

**EASTTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 462-24

AN ORDINANCE OF EASTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF EASTTOWN, AS AMENDED AT CHAPTER 455, ENTITLED "ZONING," BY AMENDING AT SECTION 455-13 TO REVISE FIGURE 3-1; AT SECTION 455-21 TO UPDATE THE USES PERMITTED BY RIGHT AND BY CONDITIONAL USE IN THE VB ZONING DISTRICT; AT SECTION 455-25 TO UPDATE REQUIREMENTS FOR OFF-STREET PARKING; AND AT SECTION 455-74 TO UPDATE THE DIMENSIONS FOR PARALLEL PARKING SPACES, ACCESSWAY WIDTH, NUMBER OF EMPLOYEE PARKING SPACES, AND NUMERICAL PARKING REQUIREMENTS FOR CERTAIN USES; AND OTHER MISCELLANEOUS PROVISION CONTAINED HEREIN.

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of Easttown Township, Chester County, Pennsylvania that the Easttown Township Code, as amended, shall be further amended as follows:

SECTION 1. Chapter 455, "Zoning," Article III, "Land Use and Dimensional Requirements", Section 455-13, "Land uses", shall hereby be amended by the replacement of Figure 3-1 with a new Figure 3-1, attached hereto and made a part hereof as Exhibit "A".

SECTION 2. Chapter 455, "Zoning," Article V, "Village of Berwyn Districts (VB, VT and VR)," Section 455-21.A(1) shall hereby be amended by interlineations below, with underlined interlineations indicating insertion of language and strikethrough interlineations indicating deletion of language:

(1) Apartment accessory to nonresidential uses, permitted only on the second or higher floors in the same building, in accordance with § 455-50, housing any one of the following uses, which shall be located only on the ground-level floor of the building:

(a) ~~Retail commercial use.~~ Any by-right use allowed in VB District (as specified in Section 455-21.A).

(b) ~~Personal service commercial use.~~ Any conditional use allowed in the VB District (as specified in Section 455-21.B).

(c) ~~Professional or business office.~~

SECTION 3. Chapter 455, "Zoning," Article V, "Village of Berwyn Districts (VB, VT and VR)," Section 455-21.B shall hereby be amended by interlineations below, with underlined interlineations indicating insertion of language and strikethrough interlineations indicating deletion of language:

B. Conditional uses in the Village Business District (VB). The following uses shall be permitted as conditional uses when authorized by the Board of Supervisors, subject to the procedures and requirements of Article XIV, along with any reasonable condition that the Board shall impose under § 455-106 of this chapter, compliance with the area and bulk regulations of § 455-24 and the other applicable provisions of this chapter:

- ~~(1)~~ Automobile repair.
- ~~(2)~~ 1 Commercial child/adult care in accordance with § 455-53.
- ~~(3)~~ 2 Commercial recreation.
- ~~(4)~~ 3 Community center.
- ~~(5)~~ 4 Educational use.
- ~~(6)~~ 5 Hotel, motel, or inn.
- ~~(7)~~ (Reserved)
- ~~(8)~~ 6 Parking garage, private.
- ~~(9)~~ 7 Parking garage, public.
- ~~(10)~~ 8 Parking lot, private.
- ~~(11)~~ 9 Parking lot, public.
- ~~(12)~~ 10 Place of worship in accordance with § 455-67.
- ~~(13)~~ 11 Planned commercial shopping center.

SECTION 4. Chapter 455, “Zoning,” Article V, “Village of Berwyn Districts (“VB, VT and VR),” Section 455-25.A.2(d) shall hereby be amended by interlineations below, with underlined interlineations indicating insertion of language and strikethrough interlineations indicating deletion of language:

(d) The lot can be accessed by patrons where safe crossing of arterial or collector streets is available, and are located within ~~500~~ 600 feet of the primary building in which the use is located.

SECTION 5. Chapter 455, “Zoning,” Article V, “Village of Berwyn Districts (“VB, VT and VR),” Section 455-25.B.5(a) shall hereby be amended by interlineations below, with underlined interlineations indicating insertion of language and strikethrough interlineations indicating deletion of language:

(a) Traffic aisles and other vehicular accessways designed for circulation of motor vehicles within parking lots or between parking spaces shall have the following minimum widths. Where garages face each other, the garage doors shall be separated a minimum of 35 feet in order to provide adequate back-out area.

Accessway (aisle) Width	
One-Way	Two-Way
14 feet (VR, VT)	22 feet (VR, VT)
<u>12 feet (VB)</u>	<u>20 feet (VB)</u>

SECTION 6. Chapter 455, “Zoning,” Article V, “Village of Berwyn Districts (“VB, VT and VR),” Section 455-25.B.7, shall hereby be amended by interlineations below, with underlined interlineations indicating insertion of language and strikethrough interlineations indicating deletion of language:

(7) Landscaping.

(a) Parking areas in the VR or VT. See Article XI, Landscaping, of Chapter 274, Natural Resources Protection.

(b) Parking areas in VB.

[1] Landscaped areas. In accordance with Section 274-43.A, except that the landscaped areas shall total not less than 12% of the area within the proposed parking lot and shall be provided as raised planting islands to be continuously maintained.

[2] Raised Planting Islands. In accordance with Section 274-43.B, except that the raised planting islands shall be spaces at not more than every 10 parking stalls.

[3] Shade Trees. In accordance with Section 274-43.D, except that trees shall be provided at a ratio of one tree per 7 parking spaces.

SECTION 7. Chapter 455, “Zoning,” Article X, “Off-street parking,” Section 455-74.D(2) shall hereby be amended by interlineations below, with underlined interlineations indicating insertion of language and strikethrough interlineations indicating deletion of language:

(2) Except as otherwise provided, perpendicular spaces shall have minimum dimensions of nine feet wide by 20 feet long. Parallel parking spaces shall have minimum dimensions of nine feet wide by ~~24~~ 22 feet long.

SECTION 8. Chapter 455, “Zoning,” Article X, “Off-street parking,” Section 455-74.F(1) shall hereby be amended by interlineations below, with underlined interlineations indicating insertion of language and strikethrough interlineations indicating deletion of language:

(1) Traffic aisles and other vehicular accessways designed for circulation of motor vehicles within parking lots shall have the following minimum widths:

Accessway (aisle) Width		
Angle of Parking (degrees)	One-Way (feet)	Two-Way (feet)
90°	22 <u>(20 in VB)</u>	24 <u>(22 in VB)</u>
60°	18 <u>(16 in VB)</u>	24 <u>(22 in VB)</u>
45°	18 <u>(16 in VB)</u>	24 <u>(22 in VB)</u>
30°	18 <u>(16 in VB)</u>	24 <u>(20 in VB)</u>

SECTION 9. Chapter 455, “Zoning,” Article X, “Off-street parking,” Section 455-74.H shall hereby be amended by the addition of new subsection (1) to read as follows:

(1) In the VB District, the minimum employee off-street parking requirements for by-right uses that are specified in Section 455-74.1(2) shall be zero.

SECTION 10. Chapter 455, “Zoning,” Article X, “Off-street parking,” Section 455-74.I shall hereby be amended by interlineations below, with underlined interlineations indicating insertion of language and strikethrough interlineations indicating deletion of language:

I. Minimum off-street parking spaces. In addition to the number of spaces that must be provided for employees pursuant to Subsection **H**, additional spaces shall be provided by the application of the appropriate formula for each use as listed in this subsection. If a related or accessory use, such as a restaurant or auditorium, in connection with the principal use is open to the public, the off-street parking requirements for the related use shall be in addition to that for the principal use.

(1) Numeric Parking Requirements

Type of Use	Number of Parking Spaces
Residential Uses	
In the Village of Berwyn Districts:	
Single-family detached, single-family attached dwellings, semidetached dwellings and townhouses	2.0 spaces per dwelling unit
Multifamily dwellings (multifamily building, multifamily development, apartments)	1.75 spaces per dwelling unit
In all other districts:	
Single-family detached, single-family attached dwellings, semidetached dwellings, mobile homes used as permanent residences	2.0 spaces per dwelling unit
Multifamily dwellings (multifamily building, multifamily development, apartments)	2.0 spaces per dwelling unit, plus 1.0 space per 5.0 units for visitor parking where 10.0 or more units are proposed
Townhouses	2.0 spaces per dwelling unit, plus 1.0 space per 5.0 dwelling units for visitor parking where 10.0 or more dwelling units are proposed
Continued care retirement community	1.0 space per 3.0 beds, or 1.0 space per dwelling unit, plus 1 space per employee on the largest shift

Type of Use	Number of Parking Spaces
Office and Professional Uses	
Office buildings and business services	4.0 spaces per 1,000 square feet of gross usable floor area
Research and development facilities and laboratories	3.0 spaces per 1,000 square feet of gross usable floor area
Commercial Uses and Services	
Automobile sales (in addition to service requirements, if applicable)	1.0 space for each 400 square feet of gross usable floor area (Outdoor display areas for auto sales shall not be included in required parking spaces.)
Bank or other financial institution	4.0 spaces per 1,000 square feet of gross usable floor area
Bed-and-breakfast	1 space per guest room, plus 1 space per employee, plus 2 spaces for the resident owner(s)
Car wash	3.0 stacking spaces per bay, plus 2.0 drying spaces per bay
Convenience store	5.0 spaces per 1,000 square feet of gross usable floor area
Personal services (e.g., dry cleaners, beauty shop, shoe repair, photo shop, copy center)	4.0 spaces per 1,000 square feet of gross usable floor area
Funeral home	20.0 spaces per 1,000 square feet occupied by viewing rooms or 1.0 space per 4.0 seats, whichever is greater
Gas station (in addition to service station requirement and convenience store requirements, where applicable)	1.0 space per pump, plus 2.0 stacking spaces for each pump island
Home occupation, major	Minimum number required for residence, plus no more than 5.0 spaces for employees or visitors as specified in § <u>455-61</u>
Hotel, motel	1.0 space per rental unit, plus 6.0 spaces per 50 units, plus spaces for each accessory use
Laundromat	10.0 spaces per 1,000 square feet of gross usable floor area
Lumberyard	3.0 spaces per 1,000 square feet of gross usable floor area in sales or display area, plus 1.0 space per 1,000 square feet of gross usable floor area of warehouse

Type of Use**Number of Parking Spaces**

Veterinary clinic	4.0 spaces per veterinarian
Commercial nursery	1.0 space per 200 square feet of sales area
Restaurant or tavern	1.0 space per 3 seats provided for patrons, customers, or guests (Where establishments have benches, 3 linear feet of bench shall equal 1 seat. In areas within establishments that have no fixed seats, 150 square feet of gross floor area shall equal 1 seat.)
Retail use, perishable items	3.0 spaces per 1,000 square feet of sales area
Retail use, nonperishable items	4.0 spaces per 1,000 square feet of sales area
Service station, repair facility, auto body repair service (in addition to gas station requirements, if applicable)	3.0 spaces per garage bay
Supermarket/grocery store	1.0 space per 150 square feet of sales area

Industrial Uses

Manufacturing/industrial uses less than 100,000 square feet of gross usable floor area	2.5 spaces per 1,000 square feet of gross usable floor area
Manufacturing/industrial uses equal to or greater than 100,000 square feet of gross usable floor area	2.5 spaces per 1,000 square feet of gross usable floor area for first 100,000 square feet of gross usable floor area and 2.0 spaces per each additional 1,000 square feet of gross usable floor area above 100,000
Quarrying, mining	1.0 space per employee
Warehouse, wholesale sales, freight terminal	1.0 space per 1,000 square feet of gross usable floor area

Institutional and Public Uses

Community college or any college without on-campus housing	10.0 spaces per 1,000 square feet of gross usable floor area in classroom buildings
College or university with on-campus housing	1.0 space per on-campus residential unit, plus 2.0 spaces per 1,000 square feet of gross usable floor area in classroom buildings
Commercial, trade, professional, music or dance school	1.0 space per instructor or employee, plus 1.0 space per student at capacity
Community center, conference center	12.0 spaces per 1,000 square feet of gross usable floor area in main assembly hall
Day-care center	3.0 spaces per 1,000 square feet of gross usable floor area, plus 1.0 unloading space per 10

Type of Use**Number of Parking Spaces**

children or persons the center is licensed to accommodate

Elementary school and middle school

1.0 space per employee, whether full- or part-time, plus 1.0 space per 20 students

High school

1.0 space per classroom, plus 1.0 space per 10 students in grades 11 and 12, plus 1.0 space per 10 fixed seats in the auditorium

Hospital

1.0 space per bed

Library

3.0 spaces per 1,000 square feet of gross usable floor area

Place of worship

1.0 space per every 3 seats

Public service/utility facility

2.0 spaces per facility

Public transit station

Varies based on facility and service area; required spaces to be determined by the Board of Supervisors

Recreational Uses

Bowling alley

4.0 spaces per lane

Theater

1.0 space per 3 seats

Country club/golf club

5.0 spaces per tee, plus requirements for ancillary uses, if applicable

Health club/spa

5.0 spaces per 1,000 square feet of gross usable floor area

Indoor amusement arcade

5.0 spaces per 1,000 square feet of gross usable floor area

Public park

1.0 space per 4 visitors estimated peak service

Stadium, outdoor theater, gymnasium

1.0 space per 3 seats

Swim club, public pool

10.0 spaces per 1,000 square feet of swimming pool floor

2. Numeric Parking Requirements in VB District. In the VB District when the lot size is less than 20,000 square feet the following numeric criteria apply for the uses specified herein. For all other uses and lot sizes in the VB District, subsection 455-74.I(1) applies.

Type of Use**Number of Parking Spaces**

Convenience store (without sale of fuel or gas)

0 spaces per 1,000 square feet for gross usable floor area

Personal service (e.g. dry cleaners, beauty shop, shoe repair, photo shop, copy center)	0 spaces per 1,000 square feet of gross usable floor area
Laundromat	0 space per 1,000 square feet of gross usable floor area
Restaurant or tavern	0 spaces per 1,000 square feet of gross usable floor area (Where establishments have benches, 3 linear feet of bench shall equal 1 seat. In areas within the establishment that have no fixed seats, 150 square feet of gross floor area shall equal one seat.)
Retail use, perishable items	0 spaces per 1,000 square feet of sales area
Retail use, nonperishable items	0 spaces per 1,000 square feet of sales area
Supermarket/grocery store	0 spaces per 150 square feet of sales area
Daycare center	0 spaces per 1,000 square feet of gross usable floor area, plus 1.0 unloading space per 10 children or person the center is licensed to accommodate
Public park	0 space per 4 visitors estimated peak service

SECTION 11. General Code. General Code is hereby authorized to make non-substantive formatting and numbering changes necessary to clarify references to other sections of the Easttown Township ordinances and/or codification and to bring the Ordinance into conformity with the Easttown Township ordinances/codification.

SECTION 12. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.


SECTION 13. Repealer. All Ordinances, or parts of Ordinances, conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 14. Effective Date. This Ordinance shall be effective five days following enactment as by law provided.

[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]

ENACTED AND ORDAINED this 15th day of APRIL, 2024.

**EASTTOWN TOWNSHIP
BOARD OF SUPERVISORS**



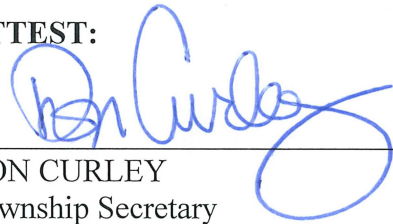
ERIK UNGER, Chair

MICHAEL WACEY, Vice Chair



SEAN AXEL, Member


ATTEST:



DON CURLEY
Township Secretary



ALEX BOSCO, Member



SUSAN LeBOUTILLIER, Member

Township of Easttown

Figure 3-1

Land Use Table

[Amended 8-19-2013 by Ord. No. 417-13; 6-2-2014 by Ord. No. 622-14; 12-15-2014 by Ord. No. 424-14; 12-13-2016 by Ord. No. 427-16; 1-15-2018 by Ord. No. 433-18; 11-21-2022 by Ord. No. 453-22]

KEY:

BR - By-right. Requires Zoning Officer review, approval, and permit.

CU - Conditional Use. Requires Board of Supervisors review and approval, and permit from Zoning Officer.

SE - Special Exception. Requires Zoning Hearing Board review and approval, and permit from Zoning Officer.

Shaded - Prohibited Use.

Principal Land Use	Zoning District									
	AA	R-1	R-2	R-3	R-4	R-5	PBO	VB	VT	VR
Accessory Use*	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
Accessory Dwelling Unit*	BR	BR								
Apartment Accessory to a Non-residential Use*							BR	BR	BR	
Automobile Car Wash							BR			
Automobile Gasoline Service Station							CU			
Automobile Gasoline Service Station and Convenience Store							CU			
Automobile Repair							CU			
Automobile Sales							CU			
Bank or Financial Institution							BR	BR		
Bed and Breakfast	CU	CU	CU	CU	CU	CU	CU	BR	BR	CU
Building Materials - Storage and Sale							CU			
Commercial Child/Adult Care							CU	CU	CU	
Commercial Recreation							CU	CU		
Community Center							CU	CU	CU	
Continuing Care Retirement Community							CU			
Convenience Store								BR		
Drive-through Service							CU			
Dwelling, Multi-family (Building / Development)**							BR	BR	BR	CU
Dwelling, Multi-family as Adaptive Reuse										BR
Dwelling, Single-family	BR	BR	BR	BR	BR	BR	CU		BR	BR
Dwelling, Townhouse (3-6 units per building)									BR	
Dwelling, Two-family, Twin						BR			BR	BR
Dwelling, Two-family, Duplex									BR	
Dwelling, Two-family, Duplex as Adaptive Reuse							CU			BR
Educational Use	CU							CU	CU	CU
Farm	BR									
Forestry*	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
Funeral Home							BR	BR	BR	
Golf Club	SE									
Grocery Store							BR	BR		
Home Occupation, Minor*	BR	BR	BR	BR	BR	BR		BR	BR	BR
Home Occupation, Major*	SE	SE	SE	SE	SE				SE	SE
Hospital							CU			
Hotel, Motel or Inn							CU	CU		
Laundry or Dry Cleaning							BR	BR	BR	
Light Industry / Manufacturing							CU			
Lot Averaging Development	CU	CU								
Nursery / Landscaping Sales - Service							CU			
Outdoor Cafe on Sidewalk							BR	BR	CU	
Outdoor Cafe other than on Sidewalk							CU	CU	CU	
Parking Lot / Garage							BR*	CU	CU	
Personal Service Commercial Use							BR	BR	BR	
Place of Worship	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Planned Commercial Shopping Center							CU	CU		

Professional Office								BR	BR	BR	
Public and Government Facility	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
Restaurant								CU	BR	CU	
Restaurant, Fast Food									BR	CU	
Retail Commercial Use								BR	BR	CU	
Riding Stable	CU										
Sale of Agricultural Products	BR										
Theater									BR		
Unified Development											
Veterinary Clinic								BR			
Wholesale Trade Business								BR			
Warehouse								CU			
Wireless Communication Facility								CU	CU		

NOTES:

* Not principal land use (exceptions from remainder of table).

** Multi-family Uses as designated in this Figure shall comply with Supplemental Use regulations as per Section 455-64 and 455-65 of this Chapter, except in the Village of Berwyn Districts, where the zoning standards contained in Article V shall apply; also Section 455-32, Planned Apartment Overlay (PA), and Section 455-33, Multi-family Overlay District, in areas so designated on the Zoning Map.

Various types of overnight accommodations, and zoning districts where permitted, are summarized as follows:

HOTEL, MOTEL or INN: By CU, only in PBO and VB;

SHORT TERM LODGING: By CU, only in PBO and VB;

OWNER OCCUPIED SHORT TERM DWELLING RENTAL UNIT (meaning a dwelling unit which is currently and actively owner occupied, and primarily utilized as a single-family dwelling, but a portion of which is rented for the purpose of overnight lodging for a prior of seven days or less, as an accessory use to the dwelling unit): by CU in all zoning districts.