

**WILLISTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. __ of 2017

AN ORDINANCE AMENDING CHAPTER 123 OF THE CODE OF ORDINANCES OF WILLISTOWN TOWNSHIP, BEING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, IN ORDER TO AMEND REFERENCES IN §123-14 TO THE CORRECT CODE SECTIONS AND TO MODIFY PROVISIONS OF §§123-33 AND 123-46 FOR SHARED ACCESS DRIVEWAYS, AND AMENDING CHAPTER 139 OF THE CODE OF ORDINANCES OF WILLISTOWN TOWNSHIP, BEING THE ZONING ORDINANCE, IN ORDER TO AMEND THE SIGN PROVISIONS OF ARTICLE XVIII, §§139-110 AND 139-111, AND THE VOLUMETRIC EXPANSION OF HISTORIC RESOURCES IN §139-173. EFFECTIVE FIVE DAYS FROM ENACTMENT.

BE IT AND IT IS HEREBY ENACTED by the Board of Supervisors of Willistown Township, Chester County, as follows:

Section 1. The Code of the Township of Willistown, Chapter 123 thereof, being the Willistown Township Subdivision and Land Development Code, Article IV, General Procedure, §123-14, Decisions on Plans, is amended to correct section referencing, as follows:

Board decisions on preliminary and final plans shall be rendered and communicated to the applicant as per procedures specified in ~~§123-16B(2) and C(2)~~ §123-17A(2)(b)[2] and 123-18A(2)(b).

Section 2. The Code of the Township of Willistown, Chapter 123 thereof, being the Willistown Township Subdivision and Land Development Code, Article VI, Design Standards, §123-33, Driveways, is amended to include new subsections D and E, as follows:

- D. Two contiguous lots may share a common driveway provided shared access easements are executed to the Township's satisfaction pursuant to § 123-46.
- E. Joint private access and affiliated access easements may be required between adjacent lots fronting on arterial and collector streets to minimize the total number of access points along those streets and to facilitate traffic flow between lots. The location and dimensions of said access shall be approved by the Township.

Section 3. The Code of the Township of Willistown, Chapter 123 thereof, being the Willistown Township Subdivision and Land Development Code, Article VI, Design Standards, §123-46, Easements, subsection C, is revised, as follows:

- C. The Board ~~may~~ shall require shared access easements as prerequisites to its approval of shared driveways or other access arrangements. Such easements shall contain, at a minimum, arrangements for rights of use, insurance, indemnity, liability, maintenance, repair, and the sharing of costs.

Section 4. The Code of the Township of Willistown, Chapter 139 thereof, being the Willistown Township Zoning Code, Article XVIII, Signs, §139-110, Use and location requirements, subsection J is replaced in its entirety, as follows:

J. Business, commercial, or industrial signs, as follows:

- (1) General standards relating to all business, commercial, or industrial districts:
 - (a) Signs shall be erected on the same premises as the use to which they relate. Directional signs relating to the same use shall be permitted on-site or off-site subject to the provisions contained in this subsection and subsection E. (Permit required. NOTE: See resolution adopted by the Board of Supervisors on January 9, 1962.)
 - (b) Directional signs shall not exceed six (6) square feet on any one side. See subsection E.
 - (c) Ground signs (including freestanding signs) shall not exceed an overall height of 15 feet or be located within or project into a public right-of-way.
 - (d) No sign shall project above or be placed upon the roof of any building.
 - (e) Other than directional signs, there shall be no more than two signs for a single business erected on the same premises as the use to which they relate.
 - (f) Temporary signs are permitted pursuant to the provisions contained in §139-110 for such signs.
 - (g) No more than one wall sign and one ground sign (including freestanding signs) for a single business shall be erected on the same premises as the use to which they relate.
 - (h) Off-premises signs shall be permitted, provided that:

- [1] The premises where the sign is placed is within the Restricted Industrial District (I).
 - [2] No more than one such sign shall be erected per lot.
 - [3] Such signs shall be limited to one sign face only.
 - [4] Height of such signs shall not exceed 20 feet. The total area of such signs shall not exceed 24 square feet.
- (2) Wall signs, as provided below, shall be permitted in the following districts: Office District (O), Highway Business District (HB), Office-Professional District (O-P), Restricted Industrial District (I), Planned Highway Corridor District, Paoli Pike Corridor District, Unified Development Area District (UDA), Transportation District (TD), Town Center District (TCD), and the Commercial-Industrial Overlay District (C-I). Where conflicts exist between this article and the standards contained in the individual district, the district standards shall apply.
- (a) The total area of a wall sign placed on or facing any one street frontage, including permanent window signs, shall not exceed ten (10) percent of the area of the building face, including window and door area and cornices. In no case shall the total area of the wall sign exceed thirty-two (32) square feet.
 - (b) Each sign shall be attached or placed flat upon the wall of the building to which it relates or shall constitute part of the architectural design of such building.
- (3) Projecting signs shall be permitted in the following districts: Office District (O), Highway Business District (HB), Office-Professional District (O-P), Restricted Industrial District (I), Planned Highway Corridor District, Paoli Pike Corridor District, Unified Development Area District (UDA), Transportation District (TD), Town Center District (TCD), and the Commercial-Industrial Overlay District (C-I). Where conflicts exist between this article and the standards contained in the individual district, the district standards shall apply. The area of such signs shall not exceed eighteen (18) square feet.
- (4) Ground signs (including freestanding signs) shall be permitted in the following districts: Office District (O), Highway Business District (HB), Office-Professional District (O-P), Restricted Industrial District (I), Planned Highway Corridor District, Paoli Pike Corridor District, Unified Development Area District (UDA), Transportation District (TD), Town Center District (TCD), and the Commercial-Industrial Overlay District (C-I). Where conflicts exist between this article and the standards contained in the individual district, the district standards shall apply. The area of such signs shall not exceed twenty-four (24) square feet.

- (5) Window signs shall be permitted as temporary signs in the following districts: Office District (O), Highway Business District (HB), Office-Professional District (O-P), Restricted Industrial District (I), Planned Highway Corridor District, Paoli Pike Corridor District, Unified Development Area District (UDA), Transportation District (TD), Town Center District (TCD), and the Commercial-Industrial Overlay District (C-I). Where conflicts exist between this article and the standards contained in the individual district, the district standards shall apply.

Section 5. The Code of the Township of Willistown, Chapter 139 thereof, being the Willistown Township Zoning Code, Article XVIII, Signs, §139-110, Use and location requirements, subsection L, is amended to include the underlined language after the first sentence of the section, as follows:

- L.within five days after the event. In no case shall such signs be displayed for more than 60 days. In the event...

Section 6. The Code of the Township of Willistown, Chapter 139 thereof, being the Willistown Township Zoning Code, Article XVIII, Signs, §139-110, Use and location requirements, is amended to include new subsections N, O, and P, as follows:

- N. Vertical flag pole signs shall be permitted as a temporary sign provided that under no circumstances shall such signs exceed twelve square feet or be placed closer than 20 linear feet from each other. In no case shall such signs be displayed for more than 60 days. (Permit required).
- O. Signs in residential districts. Signs identified in §139-110 under subsections A, B, C, D, E, F, G, H, I, K, L and M shall be permitted in residential districts, unless otherwise specifically prohibited, subject to the conditions specified in §139-110.1. In no case shall signs in residential districts exceed the square footage provisions contained in §139-110.
- P. Overlay districts. The Township has several overlay zoning districts, among them the Planned Highway Corridor, the Paoli Pike Corridor, the Multifamily District, the Open Space Conservation District, the Historic Preservation Resource Inventory, the Unified Development Area District, and the Commercial-Industrial Overlay. Unless specifically authorized herein or in the overlay district itself, signage shall conform to that permitted for the underlying zoning district.

Section 7. The Code of the Township of Willistown, Chapter 139 thereof, being the Willistown Township Zoning Code, Article XVIII, Signs, §139-111, General restrictions, subsection F, is amended to include the underlined text, as follows:

- F. No sign shall be erected upon or project above the roof of any building, and no freestanding sign, including its support structure, shall exceed 15 ~~20~~ feet in height.

Section 8. The Code of the Township of Willistown, Chapter 139 thereof, being the Willistown Township Zoning Code, Article XXIX, Historic Preservation, §139-173, Design Standards, is amended to clarify Subsection A(4), as follows:

- (4) The design of any addition shall maintain, complement and protect the historic resource through incremental and proportional volumetric expansions; the ~~total ratio~~ of the collective incremental additions physically connected to the historic resources shall not exceed 150% of the interior volume of the single floor that comprises the historic resource footprint structure, excluding basements, attics, porches and patios. For the purposes of calculation, the interior volume shall be based on the following: historic resource footprint is the square footage of a single floor, presumably the ground or first floor, as measured from the face of the exterior walls; interior ceiling height is presumed to be no fewer than 8 feet. The height of all new construction shall be proportional to and consistent with the historic structure, with consideration to the style and pitch of the roof line. Additions shall be visually subservient to the historic structure; applicants shall segment additions in a manner that respects the massing of the original structure.

Section 9. This Ordinance shall be effective five (5) days from the date of enactment.

ENACTED and ORDAINED this ____ day of _____, 2017

**BOARD OF SUPERVISORS
WILLISTOWN TOWNSHIP**

William R. Shoemaker, Chairman

George J. McHugh IV, Vice Chairman

Robert T. Lange, Member

ATTEST:

David R. Burman, Secretary

Note: the following table is not intended for adoption as a code provision. Rather, it is to be used as a general reference guide for staff and applicants.

SUMMARY OF SIGN TYPES AND SIZES PERMITTED BY DISTRICT* (Consult text for details)			
Sign Type	Business, Commercial, or Industrial Districts	Residential Districts	Overlay Districts
Wall	10% of building face area; max. of 32 s.f.	Not permitted See §139-110. N	Not permitted See §139-110. O
Projecting	18 s.f.	Not permitted See §139-110. N	Not permitted See §139-110. O
Ground (including freestanding)	24 s.f.	Not permitted See §139-110. N	Not permitted See §139-110. O
Window	Temporary only	Not permitted See §139-110. N	Not permitted See §139-110. O
Off-Premises	24 s.f. I Restricted Industrial Districts only	Not permitted	Not permitted

*Note: This table references the provisions of Article XVIII, Signs, of Chapter 139, Zoning. Always consult the Article in its entirety, as zoning provisions may change.