

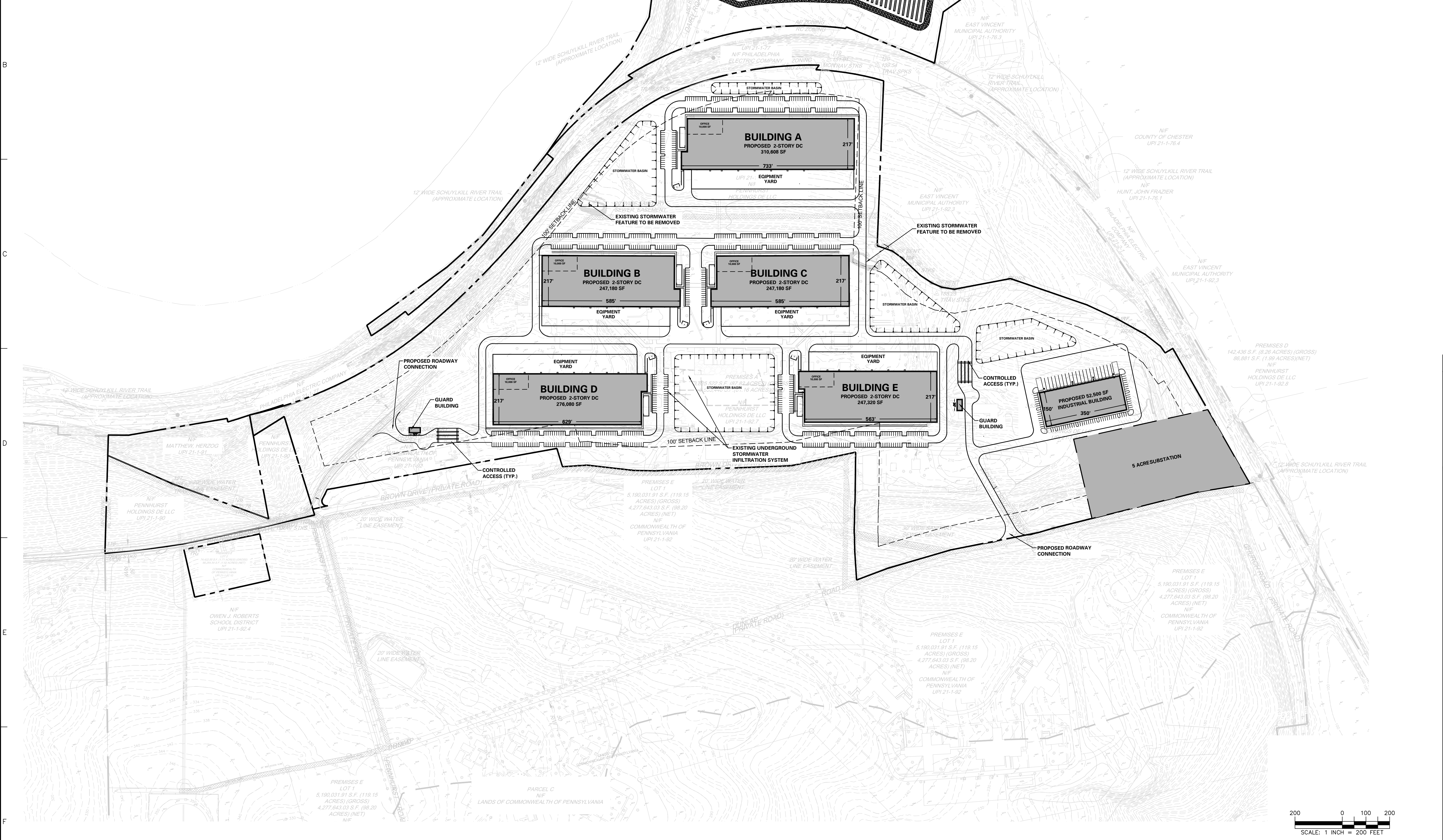
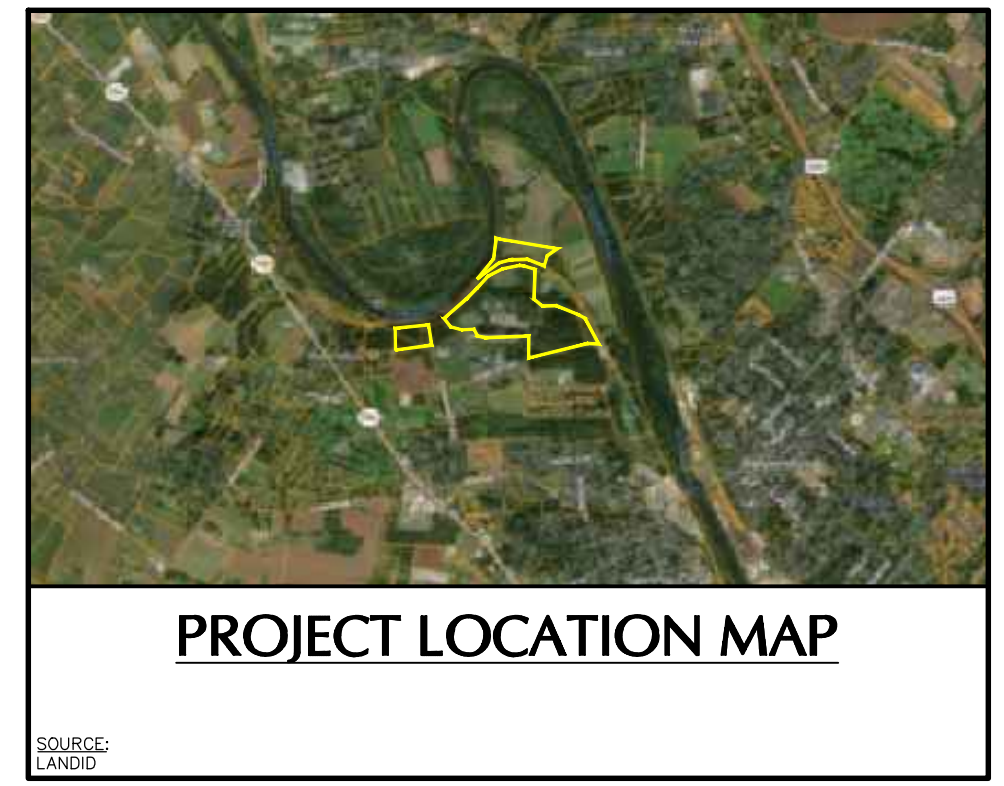
EAST VINCENT TOWNSHIP ZONING TABLE					
ZONING DISTRICT: IMU - INDUSTRIAL MIXED USE (1)					
ITEM	PERMITTED/REQUIRED	PROPOSED	SECTION	COMPLIANCE (2)	
Land Use:	Data Center (By Conditional Use)(3)	Data Center (By Conditional Use)(3)	27-2802.3E	CU	
Lot Area:	1.5 Acres	124.57 Acres	27-1303.1.A	C	
Min. Lot Width:	200 FT	900.0 FT	27-1303.1.B	C	
At Street Line:	200 FT	<35 FT	27-1303.1.G	C	
Building Height/Stories:	2 Stories/35 FT	TBD	27-1303.1.C	C	
Maximum Impervious Cover (4)	40%			C	
Minimum Yards:				C	
Min. Building Setback/Front yard	50 FT	100 FT	27-1303.1.D	C	
Min. Side Yard:	50 FT	100 FT	27-1303.1.E	C	
Min. Rear Yard:	50 FT (100 FT Adjoining any residential dist.)	100 FT	27-1303.1.F	C	

(1) All data referenced from East Vincent Township Ordinance Chapter 27 (Zoning)

(2) Compliance Legend
 C - Complies with Ordinance
 V - Requires Variance
 W - Requires Waiver
 CU - Requires Conditional Use Approval

(3) Based on Section 27-2802.3E, a data center can be built in the IMU district, provided it receives conditional use approval. This is allowed because Section 27-2802.3E permits planned commercial developments, including any use authorized in the GI district—as a conditional use in the IMU district. Separately, Section 27-1302.4F states that in the GI district, any lawful purpose may be permitted as a conditional use, so long as it is not explicitly prohibited. This provision allows for data centers, making them a type of use that can then be approved in the IMU district under the first rule.

(4) Exceptions to Impervious Cover Limitations:
 Where approved by the Township subject to conditional use approval, maximum impervious cover may be increased up to, but not exceeding, 45% for a planned industrial development, when compliance is demonstrated with the provisions of § 27-1205.2.
 Where approved by the Township subject to conditional use approval, maximum impervious cover may be increased through receipt of transferable development rights as provided for in Part 24



Date	Description	No.
REVISIONS		
LANGAN Langan Engineering and Environmental Services, LLC Stone Manor Corporate Center, 2700 Kelly Road, Suite 200 Warrington, PA 18976 T: 215.491.6500 F: 215.491.6501 www.langan.com		
Project		
PENNHURST DATA CENTERS EAST VINCENT TOWNSHIP CHESTER COUNTY PENNSYLVANIA		
Drawing Title		
SKETCH PLAN		
Project No.	Drawing No.	
Date	EX-01 Sheet 1 of 1	
Drawn By		
Checked By		
Date: 9/11/2025 Scale: 1 INCH = 200 FEET		