

**NOTICE IS GIVEN** that the Board of Supervisors of Easttown Township will conduct a public hearing and special public meeting on **Tuesday, December 13, 2016**, at 7:00 p.m., prevailing time at the Hilltop House, 570 Beaumont Road, Devon, Pennsylvania 19333 to consider and possibly adopt an Ordinance with the following title and summary:

**AN ORDINANCE OF EASTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF EASTTOWN, CHAPTER 455, ENTITLED "ZONING," AS AMENDED, BY AMENDING SECTION 455-8 (ENTITLED "ESTABLISHMENT OF ZONING DISTRICTS"), SUBSECTION B (ENTITLED "OVERLAY DISTRICTS") THEREOF TO ADD A NEW ZONING DISTRICT DESIGNATED AS THE "DC-DEVON CENTER OVERLAY DISTRICT" THERETO; AMENDING SECTION 455-12.A AND THE EASTTOWN TOWNSHIP ZONING MAP BY CREATING A NEW OVERLAY DISTRICT KNOWN AS THE DEVON CENTER OVERLAY DISTRICT AND BY DESIGNATING THE FOLLOWING PROPERTIES AS PART OF THE NEW OVERLAY ZONING DISTRICT: CHESTER COUNTY TAX PARCEL NOS. 55-3J-37, 55-3J-38, 55-3J-39, 55-3J-43, 55-3J-44.1, 55-3J-45, 55-3J-46, 55-3J-47, AND 55-3J-48; REMOVING THE FOLLOWING PROPERTIES FROM THE PLANNED APARTMENT OVERLAY DISTRICT: CHESTER COUNTY TAX PARCEL NOS. 55-3J-43, 55-3J-44.1, 55-3J-45, 55-3J-46, 55-3J-47 AND 55-3J-48; AMENDING FIGURE 3-1 TO PROVIDE THE PERMITTED USES IN THE DC-DEVON CENTER OVERLAY DISTRICT; AMENDING FIGURE 3-2 (ENTITLED "DIMENSIONAL REQUIREMENTS TABLE") TO PROVIDE REFERENCE TO THE DC-DEVON CENTER OVERLAY DISTRICT; AMENDING SECTION 455-30 (ENTITLED "GENERAL PROVISIONS"), SUBSECTION B THEREOF; AMENDING ARTICLE VII (ENTITLED "OVERLAY DISTRICTS") TO ADD A NEW SECTION 455-33.1 ENTITLED "DC-DEVON CENTER OVERLAY DISTRICT" THERETO TO PROVIDE FOR USE AND AREA AND BULK REQUIREMENTS AND SIGN REGULATIONS FOR THE DC-DEVON CENTER OVERLAY DISTRICT; AMENDING SECTION 455-35 (ENTITLED "BUILDINGS AND LOTS"), THE FIRST SENTENCE OF SUBSECTION A(2) THEREOF TO PERMIT MORE THAN ONE PRINCIPAL BUILDING ON A LOT IN THE DC-DEVON CENTER OVERLAY DISTRICT; AMENDING SECTION 455-73 (ENTITLED "PURPOSE; APPLICABILITY"), SUBSECTION B THEREOF TO PROVIDE FOR DC-DEVON CENTER OVERLAY DISTRICT PARKING REQUIREMENTS; AMENDING SECTION 455-79 (ENTITLED "PROHIBITED SIGNS") SUBSECTION L THEREOF TO DELETE THE PROHIBITION ON STRING LIGHTING; AND AMENDING SECTION 455-132 (ENTITLED "DEFINITIONS; WORD USAGE") TO ADD DEFINITIONS OF, "TRACT", "NET TRACT AREA", "UNIFIED DEVELOPMENT" AND "ZERO LOT LINE UNIT" THERETO.**

In addition to the summary of the Ordinance provided in the title above, the Ordinance creates a new Devon Center Overlay District and includes within such Overlay District nine specific properties identified in the title which contain approximately 5.99 acres and are generally situate on the east and west side of Devon Boulevard between Berkley Road and Lancaster Avenue. The Ordinance adds a new Section 455-33.1 which includes the purpose of the Devon Center Overlay District and allows by conditional use

a unified development in such Overlay District. The new Section 455-33.1 also includes specific area and bulk regulations for such use allowed in the new Overlay District, design standards and sign regulations. The Ordinance also removes six properties from the Planned Apartment Overlay District.

A complete verbatim text of the proposed Ordinance is available for public inspection and may be examined without charge or obtained for a charge not greater than the cost thereof at the Township's administrative offices at 566 Beaumont Road, Devon, Pennsylvania 19333 during normal business hours, 8:00 a.m. to 4:30 p.m., Monday through Friday, and is also on file for public inspection at the *Daily Local News*, 250 N. Bradford Avenue, West Chester, Pennsylvania and the Chester County Law Library, 201 W. Market Street, Suite 2400, West Chester, Pennsylvania, where the same may be examined without charge. If any person requires an accommodation to participate in the hearing, please contact the Township building at least 24 hours in advance of the hearing at (610) 687-3000.

Daniel Fox, Manager  
Easttown Township