Township Manager Steve Brown. "And developers now want to receive guidance from the Township, as they know that working with officials in the early conceptual design stages smoothes out the review process."

To further its objectives, London Grove's Parks and Recreation Board and Planning Commission, coordinating with the Open Space Committee, review each development application, ensuring that the open space in new subdivisions adds to an interconnected greenway and trails network, thereby implementing its 2006 Open Space Plan and Trails and Bikeway Plan.

PROJECT SNAPSHOT

services: writing conservation subdivision ordinances
reviewing submitted development plans

client: London Grove Township

