



# THE COUNTY OF CHESTER



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## PLANNING COMMISSION

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March 27, 2019

William Ethridge, AICP, Director of Planning & Zoning  
Westtown Township  
P.O. Box 79  
Westtown, PA 19395

Re: Zoning Ordinance Amendment - Projections into Setback and Setback Exceptions; and Uses  
Accessory to Residential Use  
# Westtown Township – ZA-02-19-15787

Dear Mr. Ethridge:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 25, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Amend subsection F of Section 170-1502, Projections into setback and setback exceptions; and
  - B. Amend subsections (1), (2) and (3) of Section 170-1603.C, Uses accessory to residential use.

### COMMENTS:

2. Proposed Section 170-1502.F states that accessory structures such as arbors, garden sheds, private garages, and private greenhouses shall be permitted within the side and rear yard areas, provided they do not exceed the height, nor 50% of the footprint, of the principal structure. The Township may want to consider incorporating a maximum square footage figure for accessory structures permitted within side and rear yard areas into the proposed ordinance language (ex. "...50 percent of the footprint, or a maximum of XXX square feet, whichever is less...").

**RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.**

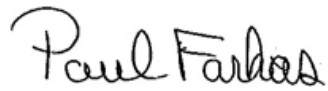
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We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, slightly slanted style.

Paul Farkas  
Senior Review Planner