

**WILLISTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 5 OF 2014

AN ORDINANCE PURSUANT TO ARTICLE VI OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AMENDING THE ZONING ORDINANCE OF WILLISTOWN TOWNSHIP; § 139-49.C CONTAINING DEVELOPMENT STANDARDS APPLICABLE TO THE M-3 MULTIFAMILY DISTRICT, TO ESTABLISH PERIMETER SETBACK AND BUILDING SEPARATION REQUIREMENTS, AND TO PROVIDE THAT SETBACKS SHALL BE REQUIRED ALONG INTERNAL ROADS/DRIVES WITHIN THE DEVELOPMENT TRACT IN ACCORDANCE WITH § 139-50.F AND THAT OTHER SETBACK AND BUILDING SEPARATION REQUIREMENTS SET FORTH IN § 139.H(1) & 2(A)-(C) DO NOT APPLY, TO BE EFFECTIVE FIVE (5) 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 Zoning Ordinance of Willistown Township, § 139-49.C is hereby amended to add new subsections (4) & (5) to read as follows:

4. Yards/Setbacks. No building shall be closer than 25 feet to any perimeter lot line of the development tract (including any perimeter lot line located along a street). Building setbacks from internal roads/drives within the development tract shall be in accordance with § 139-50.F, and the provisions of § 139-49.H(1)(a) and (b) shall not apply.

5. Building Separation. There shall be a minimum distance of 30 feet between separate buildings. The provisions of § 139-49.H(2) (a)-(c) shall not apply.

Section 2. This Amendatory Ordinance shall be effective five (5) days from the date of enactment.

Section 3. The provisions of this ordinance are severable, and if any section, sentence clause, part, or provision shall be held illegal, invalid, or unconstitutional by any court of competent jurisdiction, such decision of such court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of the ordinance. It is hereby declared to be the intent of the Board that the ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence clause, part or provision had not been included.

ENACTED and ORDAINED this 8th day of SEPTEMBER, 2014.

**BOARD OF SUPERVISORS
WILLISTOWN TOWNSHIP**

Robert T. Lange
Robert T. Lange, Chairman

William R. Shoemaker
William R. Shoemaker, Vice Chairman

George McHugh, Member

ATTEST:

David R. Burman
David R. Burman, Secretary