

## Chapter 170. Zoning

### Article XVI. Supplemental Regulations

#### § 170-1603. Accessory uses and structures.

[Amended 3-3-2003 by Ord. No. 2003-2]

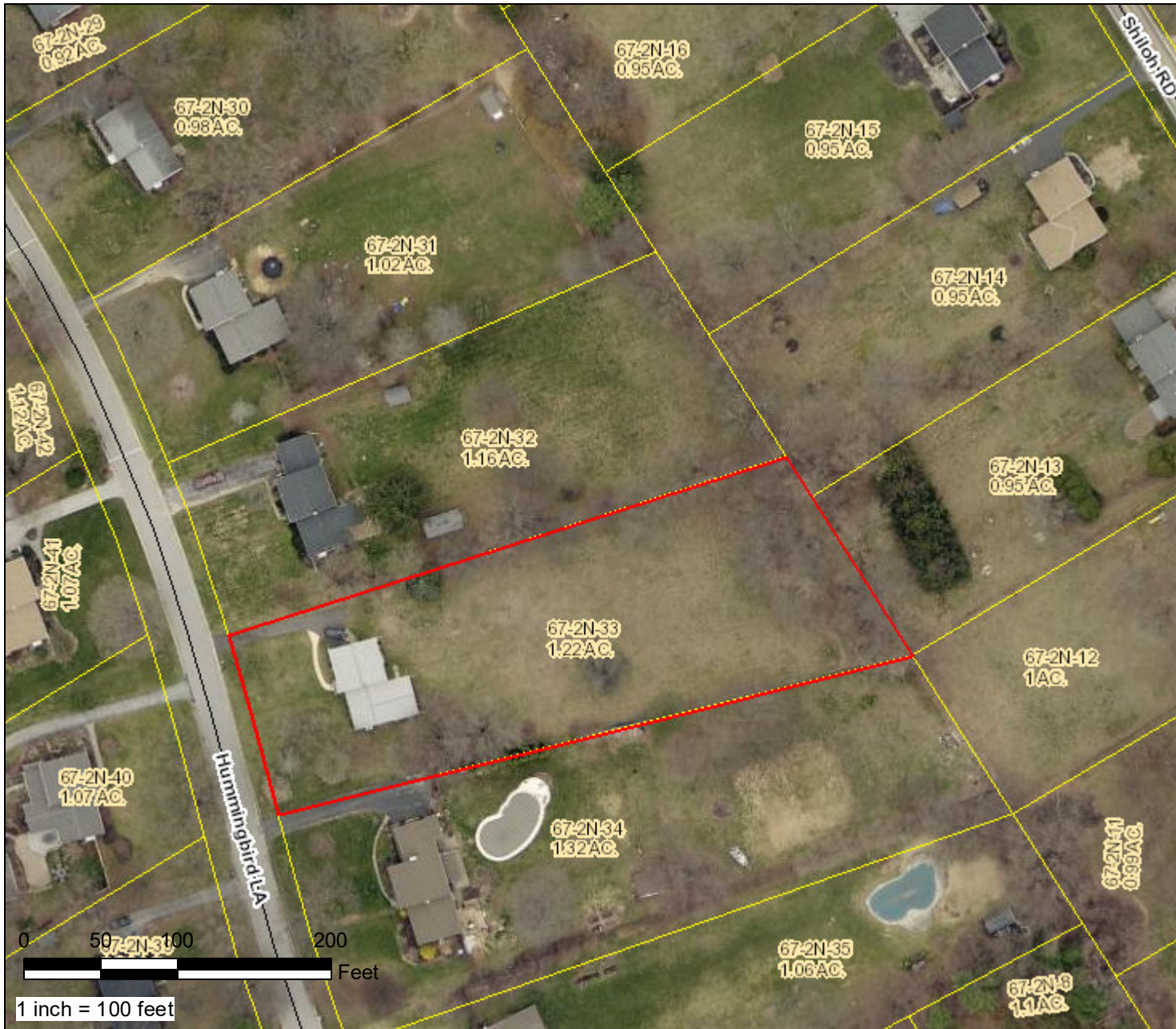
Uses considered customarily accessory and incidental to any permitted use under this chapter shall include those generally provided for within the various zoning districts. In addition, the uses listed herein shall specifically be deemed accessory in accordance with the following terms:

A. Accessory dwellings.

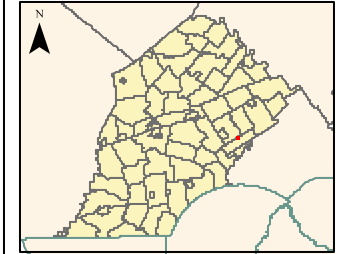
[Amended 9-15-2008 by Ord. No. 2008-1; 5-21-2012 by Ord. No. 2012-5]

- (1) Specific intent. In allowing opportunities for the creation of accessory dwelling units, it is the specific intent of this subsection to address directly the housing needs of small households to make more efficient use of the Township's existing building stock and infrastructure.
- (2) Standards for accessory dwellings. Where authorized as a special exception under the terms of this chapter, accessory dwellings may be created in accordance with the following standards:
  - (a) There shall not be more than one accessory dwelling unit created on any single-family residential lot.
  - (b) The accessory dwelling unit may be located in the principal dwelling or in a structure which is accessory to the principal dwelling and is located on the same single-family residential lot.
  - (c) One of the two dwelling units shall be occupied by the owner of the lot on which both dwelling units are located.
  - (d) The accessory dwelling unit shall be occupied only by members of the family of the occupants of the principal dwelling or those providing care or services to the occupants of the principal dwelling unit.
  - (e) The minimum size of an accessory dwelling shall be 500 square feet of gross habitable area. The accessory dwelling shall comprise not more than 35% of the gross habitable area of the principal dwelling prior to creation of the accessory dwelling. However, in no case shall the accessory dwelling exceed 1,200 square feet, not including any vehicle garage space.
  - (f) No other alterations to the exterior of the structure shall be permitted unless necessary for health or safety reasons. No exterior changes shall be made which, in the judgment of the Zoning Hearing Board, are not in conformance with the existing single-family character of the neighborhood.
  - (g) Except where an off-site sewage system is available, the applicant shall submit to the Township a permit for an on-site sewage disposal system issued by the Chester County Health Department, certifying that the sewage disposal facilities are adequate for the projected number of residents. Where the existing on-site system is found to be inadequate, by the Department, to serve the projected demand, no approval shall be given for the accessory dwelling unit until the system is improved to meet Health Department requirements and a permit is issued by the Department.
  - (h) One off-street parking space shall be required for the accessory dwelling unit in addition to those required for the principal dwelling. The additional parking space shall not be located within any required yard area.
  - (i) To ensure compliance with this chapter, an architectural plan shall be submitted, accurately drawn to scale, indicating the location and size of the existing and proposed dwelling units, parking areas and any proposed exterior alterations.
  - (j) All accessory dwelling units in the Township shall be subject to the requirements of §§ **170-2004**, **170-2005** and **170-2006** relating to use and occupancy permits.

Map



COUNTY OF CHESTER  
PENNSYLVANIA



Find Address Information

PARID: 6702N00330000  
UPI: 67-2N-33  
Owner1: MAULTZ FRANCINE M  
Owner2: MAULTZ FRANCINE HOLLY  
Mail Address 1: 917 HUMMINGBIRD LA  
Mail Address 2: WEST CHESTER PA  
Mail Address 3:  
ZIP Code: 19382  
Deed Book: 5406  
Deed Page: 570  
Deed Recorded Date: 10/2/2002  
Legal Desc 1: ES HUMMING BIRD LA  
Legal Desc 2: LOT 21 & DWG  
Acres: 1.22  
LUC: R-10  
Lot Assessment: \$ 48,180  
Property Assessment: \$ 106,080  
Total Assessment: \$ 154,260  
Assessment Date: 12/19/2019  
Property Address: 917 HUMMINGBIRD LA  
Municipality: WESTOWN  
School District: West Chester Area

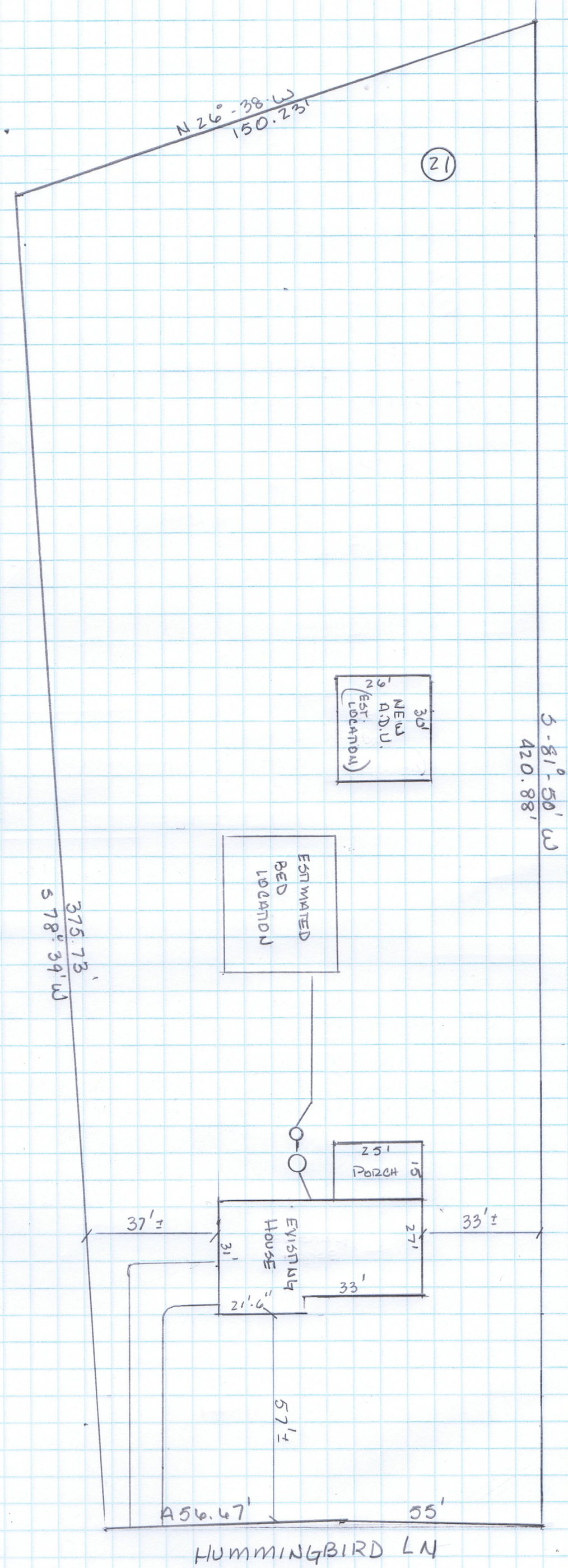
Map Created:  
Friday, October 16, 2020

County of Chester



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MAULTZ RESIDENCE  
917 HUMMINGBIRD LN  
WEST CHESTER, PA



N 26° - 38' - W  
150.23'

(21)

5-81°-50' W  
420.88'

375.73'  
578.39' W

30'  
NEW  
A.D.U.  
(EST. LOCATION)

ESTIMATED  
BED  
LOCATION

25'  
PORCH

37' ±  
31'  
27'  
33' ±  
33'

57' ±  
21.6'

556.67'  
55'  
HUMMINGBIRD LN

Table 1  
 Summary of Indoor Air Analytical Results (DRAFT)  
 917 Hummingbird Lane, West Chester PA

Analyte	CAS No.	Screening Values	Location:	CRAWLSPACE AIR		1ST FLOOR LR AIR		2ND FLOOR HALLWAY AIR		
		PA VI IA R	Sampling Date:	8/24/2018		8/24/2018		8/24/2018		
			Laboratory ID:	L1833628-01		L1833628-02		L1833628-03		
			Sample Type:	Units	Results	RL	Results	RL	Results	RL
<b>Volatile Organic Compounds (VOCs)</b>										
1,1,1-Trichloroethane	71-55-6	5,200	ug/m <sup>3</sup>	ND	1.09	ND	1.09	ND	1.09	
1,1-Dichloroethane	75-34-3	15	ug/m <sup>3</sup>	ND	0.809	ND	0.809	ND	0.809	
1,1-Dichloroethene	75-35-4	210	ug/m <sup>3</sup>	ND	0.793	ND	0.793	ND	0.793	
1,2,4-Trichlorobenzene	120-82-1	2.1	ug/m <sup>3</sup>	ND	1.48	ND	1.48	ND	1.48	
1,2,4-Trimethylbenzene	95-63-6	7.3	ug/m <sup>3</sup>	0.924 J	0.983	0.477 J	0.983	0.442 J	0.983	
1,2-Dichlorobenzene	95-50-1	210	ug/m <sup>3</sup>	ND	1.2	ND	1.2	ND	1.2	
1,2-Dichloroethane	107-06-2	0.94	ug/m <sup>3</sup>	ND	0.809	ND	0.809	ND	0.809	
1,2-Dichloropropane	78-87-5	2.4	ug/m <sup>3</sup>	ND	0.924	ND	0.924	ND	0.924	
1,3,5-Trimethylbenzene	108-67-8	7.3	ug/m <sup>3</sup>	ND	0.983	ND	0.983	ND	0.983	
1,3-Butadiene	106-99-0	0.81	ug/m <sup>3</sup>	ND	0.442	ND	0.442	ND	0.442	
1,3-Dichloropropane	142-28-9	NS	ug/m <sup>3</sup>	ND	0.924	ND	0.924	ND	0.924	
1,4-Dichlorobenzene	106-46-7	2.2	ug/m <sup>3</sup>	ND	1.2	ND	1.2	ND	1.2	
1,4-Dioxane	123-91-1	3.2	ug/m <sup>3</sup>	ND	0.721	ND	0.721	ND	0.721	
3-Chloropropene	107-05-1	1	ug/m <sup>3</sup>	ND	0.626	ND	0.626	ND	0.626	
4-Methyl-2-pentanone	108-10-1	3,100	ug/m <sup>3</sup>	ND	2.05	0.27 J	2.05	0.295 J	2.05	
Acetone	67-64-1	32,000	ug/m <sup>3</sup>	8.29	2.38	15.5	2.38	15.6	2.38	
Acrolein	107-02-8	<b>0.021</b>	ug/m <sup>3</sup>	ND	1.15	<b>1.11 J</b>	1.15	<b>1.36</b>	1.15	
Benzene	71-43-2	3.1	ug/m <sup>3</sup>	0.326 J	0.639	0.425 J	0.639	0.422 J	0.639	
Bromoform	75-25-2	22	ug/m <sup>3</sup>	ND	2.07	ND	2.07	ND	2.07	
Bromomethane	74-83-9	5.2	ug/m <sup>3</sup>	ND	0.777	ND	0.777	ND	0.777	
Carbon disulfide	75-15-0	730	ug/m <sup>3</sup>	0.19 J	0.623	0.305 J	0.623	0.336 J	0.623	
Carbon tetrachloride	56-23-5	4.1	ug/m <sup>3</sup>	0.428 J	1.26	0.409 J	1.26	0.377 J	1.26	
Chlorobenzene	108-90-7	52	ug/m <sup>3</sup>	ND	0.921	ND	0.921	ND	0.921	
Chloroethane	75-00-3	10,000	ug/m <sup>3</sup>	ND	0.528	ND	0.528	ND	0.528	
Chloroform	67-66-3	1.1	ug/m <sup>3</sup>	ND	0.977	0.347 J	0.977	0.332 J	0.977	
Chloromethane	74-87-3	14	ug/m <sup>3</sup>	0.789	0.413	0.917	0.413	0.911	0.413	
Cyclohexane	110-82-7	6,300	ug/m <sup>3</sup>	ND	0.688	ND	0.688	ND	0.688	
Dichlorodifluoromethane	75-71-8	100	ug/m <sup>3</sup>	2.32	0.989	2.22	0.989	2.13	0.989	
Ethylbenzene	100-41-4	9.7	ug/m <sup>3</sup>	ND	0.869	ND	0.869	ND	0.869	
Freon-113	76-13-1	31,000	ug/m <sup>3</sup>	0.544 J	1.53	0.491 J	1.53	0.506 J	1.53	
Isopropanol	67-63-0	210	ug/m <sup>3</sup>	ND	1.23	2.97	1.23	3.54	1.23	
Isopropylbenzene	98-82-8	420	ug/m <sup>3</sup>	ND	0.983	ND	0.983	ND	0.983	
Methyl Methacrylate	80-62-6	730	ug/m <sup>3</sup>	ND	2.05	ND	2.05	ND	2.05	
Methyl tert butyl ether	1634-04-4	94	ug/m <sup>3</sup>	ND	0.721	ND	0.721	ND	0.721	
Methylene chloride	75-09-2	630	ug/m <sup>3</sup>	ND	1.74	ND	1.74	ND	1.74	
n-Hexane	110-54-3	730	ug/m <sup>3</sup>	0.504 J	0.705	0.705	0.705	0.504 J	0.705	
o-Xylene	95-47-6	NS	ug/m <sup>3</sup>	ND	0.869	ND	0.869	ND	0.869	

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			Sampling Date:	CRAWLSPACE AIR	8/24/2018	8/24/2018	8/24/2018		
		PA VI IA R	Laboratory ID:	L1833628-01	L1833628-02	L1833628-03			
			Sample Type:	INDOOR AIR	INDOOR AIR	INDOOR AIR			
			Units	Results	RL	Results	RL	Results	RL
p/m-Xylene	179601-23-1	NS	ug/m <sup>3</sup>	ND	1.74	ND	1.74	ND	1.74
Styrene	100-42-5	1,000	ug/m <sup>3</sup>	ND	0.852	ND	0.852	ND	0.852
Tetrachloroethene	127-18-4	42	ug/m <sup>3</sup>	ND	1.36	ND	1.36	ND	1.36
Tetrahydrofuran	109-99-9	13	ug/m <sup>3</sup>	0.375 J	1.47	ND	1.47	1.85	1.47
Toluene	108-88-3	5,200	ug/m <sup>3</sup>	1.14	0.754	0.984	0.754	0.946	0.754
trans-1,2-Dichloroethene	156-60-5	63	ug/m <sup>3</sup>	ND	0.793	ND	0.793	ND	0.793
Trichloroethene	79-01-6	2.1	ug/m <sup>3</sup>	ND	1.07	ND	1.07	ND	1.07
Trichlorofluoromethane	75-69-4	730	ug/m <sup>3</sup>	1.34	1.12	1.24	1.12	1.28	1.12
Vinyl bromide	593-60-2	0.76	ug/m <sup>3</sup>	ND	0.874	ND	0.874	ND	0.874
Vinyl chloride	75-01-4	0.79	ug/m <sup>3</sup>	ND	0.511	ND	0.511	ND	0.511
<b>VOCs by Selective Ion Monitoring (SIM)</b>									
1,1,1,2-Tetrachloroethane	79-34-5	0.42	ug/m <sup>3</sup>	ND	0.137	ND	0.137	ND	0.137
1,1,1,2-Trichloroethane	79-00-5	0.21	ug/m <sup>3</sup>	ND	0.109	ND	0.109	ND	0.109
1,2-Dibromoethane	106-93-4	0.041	ug/m <sup>3</sup>	ND	0.154	ND	0.154	ND	0.154
Acrylonitrile	107-13-1	0.36	ug/m <sup>3</sup>	ND	1.09	ND	1.09	ND	1.09
Benzyl chloride	100-44-7	0.5	ug/m <sup>3</sup>	ND	1.04	ND	1.04	ND	1.04
Bromodichloromethane	75-27-4	0.66	ug/m <sup>3</sup>	ND	0.134	ND	0.134	ND	0.134
Dibromochloromethane	124-48-1	0.9	ug/m <sup>3</sup>	ND	0.17	ND	0.17	ND	0.17
Naphthalene	91-20-3	<b>0.72</b>	ug/m <sup>3</sup>	<b>2.01</b>	0.262	0.273	0.262	0.215 J	0.262

Notes:

PA VI IA R: Pennsylvania Residential Indoor Air Statewide Health Standard Vapor Intrusion Screening Values Criteria, January 18, 2017.

J: Reported value is an estimated value

ND: Not detected at the Reporting Limit

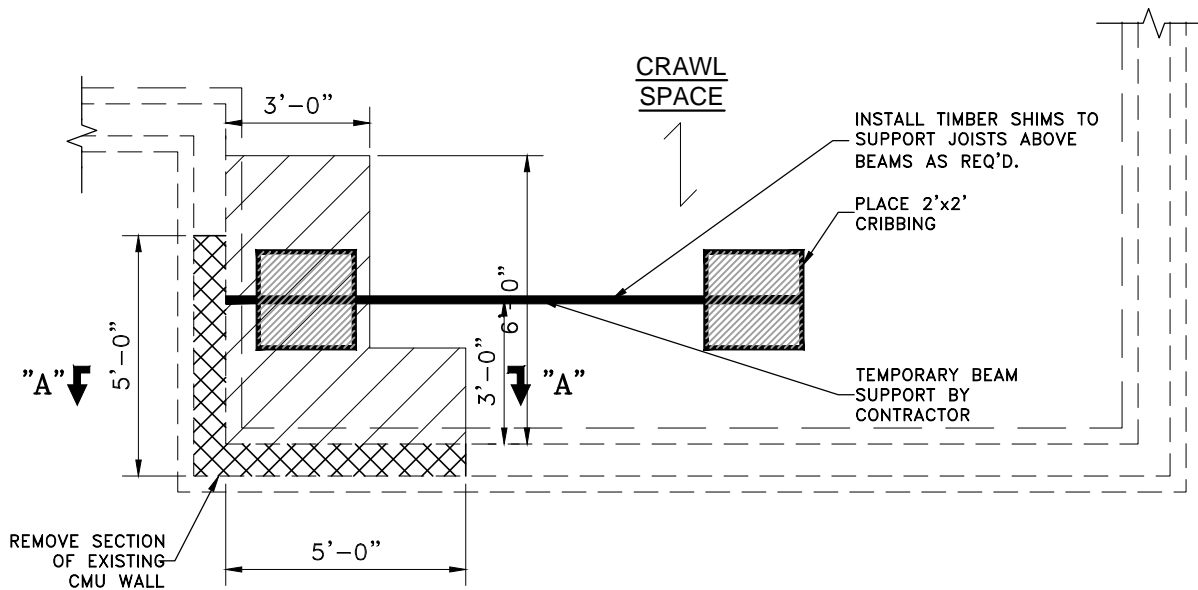
NS: No screening value

RL: Reporting Limit

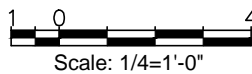
ug/m<sup>3</sup>: Micrograms per cubic meter

**1.11** - Indicates concentration exceeds one more screening values  
**0.021** - Indicates screening value exceeded  
 1.15 - RL exceeds screening value

\* Comparison is not performed on parameters with non-numeric criteria.



FRONT  
PLAN VIEW



**LEGEND**

SAW CUT AND REMOVE  
SECTION OF CONCRETE  
SLAB & REPLACED  
IN-KIND  
SEE DETAIL #1



CMU WALL REPLACEMENT  
917 HUMMINGBIRD LANE,  
WEST CHESTER, PENNSYLVANIA

**KLUK CONSULTANTS, LLC**

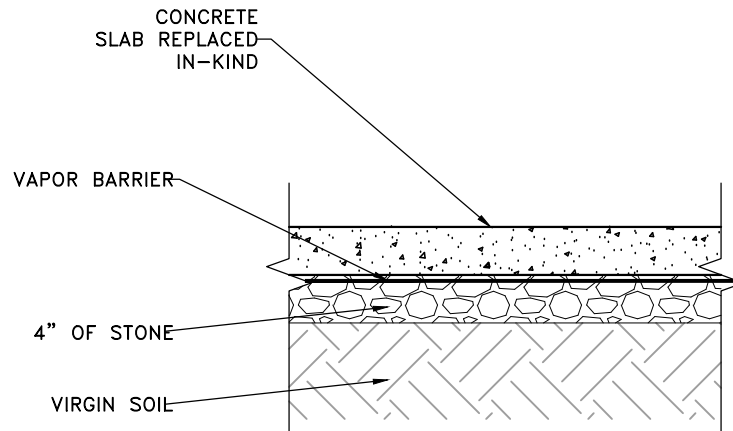
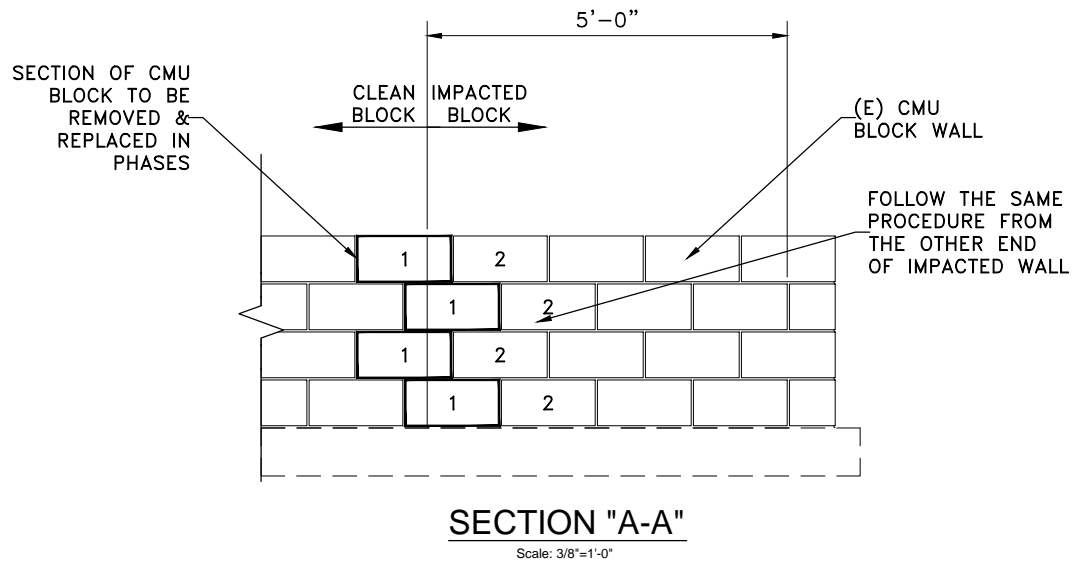
2 EASTWICK DRIVE, SUITE #202  
GIBBSBORO, NEW JERSEY 08026  
TEL. (856) 566-0013

SCALE: 1/4"=1'-0"

DRAWN BY: AJD

DATE: 8/14/18

SHEET: 1 of 2

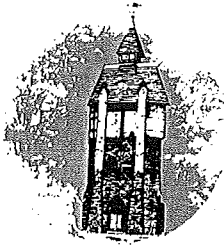


CMU WALL REPLACEMENT  
 917 HUMMINGBIRD LANE,  
 WEST CHESTER, PENNSYLVANIA

**KLUK CONSULTANTS, LLC**

2 EASTWICK DRIVE, SUITE #202  
 GIBBSBORO, NEW JERSEY 08026  
 TEL. (856) 566-0013

SCALE: NTS	DRAWN BY: AJD
DATE: 8/14/18	SHEET: 2 of 2



# WESTTOWN TOWNSHIP

1039 Wilmington Pike  
West Chester, PA 19382  
610-692-1930  
email: [supervisors@westtown.org](mailto:supervisors@westtown.org)

Post Office Box 79  
Westtown, PA 19395  
FAX 610-692-9651  
[www.westtownpa.org](http://www.westtownpa.org)

May 09, 2014

COPY

Maultz, Francine M  
917 Hummingbird Lane  
West Chester Pa 19382-7531

Re: Westtown Township Onlot Sewage Management Program - Sewage System Inspection for 67-2N-33

Dear Property Owner:

Thank you for having your on-lot sewage system inspected and for submitting the completed inspection form to Westtown Township.

The inspection of your sewage system, completed by Jack Buet on 4/3/2014 revealed that no additional maintenance or repair activities are required at this time by the Westtown Township On-Lot Sewage Management Ordinance. Independent of inspection findings, please note that Westtown Township requires that all on lot sewage systems be pumped by a Chester County Health Department licensed Liquid Waste Hauler at least once in the three year period of 12/7/2013 to 12/7/2016, and at least once every three years thereafter. A copy of the receipt from your pumper must be mailed to the Township within thirty (30) days of each sewage system pumping. Thank you if you have already submitted the required pumping receipt(s) to the Township.

Please contact the Township at (610) 692-1930 if you have any questions. Thank you for doing your part to protect the environmental health of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'T DeCaro', written in a cursive style.

Travis DeCaro  
On-Lot Management Coordinator





(610) 692-9651  
VIA FACSIMILE TRANSMISSION: Total pgs.  
(including cover: 7

TO: Travis Beacro, Westtown Township  
FR: Francine Maultz  
DT: 04/28/14  
RE: Westtown Township Initial On-lot  
Sewage Disposal System Inspection  
Report Attached

Will telephone the Township to  
confirm receipt.

Francine Maultz

### WESTTOWN TOWNSHIP INITIAL ON-LOT SEWAGE DISPOSAL SYSTEM INSPECTION REPORT

Property Owner Information: Name (print) FRANCINE MAULTZ  
Signature (required) Francine Maultz  
Telephone Number (optional) 610-431-7182  
Email Address (optional) \_\_\_\_\_

Inspector Information: Name (print) JACK BUET  
PSMA/NOF Certification No. 372  
Signature (required) Jack Buet

Date Inspection Completed 4/3/14

The results of this inspection are intended solely for Westtown Township's On-Lot Sewage Management Program and are not suitable for any other purpose, including real estate transactions. This inspection does not warranty or guarantee the proper functioning of the on-lot system for any period of time. By signing above, the Property owner and the Inspector each attest that all information provided in this report is true and accurate to the best of his or her knowledge.

#### SECTION 1. GENERAL INFORMATION AND TYPE OF SEWAGE SYSTEM

A. Address: 917 Hummingbird Lane

B. Parcel Identification (UPI No.): 67 - 2N - 33

C. Chester County Health Department Permit?  
If Yes, Repair or New?  Yes (attach copy)  No  Unknown  
 Repair  New

D. PADEP Permit?  Yes (attach copy)  No

E. Existing sewage maintenance agreement?  Yes (attach copy)  No

F. Sewage system constructed prior to May 15, 1972?  Yes  No  Unknown

If unknown, approximate date of construction: \_\_\_\_\_

G. Property use:  Residential  Non-residential

H. If Residential, No. of Bedrooms:  1-3  4  5  >5

I. Water Supply:  Private Well  Public

J. Garbage Disposal?  Yes  No

#### K. TREATMENT TANK(S)

1. Type:  Septic Tank  Cesspool  Aerobic Tank  Holding Tank  
 Other \_\_\_\_\_

2. Total capacity:  <900 gallons  1,250-1,499 gallons  900-1,249 gallons  1,500 gallons or more

3. Depth to primary tank access:  1' or less  > 1'

WESTTOWN TOWNSHIP ON-LOT SEWAGE SYSTEM INSPECTION REPORT

SECTION 1. GENERAL INFORMATION AND TYPE OF SEWAGE SYSTEM (CONTINUED)

L. AUXILIARY TREATMENT UNITS

1. Filtration unit?  Yes  No

2. If yes:  Peat  Buried Sand  Free Access  
 Other \_\_\_\_\_

3. Disinfection?  Yes  No

M. Lift/Dosing Tank?:  Yes  No

N. DISPOSAL AREA

1. Type:  Inground Seepage Bed  
 Inground Seepage Trenches  
 Elevated Sand Mound  
 Individual Residential Spray Irrigation System (IRSIS)  
 Drip Irrigation  
 Other Alternate System – type: \_\_\_\_\_  
 Experimental System – type: \_\_\_\_\_  
 Cesspool or Seepage Pit  
 N/A (Holding Tank)

2. Approx. total square footage of absorption area: 1000

N/A (No soil absorption area)

WESTTOWN TOWNSHIP ON-LOT SEWAGE SYSTEM INSPECTION REPORT

SECTION 2. INITIAL INSPECTION INFORMATION

(COMPLETE ALL INFORMATION APPLICABLE TO SEWAGE SYSTEM TYPE IDENTIFIED ABOVE)

A. GENERAL

- 1. Weather Conditions last 24 hours:  Dry  Rain  Snow
- 2. Date of last pumping: VNK
- 3. Does greywater discharge to ground surface?  Yes  No
- 4. Is the residence/building currently occupied?  Yes  No

B. TREATMENT TANKS AND PUMPING

- 1. Baffles intact? Inlet:  Yes  No  N/A (Cesspool, holding tank, etc.) Outlet:  Yes  No
- 2. Effluent filter?  Yes  No
- 3. Tank lid structurally sound, with no evident leaks or cracks?  Yes  No
- 4. Depth of scum and sludge greater than 1/3 liquid depth of tank?  Yes  No  N/A
- 5. Surface water (drainage swale, roof drain, sump pump, etc.) directed over tank?  Yes  No
- 6. Was the tank pumped during the inspection?  Yes  No
- 7. If pumped, attach receipt from Chester County Licensed Liquid Waste Hauler and complete the following:
  - a. Absorption area backflow into tank during pumping?  Yes  No  N/A
  - b. Tank structurally sound, with no evident leaks or cracks?  Yes  No  N/A
  - c. Quantity pumped (gallons): 1500
  - d. Date of pumping: 4/2/14
  - e. Chester County Health Department (CCHD) Licensed Liquid Waste Hauler Name (print):  
Hurricane Drain
  - f. CCHD License No. 999
- 8. Additional comments: \_\_\_\_\_

C. AUXILIARY TREATMENT UNITS

If present, comments: \_\_\_\_\_

WESTTOWN TOWNSHIP ON-LOT SEWAGE SYSTEM INSPECTION REPORT

SECTION 2. INITIAL INSPECTION INFORMATION (CONTINUED)

D. HOLDING/LIFT/DOSING TANKS *N/A*

- 1. Tank structurally sound, with no evident leaks or cracks?  Yes  No  N/A
- 2. Tank access at grade?  Yes  No  N/A
- 3. Pump Functioning?  Yes  No  N/A
- 4. Alarm Functioning?  Yes  No  N/A
- 5. Electrical Connections satisfactory?  Yes  No  N/A
- 6. Surface water (drainage swale, roof drain, sump pump, etc.) directed over tank?  
 Yes  No  N/A

7. Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E. DISPOSAL AREA

1. Results of Soil Absorption System Probing:  N/A (No aggregate-based absorption area)

	<u>Bed</u>	<u>Trenches</u>			
		T1	T2	T3	T4
Some dry aggregate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Effluent to top of aggregate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Effluent to ground surface	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. If exposed, are distribution box outlets level?  Yes  No  N/A

3. Surface water (drainage swale, roof drain, sump pump, etc.) directed over absorption area?  
 Yes  No

4. Observations / General Condition of Absorption System / Disposal Area:  
 Satisfactory  Green Lush Grass  Water Ponding or Surfacing  
 Wetness or Spongy Areas  Open Pipe Discharge

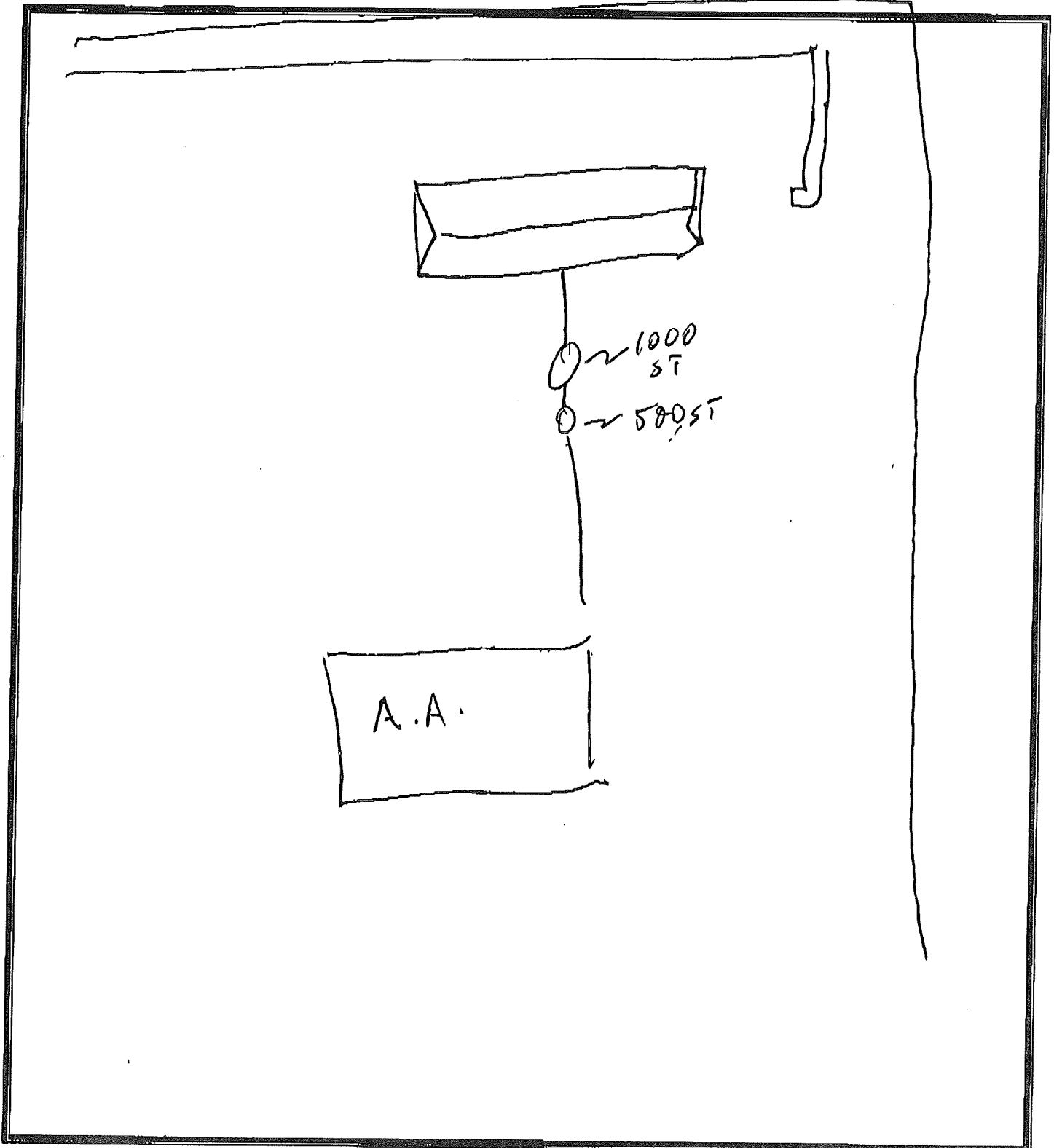
5. Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WESTTOWN TOWNSHIP ON-LOT SEWAGE SYSTEM INSPECTION REPORT

SECTION 2. INITIAL INSPECTION INFORMATION (CONTINUED)

H. SITE DRAWING

Show approximate locations of property lines, structures, driveway, well(s), treatment tanks, dosing tanks, and absorption area (may attach CCHD permit plot plan or as-built plan in lieu of drawing).



## **Pesticide Hypersensitivity Registration Information**

### **What is the Pesticide Hypersensitivity Registry?**

The Pennsylvania Department of Agriculture (PDA) maintains a registry of individuals hypersensitive to pesticides. It is a listing of locations for people who have been verified by a physician to be excessively or abnormally sensitive to pesticides. These hypersensitive individuals may request to have listings of their home, place of employment, school (if a student), and vacation home placed in the Registry. A person will not be considered included in the Registry unless their name appears in the current published Registry.

The Registry is distributed to all commercial and public pesticide businesses on March 1<sup>st</sup> and July 15<sup>th</sup> each year. The pesticide application businesses are required to notify any person in the most recent registry if they will be making an application to an attached structure or outdoor above ground pesticide application within 500 feet of any listed location.

### **What are the Notification Requirements?**

Once you are listed in the Registry, pesticide businesses are required to make notifications to you 12 to 72 hours in advance of any pesticide application to an attached structure or an outdoor above ground application that they may make within 500 feet of any location that you have listed in the Registry. The notification may be made by speaking to an adult through personal contact, by telephone contact, leaving a message on your answering device, by certified mail, by posting a notice on the front door at the listed location or speaking to an adult at the alternate phone number you listed in the Registry.

The business must provide you their: business name, address, telephone number, the pesticide brand name and common name (if available), EPA Registration number of the pesticide, the location of the application and the proposed date and time of the application. The proposed application time may not exceed a 24-hour period.

**Remember: A listing in the Registry does not prevent the pesticide application from being made.**

### **How Do You Have Your Name Listed in the Hypersensitivity Registry?**

Obtain an application which is available online at: <http://www.agriculture.pa.gov/Protect/PlantIndustry> from your local pesticide businesses, or by contacting any PDA Office (listed on the back). Make arrangements with someone to be your alternate contact point. This person must be willing to receive calls when applicators cannot contact you directly and forward the information on to you. Complete the application using your legal address as your primary residence, daytime, nighttime and alternate telephone numbers. You must complete all required blocks or the application will be returned.

See your Pennsylvania licensed physician to have Part II of the form completed and signed. You may also wish to discuss what protective measures you need to take to protect your health in the event an application is made near you. Review your application for completeness and return it to: PA Department of Agriculture, Bureau of Plant Industry, 2301 N. Cameron St., Harrisburg, PA 17110-9408.

Before your name appears in the Registry, the information as it will be published will be mailed to you for your review for completeness and accuracy and requires your final approval. Because the Registry is a public document, the information you provide is considered public information. By submitting the application for publication you are granting the Department the right to publish your information in printed or electronic media.

## What Can I Do Until My Listing Appears in the Registry?

You can contact your neighbors, explain your situation and ask them to voluntarily notify you of applications they might make (the Registry only applies to applications made by commercial and public applicators, not to persons making pesticide applications to their own property). If they employ a pesticide application business, ask the name of the company, so you could write the business with a request to be notified pending the next publication of the Registry.

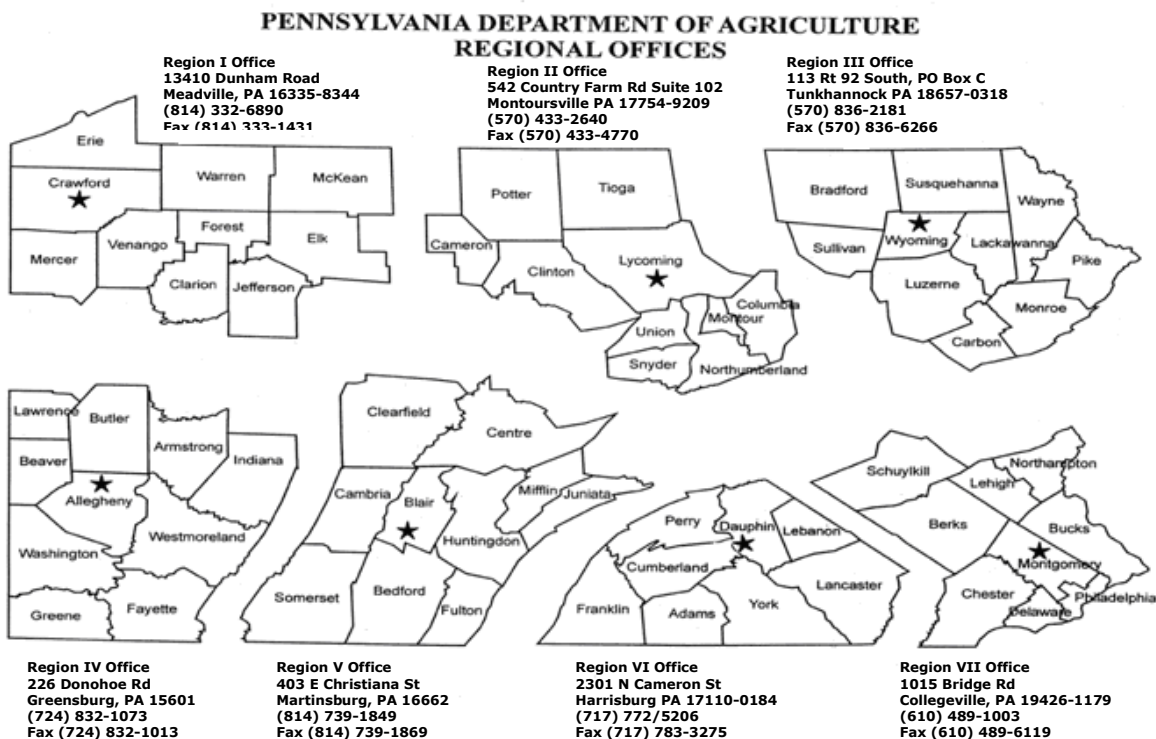
## How Do You Stay Listed in the Registry?

PDA will mail you a renewal application in October. You must review the information for accuracy and completeness, sign and return the application to PDA by November 30<sup>th</sup>. (You are not required to obtain a new medical verification for renewal.) **Should you not return the renewal application, your information will be removed from the Registry.** Should your information listed in the Registry change during the year you must notify PDA in writing of the changes to insure the accuracy in the next publication of the Registry.

## What if I am not Notified of a Pesticide Application After My Listing is in the Registry?

Once your listing is in the Registry, should a commercial or public pesticide applicator make pesticide application within 500 feet of your listing and fail to provide the required prior notification, we suggest the following:

Personally contact the applicator. Explain that you are listed in the Hypersensitivity Registry and need to be notified of pesticide applications. Contact the PDA Regional Office in your area and ask to speak to an Agronomics Products Inspector. They will record the information regarding your complaint and assist you in the appropriate manor. It is helpful if you can provide the company name and the "BU" number displayed on the side of the service vehicle along with the location of the application.





**Pennsylvania Department of Agriculture  
Registry of Pesticide Hypersensitive Individuals  
Application**



For Office Use Only

\_\_\_\_\_ Initial Application (Parts I & II)

**Directions:** Part I & II of the application must be completed for the individual's name to be placed in the Registry. All information for each location you wish listed must be completed (all boxes) or the application will be returned. The **required** "Alternate Telephone Number" is an individual willing to accept calls and forward information to you. Part II is not required for annual renewals.

**Part I – To be completed by the Hypersensitive Individual** \_\_\_\_\_ Renewal (Part 1 only)

I hereby request to have my name placed in the Pennsylvania Pesticide Hypersensitive Registry. I understand that the application information and the Hypersensitivity Registry are considered public documents and waive all rights to privacy pertaining to the information contained on this application or listed in the Pesticide Hypersensitivity Registry. I hereby give my permission to the Pennsylvania Department of Agriculture to publish this information and place it in full public view through printed and electronic media.

\_\_\_\_\_  
**\*Signature** (Parent or legal guardian must sign for minor child) \_\_\_\_\_ **\*Date**

**Please Print or Type Information**

<b>*Name</b> (Last)	(First)	(M.I.)	(Suffix)	<b>Date of Birth</b> ____/____/____	*Male _____ *Female _____
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<b>*A. Primary Residence (Home)</b> (Must be a street address) different			*Mailing address if		
<b>*City</b> (Post Office)	<b>*Municipality</b> (Twp. Boro or City)	<b>*State PA</b>	<b>*Zip + 4</b>		
<b>*County</b>	<b>*Telephone Numbers</b> (Include Area Codes) (*Night) (*Day)		(*Alternate)		
<b>E-mail Address</b> (Optional)	<b>* Denotes Required Information</b>		<b>GPS Location (office use)</b>		

**Please complete the following for secondary locations that you would like to have listed in the Registry. These locations are limited to: Vacation Home, School (where you are a student), and place of employment.**

<b>B. Secondary Location – Street Address for Vacation Home</b>			<b>City</b> (Post Office)		
<b>Municipality</b> (Twp. Boro or City)	<b>State PA</b>	<b>Zip + 4</b>	<b>County</b>		
<b>Your Telephone Numbers</b> (if Different than A. above. Include Area Codes) (Day) (Night) (Alternate)			<b>GPS Location (office use)</b>		

**The Medical Verification information on the back of this sheet must be completed for Initial applications only.**

<b>C. Secondary Location</b> – Name and Street Address for <b>School</b>			<b>City</b> (Post Office)
<b>Municipality</b> (Twp. Boro or City)	<b>State</b> <b>PA</b>	<b>Zip + 4</b>	<b>County</b>
<b>Your Telephone Numbers</b> (If Different than A. above. Include Area Codes) (Day) _____ (Night) _____ (Alternate) _____			<b>GPS Location (office use)</b>

<b>D. Secondary Location</b> – Name and Street Address for <b>Employer</b>			<b>City</b> (Post Office)
<b>Municipality</b> (Twp. Boro or City)	<b>State</b> <b>PA</b>	<b>Zip + 4</b>	<b>County</b>
<b>Your Telephone Numbers</b> (If Different than A. above. Include Area Codes) (Day) _____ (Night) _____ (Alternate) _____			<b>GPS Location (office use)</b>

<b>Part II – Medical Verification.</b> (Medical verification information must be completed by a Pennsylvania licensed medical doctor and is only required for <u>initial</u> application only.)	
I certify that I am licensed to practice medicine in the Commonwealth of Pennsylvania and the above named individual is a patient of mine and has been evaluated as being hypersensitive to pesticide exposure thereto. I recommend that their name be placed in the registry of pesticide hypersensitive individuals.	
_____ <b>Physician's Signature</b>	_____ <b>Date</b>
<b>Please Print or Type Information</b>	
Physician's Name (Last) _____ (First) _____ (M.I.) M.D/ D.O.	PA Medical License Number _____
Office Address: City, State, Zip Code _____	
Telephone _____	

Return the completed form to: PA Department of Agriculture  
Bureau of Plant Industry  
Division of Health and Safety  
2301 North Cameron St.  
Harrisburg, PA 17110-9408  
Phone 717-772-5231

## Chapter 49, Animals

***[Note: This Chapter 49 is already set up in the Westtown Township Code, but is simply left in reserve for the time being. The provisions herein deal only with dogs and are derived from text adopted in West Goshen Township. Additional subsections can be added to deal with other keeping of animal issues at a later date, or such other issues can remain in Chapter 170, Zoning.]***

### § 49-1 Definitions.

**OWNER** - Includes every person having a right of proprietorship or ownership in an animal and every person who keeps or harbors such animal or has it in his care and any person who permits an animal to remain on or about any premises occupied by him.

### § 49-2 Restrictions of Dogs.

- A. The owners of every dog within the Township of Westtown shall at all times keep such dog either:
  - (1) Confined within an enclosure from which it cannot escape;
  - (2) Firmly secured by means of a collar and chain; or
  - (3) Under the reasonable control of some person.
- B. No person shall permit a dog which is under his or her custody or control, either by leash, restraint, verbal command or otherwise, to deposit feces upon any other person's private property or on any public property, including but not limited to sidewalks, pathways, streets, parking lots, parks, waters or other public property of any kind. All persons exercising custody or control of dogs shall be required to immediately cleanup and properly dispose of any animal feces resulting from the dog's presence on any such public or private property.

### § 49-3 Running at Large.

- A. It shall be unlawful for the owner or keeper of any dog to permit such dog to run at large in Westtown Township. Any such dog found to be running at large, whether licensed or unlicensed, shall be subject to seizure, detention and disposition by the Westtown-East Goshen Regional Police Department or agency employed by the Township to carry out such seizure, detention or disposition in accordance with the provisions of the Pennsylvania Dog Law, as amended from time to time.
- B. "Running at large" shall be defined as being upon any public highway, street, alley, park or other public land, and not being on a leash and accompanied by or under the control of the owner or any other person having custody of said dog.

#### **§ 49-4 Continuous Barking Prohibited.**

No person shall own, possess, harbor or control any dog which howls or barks continuously and/or incessantly for a period of 10 minutes or makes such noise intermittently for 1/2 hour or more to the disturbance of any person at any time of the day or night, regardless of whether the dog is situated in or upon private property; provided, however, that at the time the dog is making such noise, no person is trespassing or threatening to trespass upon private property in or upon which the dog is situated or for any other cause which teased or provoked the dog.

#### **§ 49-5 Issuance of Warnings.**

Upon notification that a person is violating § 49-4, the Regional Police, Code Enforcement Officer or Zoning Officer may issue a warning to the owner of the dog. The warning shall be hand-delivered or sent by certified mail, return receipt requested, and shall include a copy of § 49-4 and a notice that a fine will be imposed for the second and all subsequent violations in accordance with § 49-6C.

#### **§ 49-6 Violation and Enforcement Provision.**

- A. Any person who violates or permits the violation of any provision of this chapter, except § 49-4, shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a District Justice, pay a fine for each such violation in an amount not less than \$50 and not more than \$200, plus all court costs, including reasonable attorney fees, incurred by the Township. No judgment shall be imposed until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure.
- B. Any person who is found liable for any second or subsequent offense for a violation of any provision of this chapter, except § 49-4, shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a District Justice, pay a fine for each such violation in an amount not less than \$200 and not more than \$600, plus all court costs, including reasonable attorney fees, incurred by the Township. No judgment shall be imposed until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure.
- C. Violation of § 49-4.
  - (1) Any person who violates or permits the violation of § 49-4 of this chapter shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a District Justice, pay a fine in the

following amounts, plus all court costs, including reasonable attorneys fees, incurred by the Township:

- (a) First violation: Warning issued.
  - (b) Second violation in any calendar year: fine of \$25.
  - (c) Third violation in any calendar year: fine of \$50.
  - (d) Fourth and subsequent violations in any calendar year: fine of no less than \$100 and no more than \$600.
- (2) No judgment shall be imposed until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure.

***[Note: § 170-1516, Keeping of Animals, provides for numbers of agricultural and domestic animals kept, relevant lot sizes, and general standards for shelter and enclosure of animals. It also includes one specific provision in subsection 170-1516.C.(4) related to the number of dogs kept, which I suggest remain in Zoning and is restated below.]***

- (4) Any keeping of eight or more dogs age three months or older shall require a minimum lot area of 10 acres, and any pens used for such dogs shall be set back a minimum of 250 feet from any lot line, except in connection with permitted veterinary services or a pet store.

## Memorandum

10/15/10

To: **Westtown Township Planning Commission**  
**Mila Robinson**  
**JoAnne Grube**

From: **John D. Snook**

Re: ***Additional Questions regarding Keeping of Animals and Dogs***

Mila raised a number of interesting questions about the “Dog” Ordinance accompanying this memo, including in regard to enforcement, dogs in pens outside, kennels and dog training facilities. I think it is important note that this type of ordinance is really only intended to give the Township a position of authority when there is a clear nuisance situation. We will not have Township staff or the police walking or cruising around looking for violations. Typically, the ordinance would not be invoked and enforced unless there was a complaint. Video on someone’s own property is certainly permissible evidence of a violation but would probably need a second witness to verify. In nuisance barking issues in East Bradford, the police go out and record the dog barking in excess of the permitted threshold.

§170-1516, Keeping of Animals permits dogs to be kept outside if under control or confined, which could be in the context of pens. Shelter is also required and I do not believe that an open pen, by itself, would constitute adequate shelter.

The following definition of kennel is provided in §170-201, Definitions:

***Kennel*** - *A place for the keeping, breeding, and/or boarding of more than four dogs for commercial purposes.*

This definition is not necessarily inconsistent with the only provision for multiple dogs in §170-1516,C.(4), which states that *“Any keeping of eight or more dogs age three months or older shall require a minimum lot area of 10 acres, and any pens used for such dogs shall be set back a minimum of 250 feet from any lot line, except in connection with permitted veterinary services or a pet store.”*

But the provision in §170-1516,C.(4) does not mention Kennel nor are there any specific provisions for Kennels in the Zoning Ordinance, nor any differentiation of a threshold of 4 dogs versus 8 dogs. I will provide sample Kennel provisions for your consideration. Having it defined with no provisions frankly could be dangerous,

The definitions of ***Family Farm Partnership*** and ***Family Farm Corporation*** in §154-15 in the Taxation Chapter deal with ownership options for agricultural properties, being used for agriculture, but exclude *“Raising, breeding or training of game animals, game birds, fish, cats, dogs or pets or animals intended for use in sporting or recreational activities.”* This Chapter is not specifically relevant to Zoning, although that stated

exclusion borders on Zoning issues while not applying to agriculture in general outside those ownership categories.

Dog Training Facility is not listed as a permitted use anywhere nor defined. Other than Kennel, which is defined but not provided for, Veterinary Services or Veterinarian Offices would be the closest matches but also are not defined. Veterinarian Offices are mentioned in §170-1616 as a subset of Farm Related Business and Veterinary Office is a permitted major home occupation if located near the intersection of two arterial roads (§170-1605.G.(4)(b)[1]). Both cases are permitted by Special Exception approval but with no specific standards.

***Sample Definitions and Standards:***

**KENNEL or BOARDING KENNEL** - An establishment equipped with pens, yards, runways or other appurtenances specifically designed or intended for the breeding, boarding, training or grooming customary household pets for compensation, or the maintenance of four (4) or more dogs that are more than six (6) months old on a single lot or contiguous lots under single ownership or lease.

**VETERINARY OFFICE or CLINIC** – A building or portion thereof used exclusively by veterinarians for treatment and examination of animals or consultation with their owners. Where no overnight domicile of animals or outdoor runs are included on the premises, this use shall be permitted and regulated as a Medical Office or Clinic. Where animals are housed overnight or outdoor runs are located on the premises, the use shall be permitted and regulated as an “Animal Hospital.”

**ANIMAL HOSPITAL or ANIMAL SHELTER** – A building routinely used for the treatment, housing or boarding of animals. Any use where animals are domiciled overnight or where outdoor runs are provided shall be regulated as an Animal Hospital or Animal Shelter pursuant to Section \_\_\_\_\_

**Animal Shelter, Animal Hospital, Veterinary Office or Clinic, Kennel or Boarding Kennel.**

All animal shelters, animal hospitals, veterinary offices or clinics, kennels or boarding kennels shall comply with the following standards, as applicable:

- A. All animal shelters, animal hospitals, veterinary offices or clinics, kennels or boarding kennels shall be licensed by the Commonwealth of Pennsylvania and shall comply with all applicable state statutes and regulations. The Pennsylvania Department of Agriculture is responsible for the health and welfare of the animals.
- B. All buildings with outdoor runs shall be setback at least two hundred feet (200') from all lot lines.

- C. Buildings that are fully enclosed without outdoor runs shall be setback a minimum of fifty feet (50') from all lot lines.
- D. Outdoor exercise areas and runs shall be entirely fenced and screened from view of nearby residential properties and the Delaware River Valley Scenic Byway where applicable, and shall only be used between the hours of 7:00 a.m. and 9:00 p.m. Animals shall be permitted outdoors only under caretaker supervision. At all other times, animals shall be kept inside with all doors and windows closed.
- E. All structures housing animals shall be adequately soundproofed, including but not limited to wall insulation and ceiling insulation, so that sound generated within the structure cannot be heard beyond the lot lines of the property containing the kennel.
- F. All animal waste shall be picked up from outside areas at least three times daily and placed in closed, sealed containers. All waste shall be removed from the premises weekly for proper lawful disposal, or shall be processed and disposed of in on-site facilities which are approved by the Zoning and Sewage Enforcement Officers.
- G. All organic waste, including materials from grooming, clipping and/or other procedures performed on the animals, shall be disposed of in accordance with the applicable rules of the appropriate governing authorities having jurisdiction over such activities, and all state and federal statutes and regulations.
- H. The sale of related products shall remain accessory to the animal shelter, animal hospital, veterinary office or clinic, kennel or boarding kennel and comprise no more than 25% of the floor area of the principal building.
- I. There shall be no outdoor storage of materials whatsoever.



## Stormwater, Zoning, & SALDO Proposed Changes w/Status Updates

Created: January 29, 2019

No. (origination year - month)	Ordinance Name	Description of Changes/Status	Source <sup>i</sup>	Priority	Approved date (PC)	Approved date (BOS)
2013-10	Bi-Directional Antennas	Twp Solicitor is waiting for Bldg Code update instructions from Bldg Inspector Andy Kirk.	WEGO PD	1		
2020-08	Signs Ordinance Amendment	Add language that was missed when original ordinance was adopted	BOS/PC	1	9/9/2020	247 review authorized 9/8/2020
2020-08	Dogs Amendment	To address dog feces and strengthen language regarding leashing and control of animals	BOS	1		
2017-08.7	170-1605. G. (2). n Major home occupations	Correct reference from 170-1700D to 170-1708.A	PC (EA)	1		
2018-08.8	170-602.D R-1 Residential Area and Bulk Regulations	Residential Cluster per 170-602, which has been deleted (replaced by Flexible Development.) Remove 170-602.D and renumber as necessary.	PC (EA)	1		
2017-09.1	149-910 Street Construction	This section could be revised to remove the reference to "PennDOT Seldom Used Specifications 1983" and more appropriately Reference PennDOT Publication 46.	MT (KM)	1		
2017-09.2	149-910.D Paving - Bituminous Surface Course ID-2A	This section could be revised to remove the reference to Bituminous Surface Course ID-2A. This section should be completely re-written to include a modern specification of the Superior Asphalt Paving System (Superpave).	MT (KM)	1		
2017-09.3	149-803 Stormwater Management in the Land Development Ordinance	This section could be completely removed since the Township Stormwater regulations were installed as a "stand alone - §144" section in 2013.	MT (KM)	1		
2017-09.4	144-301T General Requirements	A typo appears in the code. The ordinance should correctly read "seventy-five" (75), not fifty, which was the original language from the Chester County Model ordinance.	MT (KM)	1		
2017-09.7	Lighting waivers	Remove lighting requirements in residential from the code): 149-602.C.(4).(h)	MT (KM)	1		

2017-08.6	170-1502.B & G, Projections into setbacks and setback exceptions	Safety issue for access for emergency equipment, also swimming pool decks and patios (or other materials) should be required to remain outside of the 25' setback	PC (EA)	1		
2017-08.4	170-1509 Storage	Reword this section to apply to residential situations	PC (EA)	1		
2020-02	Update to Alarms Ordinance	Update language and move fees to fee schedule	WE / JG	2		Feb 2020
2017-09.8	Stormwater	§144-311.B.2 HDPE Pipes to be used in areas not supporting traffic loads. This request has been made on several applications and been granted by the BOS frequently enough to warrant amending the code.	CE (BU); MT (KM)	2		
2017-09.14	Definitions "lot area" and "tract area"	The definition of "Lot Area" and "Tract Area" are treated differently in Zoning	MT (KM); PC (EA)	2		
2017-09.15	Lot Area	The acreage contained within the property lines of a lot, as defined in the deed or as shown on an approved subdivision plan. Such acreage shall be exclusive of the following: A. Any area used for gas, oil, natural gas, electric, or communications transmission facilities, whether below or aboveground, that do not serve the lot or lots traversed. B. Any area within a street or other transportation right-of-way, existing or proposed. C. Any area within a permanent drainage easement. D. Every lot created by subdivision shall have a contiguous and uninterrupted area equal to 75% of the minimum lot area required by the applicable zoning district, which is unencumbered by wetlands, one-hundred-year floodplains, steep slopes and/or stormwater management basins/facilities.	MT (KM)	2		
2017-05	Open Space	When the Flexible Development option was added to the Ordinance, it included an extensive Open Space description - 170-907. It was decided to refer the Open Space requirements in all other districts to this section in order to avoid repetition.  While there are requirements for some portion of the Open Space be useable for active recreation, storm water management often occupies a significant area. Revising the open space definition and regulations has been suggested. Establishment of an Open Space fund, clarification of in lieu of fees	PC (EA)	3		

	Revise Floodplain Ordinance	Based on comments received during review in 2017, PC members indicated a desire to make some changes with Beth Uhler' assistance		3		
2001-08.1	Buffers & Screening - MU and R-3 Districts	Present regulations generally require buffers between districts rather than between uses. (Except for commercial vs residential).  Possibility for problems in MU and R-3 districts where residential and non-residential uses are permitted. The MU District is presently developed as residential except for one tract (5 acres?) currently industrial, which could be redeveloped for any use permitted in the C1 District.	PC (EA)	3		
2017-08.3	170-900 Flexible Development	170-904.C There are no lot size limits in Flex. For single-family dwellings, the only control of lot size is the requirement that there can be only 4 lots per acre in the area used for single-family dwellings (smallest lots could be just under 11,000 square feet).  170-904. E. (3). (10) Setbacks - The only setback regulations for dwellings in Flex are 30 feet behind the curb line and 30-foot separation between structures. This applies to decks, sheds, and even dwellings. (Not to swimming pools, however.)	PC (EA)	3		
2017-08.5	170-1513.B Interior circulation and streets minimum widths	Consider reducing the minimum paved width of streets on low traffic volume streets.	PC (EA)	3		
2001-08.2	149-915 Driveways	PC has suggested on several occasions that the Board adopt a freestanding driveway ordinance.	MT (KM)	3		
2017-09.9	Proposed Additions to the Code (1)	§170-1600 – Consider adding Drive Thru Regulations Recall Dunkin' Donuts	MT (KM)	3		
2017-09.10	Proposed Additions to the Code (2)	§170-1600 – Consider adding MS4 Assist Regulations Recall the Maneri Property 1126 Kolbe Lane, Rustin and Crebilly CU	MT (KM)	3		
2017-09.11	Proposed Additions to the Code (3)	§149-1514 – Consider adding a Belgian Block Section of Code with detail.	MT (KM)	3		
2017-09.12	Proposed Additions to the Code (4)	§170-1600 – Parking has become popular for compact cars, oversized vehicle, electric vehicle, seniors citizen and new or expecting parents, multi-family, and residential uses. (rideshare parking)	MT (KM)	3		

2017-09.13	Proposed Additions to the Code (5)	§170-1600 – Truck Turning Templates are not required by ordinance and should be added to the preliminary/ final plan set requires. All vehicles for emergency response, delivery, trash, and recycling should be provided to major applications.	MT (KM)	3		
2019-03	Parking Regulations Update	Times, circumstances, streets, locations, rideshare parking locations	Twp (WE)	4		
2015-07	Residential Chicken Ord.	Tabled indefinitely		4		
2018-05	High tunnels or “hoop houses”	No adoption deadline	House Bill No. 1486	4		
2017-06	Conditional Use Posting Requirements	Brought before BOS in summer 2017 (WIP), not scheduled before the PC or BOS		4		
2017-09.5	Administrative Preliminary or Final Waivers	Modern applications contain so much information that the boundary between preliminary and final has become almost negligible as far as engineering detail. Rarely have I seen a request for a waiver from preliminary to prelim/final denied.	MT (KM)	?		
2017-09.6	Landscaping Waivers	<ul style="list-style-type: none"> <li>Westtown Woods: §149-925-I.5 – Street Trees within 5 feet of property and within 10 feet of side lot lines</li> <li>§149-924.D which would require a separate tree protection plan.</li> <li>Fairshare Builders: §149-924.D(12)(b) – Regarding the request to waive the full amount of compensatory trees, the site was formerly a tree nursery.</li> <li>Rustin Residential: §149-925-I.5 – Street Trees within 10 feet of side lot lines.</li> </ul> <p><i>-Considering that these requests are handled on a case-by-case basis, I see no reason to make changes to the Code. -KM</i></p>	MT (KM)	?		
	Medical Services (curative amendment)	Adopted by BOS 7/16/2018. PC and BOS noted at the time that Medical Services may be appropriate in more zoning districts than just POC. (R-3, C-1, C-2). Consider amending by-right uses in these zoning districts to allow Medical Services, and to make existing medical services conforming to code.	(Twp) WE	?		
2019-01	Sidewalks	(discussed)	PC	?		
2019-02	Riparian Buffers	Needs contemporary definition	PC	?		
2019-04	Commencement of Development	Add times and days of the week, 149-404?	PC	?		
2019-05	Gross Habitable Area	Add definition: “All usable space within a dwelling unit without	PC	?		

		netting out any space unless it is not capable of being lived in.” (Examples of spaces to exclude: hvac closets, unfinished basements, unfinished attics)				
2019-06	Business or Trade School	Add definition:	WE	?		
2019-07	Accessory Dwelling Units	Gross habitable area definition, proximity to principal dwelling, require water & sewer connection, maximum number of parking spaces, including garages in size restrictions	KF	?		
2019	Definitions	Add definition for “Boardinghome(s)”	PC	1		
2020-03	Sign Ordinance	BOS Authorized Act 247 review at 1/21/2020 mtg	PC (EA)	COMPLETED	4/3/19	1/21/2020
2017-08.1	New Accessory Structure Setbacks	PC refers back to Twp Mgr for resolution of including word “uninhabitable” in language	PC (EA)	COMPLETED	4/17/19	6/3/2019
2017-08.2	Convert Accessory Dwelling Units into Rental Dwelling Units by Special Exception	PC recommends language to BOS for consideration	PC (EA)	COMPLETED	4/17/19	5/6/2019

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<sup>1</sup> Source Initials Key:

Board of Supervisors (BOS) and initials

Planning Commission (PC) and initials

Township Staff (Twp) and initials

Cedarville Engineering (CE) and initials

McCormick Taylor (MT) and initials

Al Federico (AF)

Brandywine Conservancy (BC) and initials

William Ethridge (WE)

JoAnne Grubbe (JG)