

ORDINANCE 2026 - 02

**WESTTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF
WESTTOWN, CHAPTER 170, ZONING, REGARDING FLEXIBLE
DEVELOPMENT PROCEDURE.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Westtown Township, Chester County, Pennsylvania, that certain provisions of Chapter 170, Zoning, of the Code of the Township of Westtown, as amended, be further amended as follows:

SECTION 1. Article II, Definitions, §201, Definitions, shall be amended to delete the terms “density, net,” “flexible development,” and “section,” and their accompanying definitions.

SECTION 2. Article V, A/C Agricultural/Cluster Residential District, §501, Use regulations, Subsection C, Conditional uses, shall be amended to delete Subsection (2) regarding residential development in accordance with the provisions of the flexible development procedure as set forth in Article IX of the chapter.

SECTION 3. Article V, A/C Agricultural/Cluster Residential District, §501, Use regulations, Subsection C, Conditional uses, Subsections (3) and (4) shall be renumbered as Subsections (2) and (3), respectively.

SECTION 4. Article V, A/C Agricultural/Cluster Residential District, §502, Area and bulk regulations, shall be amended to delete Subsection D, regarding residential development as per flexible development procedure as required by the standards in Article IX of the chapter.

SECTION 5. Article V, A/C Agricultural/Cluster Residential District, §502, Area and bulk regulations, Subsections E, F, and G shall be renumbered as Subsections D, E, and F, respectively.

SECTION 6. Article V, A/C Agricultural/Cluster Residential District, §503, Design Standards, shall be amended to delete Subsection B regarding residential development as per flexible design procedure.

SECTION 7. Article V, A/C Agricultural/Cluster Residential District, §503, Design Standards, Subsection C shall be renumbered as Subsection B.

SECTION 8. Article VI, R-1 Residential District, §601, Use regulations, Subsection C, Conditional use, shall be amended to delete Subsection (1) regarding residential development in accordance with the provisions of the flexible development procedure as set forth in Article IX of the chapter.

SECTION 9. Article VI, R-1 Residential District, §602, Area and bulk regulations, shall be amended to delete Subsection D, regarding residential development as per flexible development procedure as required by the standards in Article IX of the chapter.

SECTION 10. Article VI, R-1 Residential District, §602, Area and bulk regulations, Subsections E, F, and G shall be renumbered as Subsections D, E, and F, respectively.

SECTION 11. Article VI, R-1 Residential District, §603, Design standards, shall be amended to delete Subsection B regarding residential development as per flexible design procedure.

SECTION 12. Article IX, Flexible Development Procedure, shall be amended to repeal Article IX, Flexible Development Procedure, in its entirety, and to be marked as (Reserved).

SECTION 13. Article X, M-U Multi-Use District, §1001, Subsection A, Uses by right, Subsection (1) shall be amended to delete Subsection (a) regarding flexible development under Article IX as a permitted use in the Multi-Use District.

SECTION 14. Article X, M-U Multi-Use District, §1001, Subsection A, Uses by right, Subsection (1)(b) shall be renumbered as Subsection (1)(a).

SECTION 15. Article XV, General Regulations, §1519, Standards for minimum tract and lot area; maximum density of tract usage, Subsection B(2)(a), A/C District, shall be amended to delete Subsection [2], Flexible development.

SECTION 16. Article XV, General Regulations, §1519, Standards for minimum tract and lot area; maximum density of tract usage, Subsection B(2)(a), A/C District, Subsections [3] and [4] shall be renumbered as Subsections [2] and [3], respectively.

SECTION 17. Article XV, General Regulations, §1519, Standards for minimum tract and lot area; maximum density of tract usage, Subsection B(2)(b), R-1 District, shall be amended to delete Subsection [2], Flexible development.

SECTION 18. Article XVI, Supplemental Regulations, §1604, Microwave antennae for satellite communication, Subsection A, All Residential zones, Subsection (5) shall be amended to read as follows:

- (5) Not more than one microwave antenna shall be permitted on any lot. Individual antennae on individual lots shall not be permitted in residential developments utilizing the cluster development option.

SECTION 19. Article XVI, Supplemental Regulations, §1617, Conservation Design, Subsection A shall be amended to read as follows:

- A. As part of any application for a development of three or more acres of nonresidential development or for five or more residential lots, the applicant shall submit the sketches

described in this §170-1617 and shall demonstrate to the satisfaction of the of the Planning Commission that the following process was followed in designing the proposed development.

SECTION 20. Article XXI, Zoning Hearing Board, §2106, Challenge to flexible development procedures, shall be deleted in its entirety, and to be marked as (Reserved).

SECTION 21. If any sentence, clause or section or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or validity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance. It is hereby declared as the intent of the Board of Supervisors that this ordinance would have been adopted had such unconstitutional, illegal, invalid sentence, clause, section or part thereof not been included herein.

SECTION 22. All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

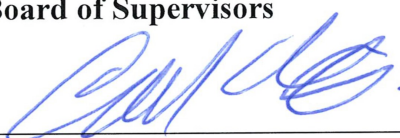
SECTION 23. This ordinance will be effective immediately upon enactment.

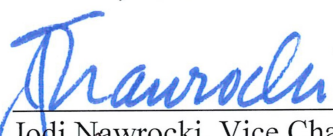
ENACTED AND ORDAINED by the Board of Supervisors of Westtown Township, Chester County, Pennsylvania, this 1 day of June, 2026.

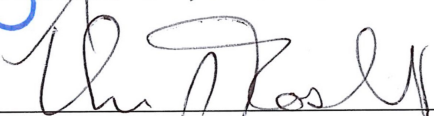
Attest:


Secretary

**Westtown Township
Board of Supervisors**


Ed Yost, Chair


Jodi Nawrocki, Vice Chair


Tom Foster, Police Commissioner

