

**ORDINANCE NO. \_\_\_\_\_ OF 2018**

**WESTTOWN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA**

**AN ORDINANCE AMENDING CHAPTER 170, ZONING,  
OF THE CODE OF WESTTOWN TOWNSHIP  
REGARDING THE SIZE AND SETBACK  
REQUIREMENTS FOR ACCESSORY STRUCTURES AND  
USES ACCESSORY TO RESIDENTIAL USE.**

**BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Westtown Township, Chester County, Pennsylvania, that certain provisions of Chapter 170, Zoning, of the Code of Westtown Township, as amended, be amended as follows:

**SECTION 1.** Article XV, General Regulations, §170-1502, Projections into setbacks and setback exceptions, Subparagraph 7 shall be amended to read as follows:

Arbors, garden sheds, private garages, private greenhouses, trellises, workshops, and similar accessory structures shall be permitted within side and rear yard areas provided they do not exceed the height, nor 50% of the footprint, of the principal structure. The side and rear yard setbacks for such structures shall match the height of the accessory structure, irrespective of the otherwise applicable yard requirement of the district. Any wheels attached to a mobile structure must be removed prior to the issuance of any permits. These standards do not apply to flexible developments.

**SECTION 2.** Article XVI, Supplemental Regulations, §170-1603, Accessory uses and structures, Subparagraph C, Uses accessory to residential use, Subsections (1), (2), and (3) shall be amended to read as follows:

- (1) Private parking space.
- (2) Barn, private stable or other shelter for animals (but not including a kennel, in accordance with the terms of §170-1516 of this chapter.
- (3) Private garage, workshop, or greenhouse, garden shed, or similar structure.

**SECTION 3.** If any sentence, clause or section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or validity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisor that this Ordinance would have been adopted had such unconstitutional, illegal, invalid sentence, clause, section or part thereof not been included herein.

**SECTION 4.** All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

**SECTION 5.** This Ordinance will be effective five (5) days after enactment.

ENACTED AND ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

WESTTOWN TOWNSHIP

\_\_\_\_\_  
Secretary

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Carol R. DeWolf, Chair

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Scott E. Yaw, Vice Chair

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Mike T. DiDomenico