



THE COUNTY OF CHESTER



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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 – Conversion of an Accessory Dwelling Unit into a Rental
Westtown Township – ZA-02-19-15788

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. Westtown Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the following terms to Section 170-201: Building Footprint; and Members of the Same Family;
 - B. Add “conversion of an accessory dwelling unit into a rental” as a use permitted by special exception in the A/C Agricultural/Cluster Residential, R-1 Residential, and R-2 Residential Districts; and
 - C. Add Section 170-1619, which provides standards for the conversion of an approved, permitted accessory dwelling unit into a rental unit. We note that an “accessory dwelling unit” is permitted by special exception, in accordance with the standards in Section 170-1603.A of the Township Zoning Ordinance.

COMMENTS:

2. We acknowledge, and endorse, that these proposed standards will provide additional housing opportunities in the Township. We suggest that, for clarity purposes, the Township identify if short-term rentals will be permitted in accordance with the proposed zoning standards.

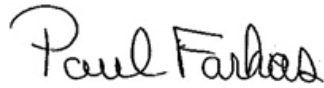
RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

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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