

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) PERMITTING TOWNHOUSES IN THE DC-DEVON CENTER OVERLAY DISTRICT; AMENDING SECTION 455-33.1 C(2) TO PROVIDE FOR AREA AND BULK REQUIREMENTS FOR TOWNHOUSE; AMENDING SECTION 455-33.1 D(8) TO PROVIDE CERTAIN DESIGN REQUIREMENTS FOR TOWNHOUSE USE; AMENDING FIGURE 3-1 TO INCLUDE TOWNHOUSES 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 within 175’ of the centerline of Berkeley Road

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) Density: A minimum of 3,000 sf of net lot area per unit
 (b) Minimum lot width at building setback line: 50 feet
 (c) Minimum Building Setback
 [1] From Berkeley Road: 25 feet
 [2] From all other streets: 15 feet
 (d) Maximum Impervious Coverage: 65%
 (e) Maximum Building Coverage: 50%
 (f) Minimum Green Area: 35%
 (g) Front yard: 20 feet
 (h) Side yard: 15 feet
 (i) Rear yard: 15 feet

- (j) One-story open porches may project into any required setback a maximum of 5 feet. Aside from a roof supported by columns and railings, no enclosure is permitted.
- (k) Maximum height:
 - [1] Principal building: 35 feet
 - [2] Primary horizontal soffit line of principal building: 27 feet
 - [3] Accessory building: 20 feet
- (l) Minimum building separation: 20 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) Design Standards for Townhouses in Devon Center Overlay District: To insure development that is consistent with the adjacent community, the applicant shall demonstrate compliance with the design standards herein by submitting architectural renderings and landscape plans.
 - (a) The front façade of the principal building on a lot should face into a street, public courtyard, plaza or green.
 - (b) Building mass should be de-emphasized through the use of shade structures, windows, projecting and recessing of building elements, change in building materials, colors and textures, and change in building roof lines. Townhouse Building(s) shall include at least four (4) of the following elements:
 - [1] Covered front porch
 - [2] Bay or box windows
 - [3] Variations in eave lines
 - [4] Decorative columns
 - [5] Water table masonry accents
 - [6] Standing-seam metal roof accents
 - [7] Decorative landscaping walls
 - [8] Other architectural element(s) approved by the Board of Supervisors
 - (c) Materials: The exterior building materials shall include at least two (2) of the following materials: stone, wood, brick, stucco, plaster, parge, fiber cement siding or other materials approved by the Board of Supervisors.
 - (d) 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.

- (e) Decorative landscape walls and/or fencing are encouraged along the right-of-way and/or property lines
- (f) Pedestrian pathways and sidewalks that are safe and attractive shall be provided.
- (g) Street trees, shade trees and landscape features shall be employed to enhance the development and pedestrian experience.
- (h) Landscaping. A landscape plan prepared by a registered landscape architect shall be required in accordance with Article XI, of Chapter 274, Natural Resources Protection.
- (i) Driveways. To reduce the number of access points and improve internal and external vehicular circulation, driveways, parking areas and traffic circulation shall be designed as shared facilities whenever feasible. The minimum width of a traffic aisle or other vehicular accessway leading to an off-street parking facility with less than twenty (20) parking spaces may be reduced to twelve (12) feet
- (j) Garage parking spaces must have a clear, unobstructed dimension of 10'x20'.
- (k) Drive aisles must conform to the requirements of § 455-74 F(1) of this Chapter.
- (l) The Board of Supervisors may, by conditional use, approve the use of design standards that differ from those set forth above if the applicant demonstrates to the satisfaction of the Board that such standards and designs are in furtherance of the legislative intent of the Devon Center Overlay District.

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 _____, 2017.

ATTEST:

**BOARD OF SUPERVISORS
EASTTOWN TOWNSHIP**

BY:

Christopher D. Polites, Chairman

James W. Oram, Jr., Vice-Chairman

Fred Pioggia

Marc J. Heppe

Betsy Fadem