

**EASTTOWN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF EASTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF EASTTOWN, CHAPTER 455, ENTITLED "ZONING," AS AMENDED, BY AMENDING SECTION 455-12.A. AND THE EASTTOWN TOWNSHIP ZONING MAP BY DESIGNATING THE FOLLOWING PROPERTY AS PART OF THE DC-DEVON CENTER OVERLAY DISTRICT: CHESTER COUNTY TAX PARCEL NO. 55-3J-42; REMOVING THE FOLLOWING PROPERTY FROM THE PLANNED APARTMENT OVERLAY DISTRICT: CHESTER COUNTY TAX PARCEL NO. 55-3J-42; AMENDING SECTION 455-33.1 B(1) TO PROVIDE NEW SUBSECTION (B) AND (C) PERMITTING ADDITIONAL USES IN THE DC-DEVON CENTER OVERLAY DISTRICT; AMENDING SECTION 455-33.1 C(2) AND C(3) TO PROVIDE FOR AREA AND BULK REQUIREMENTS FOR TOWNHOUSE AND PROFESSIONAL AND BUSINESS OFFICE USES NOT PART OF A UNIFIED DEVELOPMENT; AMENDING SECTION 455-33.1 D(8) TO PROVIDE CERTAIN DESIGN REQUIREMENTS FOR TOWNHOUSE USE; AMENDING FIGURE 3-1 TO INCLUDE TOWNHOUSE AND PROFESSIONAL AND BUSINESS OFFICE USES NOT PART OF A UNIFIED DEVELOPMENT IN THE DC-DEVON CENTER OVERLAY DISTRICT; AND AMENDING SECTION 455-65 (ENTITLED "MULTIFAMILY DEVELOPMENTS") TO EXCEPT THE DC-DEVON CENTER OVERLAY DISTRICT FROM SAID REQUIREMENTS.**

**BE IT ENACTED AND ORDAINED**, by the Board of Supervisors of Easttown Township, Chester County, Pennsylvania, that the Easttown Township Zoning Ordinance, as amended, shall be further amended as follows:

**SECTION 1.** Section 455-12.A (entitled "Zoning Map") and the Easttown Township Zoning Map, which is adopted as part of the Easttown Township Zoning Ordinance, as amended, shall be amended as shown on the Zoning Map which is attached hereto as Exhibit "A" which shall designate the following property as being included in the Devon Center Overlay District:

<u>Parcel No.</u>	<u>Current Owner</u>
55-3J-42	Andrew A. Holder and Denise Lehmann

**SECTION 2.** Section 455-12.A (entitled "Zoning Map") and the Easttown Township Zoning Map, which is adopted as part of the Easttown Township Zoning Ordinance, as amended, shall be amended to remove the following properties from the Planned Apartment Overlay District:

<u>Parcel No.</u>	<u>Current Owner</u>
55-3J-42	Andrew A. Holder and Denise Lehmann

**SECTION 3.** Section 455-33.1 B(1), as amended, shall be amended to add a new Subsection (b) and (c) as follows:

- § 455-33.1 DC-Devon Center Overlay District
- B (1) (b) Townhouses
  - (c) Professional OR Business Offices

**SECTION 4.** Section 455-33.1 C, as amended, shall be amended to add a new Subsection (2) and (3) as follows:

- § 455-33.1
- C. (2) For a Townhouse
    - (a) Minimum lot frontage at building setback line: 50 feet
    - (b) Maximum impervious surface: 65%
    - (c) Front yard: 20 feet
    - (d) Side yard: 20 feet aggregate, neither less than 10 feet
    - (e) Rear yard: 20 feet
    - (f) Maximum height:
      - Principal building – 35 feet
      - Accessory building – 20 feet
    - (g) Minimum building separation: 20 feet
  - (3) For a Professional Office Not a Part of a Unified Development
    - (a) Minimum lot width at building setback line: 100 feet
    - (b) Maximum impervious surface. Combined coverage (building or buildings, parking driveways, walkways) shall not exceed 85%

- (c) Front yard: 20 feet
- (d) Side yard: 20 feet
- (e) Rear yard: 20 feet
- (f) Maximum height: 35 feet

**SECTION 5.** Section 455-33.1 D, as amended, shall be amended to add a new Subsection (8) as follows:

§ 455-33.1

- D. (8) The following specific standards apply to new residential development within the Devon Center Overlay District:
  - (a) The front façade of the principal building on a lot should face into a street, public courtyard, plaza or green.
  - (b) Porches, roof overhangs, hooded front doors, or other similar architectural elements should define the front entrance to new ground floor residences.
  - (c) Garages associated with townhouses, duplexes and twins shall be set back a minimum of ten (10) feet from the building line of the primary façade of the principal building, if the garage door faces the street. The minimum side yard setback for detached garages shall be ten (10) feet when they are at the end of a row and the minimum rear yard setback shall be ten (10) feet.
  - (d) Traffic aisles and other vehicular accessways designed for circulation of motor vehicles within parking lots shall have the following widths:
    - One way aisle/accessway – 14 feet
    - Two way aisle/accessway – 22 feet
  - (e) Notwithstanding the provisions of Subsection D(a)(2)[3][d] above, for a traffic aisle or other vehicular accessway leading to an off-street parking facility with no more than twenty (20) parking spaces from any street other than Lancaster Avenue, the minimum width for a one-way or two-way accessway may be reduced to twelve (12) feet

**SECTION 6.** Section 455-65 (entitled “Multifamily Developments”), as amended, shall be amended as follows:

“Multifamily uses shall be divided into two categories: multifamily building that involves one single structure, and multifamily development that involves a complex of structures. The following standards shall apply to multifamily developments, except in the Village of Berwyn District, where the zoning standards contained in Article V shall apply, and except in the DC-

Devon Center Overlay District, where the zoning standards contained in Section 455-33.1 shall apply.”

**SECTION 7.** Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 8.** Repealer. All Ordinances or part of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 9.** Effective Date. This Ordinance shall be effective five (5) days following enactment as by law provided.

**ENACTED AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

**ATTEST:**

**BOARD OF SUPERVISORS  
EASTTOWN TOWNSHIP**

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BY:

\_\_\_\_\_  
Christopher D. Polites, Chairman

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James W. Oram, Jr., Vice-Chairman

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Fred Pioggia

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Marc J. Heppe

\_\_\_\_\_  
Betsy Fadem