

Please be advised that on Monday, January 15, 2018 at 7:00 P.M. prevailing time, at the Easttown Township Building, 566 Beaumont Road, Devon, PA 19333, the Easttown Township Board of Supervisors will conduct a public hearing to consider and immediately thereafter during its regular meeting decide whether or not to enact an Ordinance, the title and summary of the principal provisions of which are as follows: An Ordinance of Easttown Township, Chester County, Pennsylvania, amending the Code of the Township of Easttown, as amended, to create a new Chapter, "Alcoholic Beverages", to provide for provisions regarding definitions, prohibition of drinking, carrying or possessing alcoholic beverages in certain public areas, possession of open containers and presumed intent, exceptions, lawful use of private premises and violations and penalties; at Chapter 13 "Boards, Commissions and Committees", at §13-2 to permit alternative planning commission members and §13-3 to set forth powers and duties of alternative planning commission members; at Chapter 274, "Natural Resources Protection", at § 274-29 to remove a reference to wooded lots, §274-47.A(1)(a) to modify the streets to which sidewalk specifications apply and update Figure #1, §274-47.A(1)(b) to modify the streets to which sidewalk specifications apply and update Figure #2, §274-47.B(3) to make the provision mandatory; at Chapter 306, "Parks and Recreation Areas", at §306-3.L to reference the new "Alcoholic Beverages" chapter; at Chapter 313, "Peddling and Soliciting" to delete the existing chapter in its entirety and to create a new chapter "Peddling and Soliciting", which contains provisions regarding purpose, definitions, license and fee requirements, exemptions, application procedures, issuance of license, custody and display of license, prohibited acts, records, denial, suspension and revocation procedures and appeals, and violations and penalties; at Chapter 329, "Property Maintenance", to create a new §329-7 to address violations and penalties; at Chapter 382, "Special Events", at §382-3 to update time periods and remove references to fees, §382-6.F and G to renumber the subsections, and to create new §382-6.F to provide a maximum number of special events, §382-7 to rename the subsection and delete subsection A in its entirety; at Chapter 388, "Stormwater Management", at §388-10.H to provide a time period of permit action, at §388-21.C(2)(c) to modify predevelopment calculations, and §388-25.A(4) to update the certification block; at Chapter 400, "Stormwater Management" at §400-24.B(5) to update the reference material; and at §400-50.B to delete the subsection in its entirety; at Chapter 455, "Zoning", at §455-13.B, Figure 3-1, 455 Attachment 1, to update the land use table, §455-14.F to address disputes, §455-16.A(1) to modify acreage limitations, §455-16.B(15) to delete the provision and mark "Reserved", to create new §455-16.C(2) to permit outdoor cafes as an accessory use, §455-21.B(7) to delete the provision and mark "Reserved", to create new §455-21.C(4) to permit outdoor cafes as an accessory use, § 455-24.B to modify the setback and reference figures, §455-24.E to reference figures, §455-24.F to reference figures, §455-24.H to remove the reference to net lot area, §455-24 to create 5 new figures regarding building and structure setbacks, §455-25.B(5)(a) to clarify the application of the provision and to address garage door separation, §455-30.B to clarify application in a conflict, §455-36.A(1) to modify fence and wall locations, §455-36.A(2) to modify fence size and type, to create new §455-36. C&D to address fence construction, existing §455-36.C to renumber the section, §455-41.B(1)(b) to require all-weather surface material, §455-47 to clarify requirements related to accessory buildings and structures, §455-65.A(2) to exclude the use in the PBO District, §455-66 to permit the use by right and by conditional use, to require additional application items, modify permitted times, to permit the use on sidewalks and rights-of-way under certain conditions and to require additional reasons for removal, to create new §455-72.1 to address liquid propane tanks, to create new §455-72.2 to address sidewalk requirements; §455-74.A.5 to address parking requirements, to create §455-74.D(3) to address parking space sizes in private residential garages, §455-74.I to amend the residential use parking requirements, §455-79.G to delete in its entirety and mark "Reserved", §455-79.P delete in its entirety and mark "Reserved", §455-80.D to amend sign size, §455-80.G(2) to modify sign size, to create new §455-80.N to address civic event signs and banners, §455-81.D.3 to amend sign size, to delete §455-81.F in its entirety, §455-82.C(2) to address wall sign locations, to create new subsection §455-82.C(3)(d) for awning signs, §455-82.C(5)(a)[2] to address height to lowest area of sign face, to create new subsection §455-82.D(2)(d)[3] to address height to lowest area of the sign face, §455-83.C(2) to address wall sign locations, to create new subsection §455-83.C(3)(d) to address awning signs, §455-83.C(5)(a)[2] to address height to lowest area of sign face, §455-94.B(2) modifying application procedures, §455-94.B(5) to amend record retention procedures, §455-99.A to

address written notice procedures, §455-104.B to address conditions, §455-106.F to address compliance and conditions, §455-106.H to delete in its entirety and mark “Reserved”, §455-108 to modify restrictions, §455-109.A to make minor text changes, §455-110.A(3)-(5) to clarify powers, §455-115.I to modify procedures, §455-115.J to create an exception, §455-115.K to modify procedures, §455-116.A to make minor text changes, §455-116.A(11) to delete the provision in its entirety, §455-117 to modify conditions and written decision issuance procedures, §455-119.E to modify procedures, §455-126 to make minor text changes, §455-129.A to modify procedures, §455-130.B to clarify notice procedures, §455-130.D to delete in its entirety and mark “Reserved”, §455-130.F to make minor text changes, §455-132 to amend the definitions for accessory building, accessory dwelling unit, accessory use sign, awning sign, bed-and-breakfast inn, building access, building height, deck, directional sign, dwelling, floor area, habitable forestry, freestanding sign, functional classification, garage, service, home day care, home occupation, major, home occupation, lot coverage, minor, multifamily building, multifamily building use, multifamily development, natural resource protection ordinance, net lot area, nonconforming sign, outdoor café, and overlay district, and to add definitions for business services, floor, grade plane, mezzanine loft and story; and other miscellaneous provisions contained herein. Section 1 creates a new chapter “Alcoholic Beverages”. Section 2 provides for alternative Planning Commission members. Section 3 addresses participation of alternative members. Section 4 removes reference to wooded lots. Sections 5 and 7 update sidewalk specifications. Section 6 amends Figure #1. Section 8 amends Figure #2. Section 9 updates terminology. Section 10 provides reference to the Alcoholic Beverages chapter. Section 11 updates the Peddling and Soliciting chapter. Section 12 creates a new violation and penalties section for property maintenance. Section 13 amends the process for special event permits. Section 14 renumbers subsections. Section 15 creates a new subsection providing for a maximum number of special events. Section 16 renames §382-7 “Support Service Costs”. Section 17 deletes §382-7(A). Section 18 adds a new subsection to address the time period for permit denial. Section 19 addresses predevelopment calculations. Section 20 updates the signature block. Section 21 updates the relevant soil survey. Section 22 deletes §400-50.B. Section 23 amends Figure 3-1 455 Attachment 1. Section 24 sets forth how disputes regarding impervious cover will be resolved. Section 25 amends the lot acre requirements. Section 26 deletes §455-16.B(15). Section 27 adds new §455-16.C(2) to provide for an outdoor café use. Section 28 deletes §455-21.B(7) in its entirety. Section 29 adds new §455-21.C(5) to provide for an outdoor café use. Sections 30 and 32 update references to figures. Section 31 updates references to figures and setbacks. Section 33 removes reference to net lot area. Section 34 adds five new figures. Section 35 addresses garage separation distances. Section 36 addresses conflicts between sections. Section 37 addresses fences or walls in the setback. Section 38 provides for regulations for fences and walls. Section 39 adds two new subsections regarding fences and walls. Section 40 renumbers §455-36.C. Section 41 amends regulations related to all-weather surface materials. Section 42 amends regulations related to accessory buildings and structures. Section 43 amends the townhouse development use. Section 44 updates standards regarding outdoor cafes. Section 45 adds new §455-72.1 to address liquid propane tanks. Section 46 adds new §455-72.2 regarding sidewalks. Section 47 addresses parking calculations. Section 48 creates new §455-74.D(7) to address parking space dimensions. Section 49 provides for spaces per dwelling unit for townhouses. Section 50 deletes §455-79.G. Section 51 & 53 amend sign regulations. Section 52 deletes §455-79.P in its entirety. Section 54 amends the sign area of signs advertising garage or yard sales. Section 55 creates new §455-80.N regarding civic event signs and banners. Section 56 amends sign area for directional signs. Section 57 deletes §455-81.F. Section 58 addresses wall sign projection. Section 59 creates §455-82.C(3)(d) regarding awning signs. Section 60 amends regulations regarding ground signs. Section 61 creates §455-82.D(2)(d) to provide for regulations for ground signs. Section 62 amends regulations regarding wall signs. Section 63 creates §455-83.C(3)(d) to provide for awning sign regulations. Sections 64 amends regulations regarding ground signs. Section 65 updates language regarding receipt of applications. Section 66 addresses record retention requirements. Section 67 updates language regarding enforcement actions. Section 68 updates requirements for conditions for conditional use decisions. Section 69 updates regulations regarding conditional use applications. Section 70 deletes §455-106.H. Section 71 updates zoning hearing board membership requirements. Section 72 updates terminology. Section 73 , 74, 76, 79,

80, 81, & 82 update language for consistency with the municipalities planning code. Section 75 excludes challenges under §916.1. Section 77 updates terminology. Section 78 deletes §455-116.A(11). Section 83 updates notice provisions. Section 84 deletes §455-130.D. Section 85 updates references. Section 86 amends definitions for accessory dwelling unit, accessory use sign, awning sign, bed-and-breakfast inn, accessory building, building height, deck, directional sign, dwelling, habitable floor area, forestry, freestanding sign, functional classification, service garage, home day care, major home occupation, minor home occupation, net lot area, lot coverage, multifamily building, natural resource protection ordinance, nonconforming sign, outdoor café, overlay district, multifamily building use, & multifamily development use. Section 87 adds definitions for business services, floor, grade plane, loft mezzanine, & story. Section 88 provides for repealer. Section 89 provides for severability if any sentence, clause, section or part of this Ordinance is held to be unconstitutional, illegal or otherwise invalid. Section 90 permits General Code to make nonsubstantive formatting and numbering changes. Section 91 provides for the Ordinance to become effective five (5) days after enactment as provided by law. Complete copies of the proposed Ordinance may be examined and copies obtained (for the cost of reproducing same) at the Township Building, Monday through Friday, 8:00 A.M. to 5:00 P.M., 566 Beaumont Road, Devon, Pennsylvania. In addition, attested copies of the Ordinance are on file at The Daily Local News, 250 North Bradford Avenue, West Chester, PA 19382 and the Chester County Law Library, 201 W. Market Street, Suite 2400, West Chester, PA 19380 where the same can be examined without charge. If any person wishing to attend the meeting has a disability and/or requires an auxiliary aid, service or other accommodation, he or she should contact the Township at 610-687-3000, to discuss how those needs may be accommodated.

Unruh, Turner, Burke & Frees, P.C.
Township Solicitor