

WESTTOWN TOWNSHIP

1039 Wilmington Pike
West Chester, PA 19382
610-692-1930

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www.westtownpa.org

AGENDA **Westtown Township Board of Supervisors** **Workshop Agenda**

Westtown Township Municipal Building
1039 Wilmington Pike, Westtown

Monday, February 3, 2025

Start time: 6:45 PM Workshop

- 1. Oakbourne Park Mansion Parking Area Design – 15 minutes**
- 2. Proposed Amendments to Fences and Walls Ordinance – 15 minutes**
- 3. Public Comment on Workshop Items* - 15 minutes**

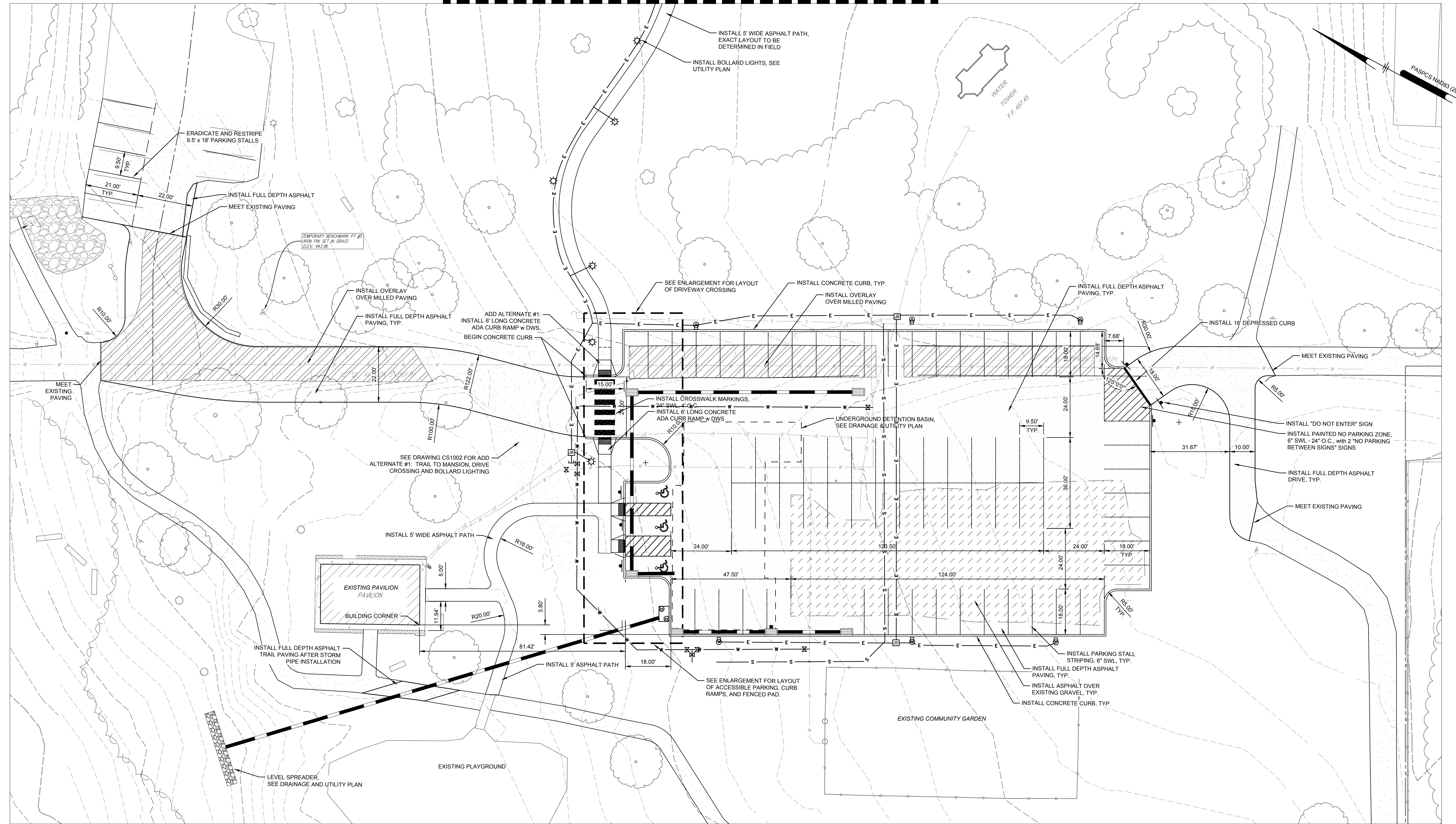
Tonight's Workshop will be viewable on Zoom via the following link:

<https://us02web.zoom.us/j/89939917814><https://us02web.zoom.us/j/89939917814>

Or by phone at: 646-558-8656

**The public comment period at the end of the Workshop will last approximately 10 minutes. The public will be asked to limit their remarks to two minutes each to allow others an opportunity to speak. To the extent that further public comment is required, speakers will be asked to save their remarks until the Public Comment - Non-Agenda Items portion of the Regular Board of Supervisors Meeting.*

MATCH LINE - SEE SHEET CS 1002



SITE IMPROVEMENT PLAN (PARTIAL SITE PLAN) - BASE BID

SCALE: 1" = 20'-0"



LEGEND - EXISTING:

	APPROX. ADJOINING PROPERTY LINE		MAJOR CONTOUR
	PROPERTY MARKER		MINOR CONTOUR
	BUILDING		SPOT ELEVATION, HARD SURFACE
	EDGE OF PAVEMENT		SPOT ELEVATION, SOFT SURFACE
	EDGE OF GRAVEL		POWER, UNDERGROUND
	CONCRETE PAVING		SANITARY SEWER, UNDERGROUND
	ASPHALT PAVING		STEAM, UNDERGROUND
	FENCE, WOOD		STORM SEWER, UNDERGROUND
	FENCE, METAL		WATER, UNDERGROUND
	BOLLARD		SANITARY SEWER, CLEAN-OUT
	SIGN		WATER, HOSE BIB
	LIGHT		WATER, FIRE HYDRANT
	DECIDUOUS TREE		WATER, STAND PIPE CONNECTION
	TREE LINE		UNIDENTIFIED, VENT

LEGEND - PROPOSED:

	CONCRETE CURB
	FLUSH CURB / DEPRESSED CURB
	FULL DEPTH ASPHALT PAVING
	ASPHALT OVERLAY OVER MILLED PAVING
	FULL DEPTH ASPHALT OVER EXISTING GRAVEL BASE
	ASPHALT PATH / CONCRETE CURB RAMP
	LIGHT FIXTURE / BOLLARD
	CONTOUR LINE
	SPOT ELEVATION

LAYOUT NOTES:

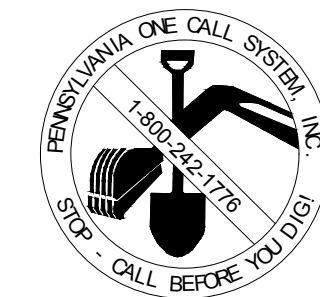
- CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF PROPOSED IMPROVEMENTS. THE ENGINEER MUST BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THIS PLAN WHICH WILL AFFECT THE LAYOUT OF THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL PROVIDE DIRECTION TO RESOLVE CONFLICTS.
- DIGITAL AUTOCAD FILES CAN BE SUPPLIED TO THE CONTRACTOR / CONTRACTOR'S SURVEYOR FOR LAYOUT OF SITE ELEMENTS.
- PROPOSED IMPROVEMENTS TO BE STAKED OUT IN THE FIELD AND VIEWED BY THE ENGINEER PRIOR TO INSTALLATION.
- NO WORK, ACTIVITIES, OR STORAGE OF MATERIALS SHALL BE PERFORMED BEYOND THE LIMITS OF WORK DEPICTED ON THE PLAN.

PROGRESS SET
2025-01-20

NOT FOR CONSTRUCTION

PROJECT STATUS: PLOTTED: 1/20/25 1:53 PM BY: Drew Harnish PROJECT STYLE: Pennoni VCS.dwg

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 IRWIN RUN ROAD
WEST MILFORD, PENNSYLVANIA
15122-1078



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS' NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH
REFERENCED TICKET NUMBER(S): 20242763048



PENNONI ASSOCIATES INC.
158 West Gay Street, 3rd Floor
West Chester, PA 19382
T 610.429.6907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

OAKBOURNE PARK - MANSION PARKING LOT
1014 SOUTH CONCORD ROAD
WESTTOWN, PA 19382

SITE IMPROVEMENT PLAN

WESTTOWN TOWNSHIP
1039 WILMINGTON PIKE
WEST CHESTER, PA 19382

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WESTT24003
DATE	2025-02-19
DRAWING SCALE	1"=20'
DRAWN BY	DM
APPROVED BY	MM

CS1001

Memo

To: Board of Supervisors
From: Liudmila Carter, Township Manager
Date: January 31, 2025
Re: Ordinance Amendments – 170-1505 Fences and Walls

Enclosed is 1505 Fences and Walls of the Zoning Ordinance with tracked changes as per recommendations from the Planning Commission. In summary, the following changes are proposed:

- Definitions were added for “garden fence” and “open fence”;
- Reorganization of provisions into those applicable to all fences, applicable to fences on residential property, and those only applicable to fence on nonresidential properties;
- Change from regulating fences within the building setback area to regulating fences within yards;
- Clarification for when fence permit is required;
- Additional permit submission requirements, including a more detailed plot plan, fence and fence gate dimensions, and fence foundations specifications;
- Additional requirements for fence gates;
- Maximum permitted height for open fences for recreational facilities of 10 feet;
- Additional setback from the future right-of-ways of 10 feet;
- Additional setback from side and rear lot lines of 1 foot;
- Clarification on what constitutes the finished side;
- Decrease of height for permitted height for fences on residential lots within the front yard from 5 feet to 4 feet;
- Increase of permitted height of walls within the front yard from 3 feet to 4 feet;
- Prohibition on using razor, barbed wire, spikes or electric fencing;
- New requirements for garden fences.

The Board of Supervisors feedback is requested.

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

§170-201 **Definitions**

FENCE, GARDEN

An open fence that is fully encompassing no more than 25% of the lot, with no buildings or structures, which is actively used to grow vegetables, fruit, herbs, or flowers for personal consumption (i.e. not retail).

FENCE, OPEN

A fence that has at least 50% of its surface area as open space, which allows for better visibility from both inside and outside the property being fenced. Such fence type may include split-rail, post and rail, picket fence and chain link fence.

§ 170-1505 **Fences and walls.**

[Amended 3-3-2003 by Ord. No. 2003-2; 2-6-2012 by Ord. No. 2012-1]

A. Permit requirements. A permit is required for the installation or replacement of all fences exceeding 40 feet in length and within the front, rear or side yards in accordance with the following:

(1) The following shall be submitted with a permit application:

- a. A plot plan of the subject property that accurately depicts the following: the boundaries of the property, rights-of-ways and easements, structures, location of proposed fence and fence gates. ~~locating the proposed fence shall be submitted with the permit application.~~ The plot plan may be an informal sketch plan, not necessarily to exact scale, ~~showing the property boundaries and accurately locating the proposed fence.~~
- b. Fence dimensions, including height and width of fence gates.
- c. Details on fence foundation (such as concrete footings, t-posts, post spikes and post anchors), fence type and fence materials.

(2) The property owner or contractor shall notify the PA One Call System before installation and/or permit application submission~~beginning construction of the fence.~~

A.B. Exceptions.

- (1) A permit is not required for a fence in the Township District.
- (2) A permit is not required for fences enclosing agricultural uses as set forth in §170-1609 and/or in §170-1603.B, or those constructed in conjunction with a permit for the installation of a swimming pool, or those meeting the definition of garden fence under this Chapter.

C. C. — General standards applicable to all fences and walls.

- (1) A fence or wall within the front yard shall have an opening or an operable gate with a minimum width of 3 feet. There shall be a minimum of one opening or operable gate along each street frontage.
- (2) A fence or wall within the front yard shall be set back a minimum of 10 feet from the future right-of-way.
- (3) A fence or wall located within a yard other than a front yard shall be set back from side and rear lot lines a minimum of one foot. The owner of the fence is responsible for maintaining the area between the fence line and property lines.
- (4) If one side of a fence is smoother or more finished than the other side of the fence, the smoother or more finished side shall face onto any abutting lot or public road. The finished side shall also be considered the side without structural support members.
- (5) A fence higher than six feet and not exceeding ten feet is permitted to enclose a recreation facility such as a tennis court or ground mounted solar energy system if the fence is integral to such use and complies with the required building setbacks applicable to the zoning district.
- (6) Where landscaping is required as a buffer around a use, all fencing shall be located on the inside of the landscaping, except for fencing that is mostly open (such as split rail or picket fencing) and is an open fence if constructed of wood or materials with a similar appearance.
- (7) This section shall not restrict retaining walls that are necessary to hold back slopes, nor walls of a building that are permitted by this chapter.
- (8) No fence or wall shall be constructed on a property within the existing or future right-of-way of a street, nor in any location that would obstruct a permanent easement, unless permission is granted in writing by the easement holder.
- (9) Fences and their support materials shall be placed entirely within the boundaries of the property being fenced. If the property owner cannot demonstrate that the property line location is known and identified in the field, as well as on the permit plan, the Township Zoning Officer may require a survey of the property completed by a professional land surveyor to determine the precise limits of the property.
- (10) Any fence or wall which, in judgement of the Zoning Officer, is unsafe, dangerous or a threat to the public health and safety shall be repaired, replaced or removed at the expense of the property owner.
- (11) Regulations for fencing associated with wireless communications facilities are set forth in Article XXV, Wireless Communications Facilities, and those provisions are the applicable standards to apply to such fencing. [Added 6-15-2015 by Ord. No. 2015-6; amended 4-4-2022 by Ord. No. 2022-04]

~~(3)~~(12) Regulations applicable to fencing associated with surface land uses affiliated with transmission pipelines are set forth in § 170-1612A(3)(b). [Added 7-17-2017 by Ord. No. 2017-2]

(13) Regulations applicable to fencing associated with principal solar energy systems are set forth in § 170-1618C(1).

F. Fences and walls located on lots with residential use. In addition to general standards described in §170-1505.E, ~~In a residential district or a residential or agricultural lot in another zoning district~~fences and walls on lots with a residential use shall comply with the following:

- (1) A fence located within the ~~required front building setback area of any yard~~ shall be an open fence and shall have a maximum height of ~~five-four~~ feet ~~and shall have a ratio of open to structural areas of at least 1:1 (such as a split rail or picket fence).~~
- (2) A wall within the ~~required front building setback area yard~~ shall not exceed a height of ~~three-four~~ feet.
- (3) A fence or wall located within ~~a yard other than a front yard a minimum principal building setback area, other than the minimum front building setback,~~ shall have a maximum height of six feet. ~~(Decorative post tops may extend above six feet except that a total height of a fence with said post tops shall not exceed seven feet).~~
- (4) No razor, barbed wire, spikes or electric fencing shall be placed upon a fence or wall.
- (5) A garden fence shall be permitted within side and rear yards, measuring no more than six feet in height, and meet the requirements of this chapter. (4)

G. Fences and walls located on lots with nonresidential use. In addition to general standards described in §170-1505.E, fences and walls on lots with a nonresidential use shall comply with the following:

- (1) ~~D. — On any nonresidential lot, a~~ fence or wall shall not exceed a height of five feet within the front yard ~~minimum front building setback area~~ and eight feet in any other ~~yard~~ minimum principal building setback area.

~~H. — Fences and their support materials shall be placed entirely within the boundaries of the property being fenced. If the fence is to be located on or near the property line and the property owner cannot demonstrate that the property line location is known and identified in the field, as well as on the permit plan, the Township may require a survey of the property.~~

~~I. — The repair or replacement of any fence that currently exists as of the date of the adoption of this chapter shall not require a permit.~~