

7.2 LAND USE AND DEVELOPMENT - Land Use 2015, Chester County

Source: Delaware Valley Regional Planning Commission, 2015, ADR 024, Analytical Data Report; Land Use in the Delaware Valley

County/Municipality	Total Acres	Single-family Residential	Multi-family Residential	Industrial	Transportation	Utility	Commercial	Comm. Services	Military	Recreation	Agriculture	Mining	Wooded	Vacant	Water
Chester County	485,468	19.2%	1.0%	0.5%	8.6%	0.5%	2.1%	1.0%	0.0%	2.1%	34.9%	0.2%	25.9%	3.0%	1.0%
Atglen Boro.	567	26.7%	0.6%	0.1%	11.2%	1.0%	3.8%	1.5%	0.0%	0.5%	31.1%	0.0%	19.7%	3.6%	0.2%
Avondale Boro.	315	22.9%	1.8%	0.0%	10.3%	0.0%	14.0%	0.3%	0.0%	2.0%	13.6%	6.2%	11.3%	14.6%	2.8%
Birmingham Twp.	4,173	30.8%	1.1%	0.0%	11.3%	0.5%	1.2%	0.5%	0.0%	3.9%	24.4%	0.0%	20.5%	4.0%	1.9%
Caln Twp.	5,697	23.7%	3.7%	1.2%	16.2%	0.8%	5.8%	3.1%	0.0%	5.2%	5.2%	0.0%	29.3%	5.4%	0.4%
Charlestown Twp.	8,010	20.2%	1.3%	0.5%	8.9%	0.1%	1.4%	0.6%	0.0%	1.2%	26.2%	1.0%	36.2%	2.2%	0.4%
Coatesville City	1,183	14.8%	19.4%	6.5%	18.1%	0.5%	8.8%	3.6%	0.0%	2.8%	0.2%	0.0%	19.6%	4.8%	1.0%
Downingtwn Boro.	1,417	14.0%	11.3%	6.9%	19.4%	0.2%	7.6%	5.8%	0.0%	12.0%	4.9%	0.0%	10.9%	5.4%	1.5%
East Bradford Twp.	9,683	25.7%	1.4%	0.0%	9.7%	0.9%	0.7%	0.3%	0.0%	2.5%	26.2%	0.0%	28.3%	3.2%	1.1%
East Brandywine Twp.	7,144	31.8%	0.8%	0.3%	11.3%	0.1%	0.6%	0.8%	0.0%	3.7%	16.5%	0.0%	27.6%	5.6%	0.8%
East Caln Twp.	2,357	17.7%	2.7%	2.8%	14.8%	0.6%	10.7%	1.6%	0.0%	7.1%	0.9%	9.8%	22.6%	5.6%	3.0%
East Coventry Twp.	6,911	26.6%	1.0%	0.8%	9.6%	0.6%	1.2%	0.8%	0.0%	0.3%	39.5%	0.0%	16.6%	0.9%	1.9%
East Fallowfield Twp.	10,006	18.0%	0.1%	0.0%	6.1%	0.7%	0.6%	0.4%	0.0%	1.0%	36.9%	0.7%	32.3%	2.5%	0.7%
East Goshen Twp.	6,497	39.1%	6.2%	0.6%	18.1%	0.2%	3.2%	1.1%	0.0%	7.5%	6.0%	0.0%	14.3%	2.9%	0.8%
East Marlborough Twp.	9,942	19.4%	0.4%	0.0%	8.0%	0.0%	2.2%	3.0%	0.0%	2.2%	44.5%	0.0%	16.9%	2.6%	0.8%
East Nantmeal Twp.	10,475	8.0%	0.0%	0.2%	3.0%	0.7%	0.2%	0.2%	0.0%	2.3%	35.3%	0.0%	46.2%	3.1%	0.8%
East Nottingham Twp.	12,869	16.9%	0.0%	0.2%	6.3%	0.3%	1.0%	0.3%	0.0%	0.6%	57.1%	0.0%	13.9%	3.0%	0.5%
East Pikeland Twp.	5,684	25.2%	2.1%	0.5%	10.5%	1.2%	3.7%	0.8%	0.0%	1.0%	29.7%	0.0%	22.5%	1.3%	1.6%
East Vincent Twp.	8,733	22.1%	0.1%	0.0%	7.9%	0.4%	1.3%	2.9%	0.0%	3.6%	41.8%	0.0%	15.7%	2.6%	1.8%
East Whiteland Twp.	7,035	18.8%	1.1%	0.5%	18.1%	2.8%	12.7%	4.1%	0.0%	5.3%	5.8%	4.4%	19.4%	6.0%	1.1%
Easttown Twp.	5,281	47.6%	1.9%	0.0%	18.4%	0.1%	2.1%	1.5%	0.0%	4.6%	6.9%	0.0%	15.6%	1.0%	0.4%
Elk Twp.	6,450	9.5%	0.0%	0.0%	3.3%	0.0%	0.0%	0.0%	0.0%	0.2%	52.5%	0.0%	32.4%	1.2%	0.9%
Elverson Boro.	643	18.3%	9.0%	2.3%	11.7%	2.3%	3.7%	6.4%	0.0%	2.9%	12.6%	0.0%	20.3%	10.3%	0.4%
Franklin Twp.	8,394	20.1%	0.1%	0.0%	6.8%	0.2%	0.3%	0.1%	0.0%	2.0%	41.0%	0.0%	26.4%	2.4%	0.6%
Highland Twp.	10,995	2.8%	0.0%	0.0%	1.0%	0.2%	0.1%	0.2%	0.0%	0.3%	75.3%	0.0%	19.2%	0.5%	0.3%
Honey Brook Boro.	305	40.0%	2.7%	0.0%	18.3%	0.2%	12.3%	5.2%	0.0%	1.7%	18.1%	0.0%	0.0%	1.3%	0.1%
Honey Brook Twp.	16,132	10.1%	0.4%	0.4%	3.7%	0.7%	1.3%	0.3%	0.0%	1.4%	54.4%	0.5%	23.4%	2.0%	1.4%
Kennett Square Boro.	691	41.5%	2.3%	2.2%	20.4%	0.4%	10.8%	2.7%	0.0%	6.7%	3.3%	0.0%	5.1%	4.5%	0.0%
Kennett Twp.	9,901	24.0%	1.2%	0.3%	9.5%	0.4%	1.9%	0.7%	0.0%	1.3%	26.8%	0.0%	27.0%	6.0%	0.7%
London Britain Twp.	6,273	21.4%	0.0%	0.0%	7.2%	0.0%	0.2%	0.1%	0.0%	0.7%	28.0%	0.0%	39.6%	1.8%	0.9%
London Grove Twp.	11,035	15.6%	0.2%	0.0%	6.6%	1.3%	1.7%	0.4%	0.0%	2.3%	47.8%	0.0%	18.3%	4.9%	0.7%
Londonderry Twp.	7,284	8.9%	0.1%	0.0%	3.1%	0.1%	0.6%	0.4%	0.0%	0.1%	63.9%	0.0%	19.7%	2.8%	0.3%
Lower Oxford Twp.	11,741	8.3%	0.0%	0.9%	4.0%	0.4%	1.4%	1.0%	0.0%	2.1%	59.2%	0.0%	18.0%	2.6%	1.9%
Malvern Boro.	821	24.7%	3.8%	0.0%	15.2%	0.0%	10.4%	7.5%	0.0%	9.9%	1.6%	0.0%	26.1%	0.3%	0.5%
Modena Boro.	229	21.7%	0.3%	11.3%	7.5%	0.2%	1.2%	0.0%	0.0%	1.3%	6.7%	0.0%	45.6%	1.5%	2.7%
New Garden Twp.	10,408	20.6%	0.3%	1.5%	9.2%	0.1%	4.6%	0.6%	0.0%	4.0%	33.6%	0.0%	18.8%	5.6%	1.0%
New London Twp.	7,514	23.5%	0.0%	0.0%	8.0%	0.1%	0.2%	0.7%	0.0%	1.0%	38.5%	0.0%	24.3%	3.0%	0.6%
Newlin Twp.	7,751	7.0%	0.0%	0.0%	2.3%	1.1%	0.3%	0.3%	0.0%	0.1%	47.8%	0.0%	37.7%	2.2%	1.4%
North Coventry Twp.	8,693	22.0%	0.6%	0.0%	9.6%	0.1%	1.8%	0.8%	0.0%	2.7%	23.6%	0.0%	35.3%	1.8%	1.8%
Oxford Boro.	1,254	25.6%	3.4%	1.6%	15.3%	0.7%	6.4%	3.4%	0.0%	2.0%	24.6%	0.0%	7.7%	9.2%	0.1%
Parkesburg Boro.	810	38.0%	3.8%	3.5%	18.4%	0.9%	4.6%	1.1%	0.0%	3.1%	9.8%	1.6%	12.9%	2.1%	0.1%
Penn Twp.	6,161	16.7%	1.0%	0.3%	7.9%	0.4%	2.8%	1.4%	0.0%	0.4%	48.0%	0.0%	15.3%	5.2%	0.6%
Pennsbury Twp.	6,423	22.0%	1.5%	0.0%	8.6%	0.2%	0.8%	0.6%	0.0%	0.5%	27.3%	0.0%	34.2%	3.2%	1.1%
Phoenixville Boro.	2,376	23.2%	9.6%	1.1%	16.6%	1.0%	9.7%	4.3%	0.0%	6.1%	0.7%	1.3%	15.2%	6.4%	5.0%
Pocopson Twp.	5,330	20.0%	0.6%	0.1%	7.2%	1.0%	0.8%	2.7%	0.0%	0.7%	35.5%	0.0%	24.0%	5.9%	1.4%
Sadsbury Twp.	3,957	16.0%	0.4%	2.2%	7.9%	0.5%	3.2%	0.7%	0.3%	0.7%	40.7%	0.0%	24.5%	2.6%	0.2%
Schuylkill Twp.	5,695	32.8%	0.6%	0.6%	12.1%	1.8%	2.5%	3.2%	0.0%	4.9%	12.2%	0.0%	22.9%	2.4%	4.1%
South Coatesville Boro.	1,126	8.3%	2.3%	13.9%	5.1%	5.3%	0.8%	3.7%	0.0%	2.2%	7.0%	0.0%	43.5%	6.4%	1.5%
South Coventry Twp.	4,872	14.5%	0.0%	0.0%	5.5%	0.2%	1.7%	1.3%	0.0%	1.1%	30.7%	0.0%	42.2%	2.1%	0.6%

County/Municipality	Total Acres	Single-family Residential	Multi-family Residential	Industrial	Transportation	Utility	Commercial	Comm. Services	Military	Recreation	Agriculture	Mining	Wooded	Vacant	Water
Spring City Boro.	529	32.5%	4.6%	5.6%	14.7%	1.1%	9.3%	0.8%	0.0%	1.3%	7.7%	0.0%	15.2%	1.0%	6.2%
Thornbury Twp.	2,485	34.6%	2.2%	0.0%	13.7%	0.0%	1.4%	2.1%	0.0%	7.8%	9.6%	0.0%	19.9%	8.1%	0.7%
Tredyffrin Twp.	12,699	36.5%	2.7%	0.2%	21.3%	1.3%	7.0%	1.6%	0.0%	6.9%	2.6%	0.2%	17.3%	2.0%	0.4%
Upper Oxford Twp.	10,697	7.5%	0.0%	0.0%	3.0%	0.2%	0.4%	0.0%	0.0%	0.0%	69.6%	0.0%	18.3%	0.6%	0.4%
Upper Uwchlan Twp.	7,496	27.3%	1.0%	1.2%	12.2%	0.8%	2.3%	0.9%	0.0%	1.4%	14.2%	0.0%	23.8%	7.9%	6.9%
Uwchlan Twp.	6,685	34.2%	2.9%	0.2%	20.0%	0.0%	6.4%	1.2%	0.0%	2.7%	9.5%	0.0%	17.9%	4.7%	0.4%
Valley Twp.	3,818	19.8%	3.6%	4.2%	17.2%	1.0%	3.3%	0.8%	0.0%	1.4%	10.9%	0.0%	32.3%	5.2%	0.4%
Wallace Twp.	7,759	20.0%	0.0%	0.0%	7.5%	0.6%	0.4%	0.4%	0.0%	0.7%	21.3%	0.0%	43.4%	4.3%	1.3%
Warwick Twp.	12,083	8.2%	0.0%	0.1%	2.8%	0.0%	0.3%	0.2%	0.0%	2.2%	28.5%	0.4%	54.6%	2.1%	0.6%
West Bradford Twp.	11,870	23.8%	0.0%	0.0%	8.2%	1.3%	0.4%	1.2%	0.0%	3.1%	24.4%	0.0%	33.2%	3.6%	0.5%
West Brandywine Twp.	8,538	25.4%	0.0%	0.3%	9.1%	1.3%	0.9%	1.0%	0.0%	1.1%	28.6%	0.0%	28.6%	2.9%	0.9%
West Caln Twp.	14,021	20.2%	0.0%	0.2%	7.0%	0.5%	0.8%	0.3%	0.0%	1.6%	31.1%	0.0%	35.1%	1.8%	1.3%
West Chester Boro.	1,181	28.9%	13.0%	0.8%	21.7%	0.0%	15.7%	8.6%	0.0%	6.6%	0.0%	0.0%	1.2%	3.4%	0.0%
West Fallowfield Twp.	11,661	5.1%	0.0%	0.4%	1.8%	0.2%	0.4%	0.3%	0.0%	1.4%	71.2%	0.0%	17.9%	0.6%	0.5%
West Goshen Twp.	7,669	37.1%	1.7%	2.6%	22.2%	0.4%	9.3%	3.8%	0.0%	3.4%	2.5%	0.0%	13.8%	2.0%	1.1%
West Grove Boro.	417	48.7%	3.6%	0.0%	19.8%	0.3%	7.0%	2.5%	0.0%	4.1%	2.8%	0.0%	7.9%	3.4%	0.0%
West Marlborough Twp.	10,914	1.3%	0.0%	0.0%	0.5%	0.1%	0.0%	0.2%	0.0%	0.2%	77.5%	0.0%	19.5%	0.1%	0.5%
West Nantmeal Twp.	8,643	10.8%	0.0%	0.3%	4.4%	0.2%	0.6%	0.3%	0.0%	0.9%	49.5%	0.0%	29.7%	2.0%	1.3%
West Nottingham Twp.	9,003	7.8%	0.0%	0.5%	3.5%	0.9%	1.2%	0.2%	0.0%	0.1%	37.9%	0.0%	44.2%	2.6%	1.1%
West Pikeland Twp.	6,370	23.1%	0.2%	0.0%	8.1%	0.0%	0.4%	0.2%	0.0%	1.0%	28.4%	0.0%	35.6%	2.4%	0.6%
West Sadsbury Twp.	6,816	9.5%	0.0%	1.5%	4.4%	0.3%	2.5%	0.3%	0.0%	0.1%	60.5%	0.0%	19.5%	1.1%	0.3%
West Vincent Twp.	11,401	14.9%	0.2%	0.0%	5.2%	0.1%	0.5%	0.3%	0.0%	0.3%	39.5%	0.1%	34.9%	3.2%	0.9%
West Whiteland Twp.	8,270	24.1%	4.6%	1.0%	19.5%	1.7%	10.1%	1.5%	0.0%	3.1%	10.1%	0.3%	19.0%	4.7%	0.4%
Westtown Twp.	5,527	39.4%	1.3%	0.0%	15.5%	0.2%	1.5%	2.8%	0.0%	3.5%	15.8%	0.0%	15.9%	3.6%	0.6%
Willistown Twp.	11,668	25.6%	1.4%	0.1%	10.3%	0.1%	1.2%	1.7%	0.0%	2.4%	30.1%	0.0%	24.8%	1.5%	0.7%

Last Update: Data published February 2017. This is the most current data available as of May 2024.