



**WILLISTOWN TOWNSHIP**  
Planning Commission Meeting  
Wednesday, February 18, 2026  
7:00 p.m.

Agenda

**A. CALL TO ORDER**

**B. APPROVAL OF MINUTES**

1. Approve the Minutes for the regular meeting on February 4, 2026

**C. SUBMITTED APPLICATIONS**

1. Applicant: JCL Sterling LP & HK Industrial Blvd LLC  
Address: 14 Industrial Blvd  
Type: Variance (ZHB)  
Description: substantive validity challenge of the Environmental Protection Ordinance and/or variances related to removal more than the permitted number of trees, remove trees of desirable species, and install less than the required number of tree replantings

**D. DISCUSSION/ACTION ITEMS**

1. Code Amendments

**E. ANNOUNCEMENTS**

**F. PUBLIC COMMENT**

**G. ADJOURNMENT**

Next Meeting: March 4, 2026 – Township Administration Building

**ACTIVE PLAN STATUS**

App No.	Land Development/Subdivision:	Description:	Plan Type:	Application Date:	Expires/Extension:	PC Review:	HC Review:	BOS Review:
S-04-21	Rock Hill Open Space 185 Grubb Rd/2320 S. Valley Rd	22 lot, open space subdivision and land development	Preliminary	July 8, 2022	Extension: April 30, 2026	Reviewed: 08.10.22 Reviewed: 02.15.23 Reviewed: 05.17.23 Reviewed: 08.15.23 Reviewed: 09.06.23 Reviewed: 02.07.24 Reviewed: 08.14.24 <b>To Review: TBD</b>		<b>To Review: TBD</b>
L-02-24	Rock Hill OSC Conventional 185 Grubb Rd/2320 S. Valley Rd	23 lot open space/conventional subdivision and land development	Preliminary	November 14, 2024	Extension: April 30, 2026	<b>To Review: TBD</b>	Reviewed: 11.07.24	<b>To Review: TBD</b>
S-02-24	Christ Memorial Church 89 Line Rd	Lot consolidation, 2 parcels into 1 parcel	Preliminary/Final	July 23, 2024	Extension: April 8, 2026	<b>Recommend: 08.14.24</b>		<b>To Review: TBD</b>
L-01-25	Mainline Views Benefit LLC 27 & 29 Industrial Blvd	Construction of a 57-unit ARAD in the I District	Preliminary/Final	March 11, 2025	Extension: February 15, 2026	Reviewed: 04.16.25 Reviewed: 09.17.25 <b>Recommend: 11.05.25</b>		<b>To Review: 02.26.26</b>
App No.	Conditional Use:	Description:		Application Date:	Expires/Extension:	PC Review:	BOS Hearing:	
C-02-25	Mainline Views Benefit LLC 27-29 Industrial Blvd	To construct a 57-unit age restricted apartment development within the Industrial District		March 4, 2025	Extension: February 26, 2026	Reviewed: 04.16.25 <b>Recommend: 09.17.25</b>	Reviewed: 02.09.26 <b>To Review: 02.26.26</b>	
App No.	Zoning Hearing Board:	Description:	Request:	Application Date:	Expires/Extension:	PC Review:	ZHB Hearing:	
Z-14-24	JCL Sterling LP & HK Industrial Blvd LLC 14 Industrial Blvd	To develop an age restricted apartment development of 34 dwelling units in 7 buildings	Variance	December 17, 2024	Extension: February 28, 2026	Reviewed: 01.15.25 Reviewed: 06.11.25 Reviewed: 10.01.25 <b>To Review: 02.18.26</b>	<b>To Review: 02.25.26</b>	
Z-08-25	Teague 14 Chetwynd Rd	Special exception to convert a single-family dwelling into a two-family dwelling	Special Exception	May 2, 2025	Continued	<b>Do Not Rec:</b> 06.11.25 <b>Do Not Rec:</b> 01.21.26	Reviewed: 12.08.25 Reviewed: 01.28.26 <b>To Decide: 02.25.26</b>	
Z-14-25	Ellis 291 Boot Rd	Variance to permit an 8' high fence	Variance	September 2, 2025	Continued	<b>Do Not Rec:</b> 11.05.25	Reviewed: 12.08.25 <b>To Review: 03.25.26</b>	
Z-16-25	Sorial 10 Andrews Rd	Variance to permit a detached garage within the side yard setback	Variance	September 3, 2025	Extension: February 28, 2026	Reviewed: 10.01.25 <b>Recommend: 01.21.26</b>	<b>To Review: 02.25.26</b>	
Z-20-25	Salveson 14 Stoneybrook Ln	Variance to permit the construction of an in-ground pool which will exceed the maximum permitted impervious coverage limit	Variance	November 14, 2025	Extension: February 28, 2026	Reviewed: 12.10.25 Reviewed: 01.21.26 <b>Recommend: 02.04.26</b>	<b>To Review: 02.25.26</b>	
Z-01-26	Friedman 13 Fox Chase Rd	Variance to permit the construction of a pavilion within the side yard setback	Variance	February 4, 2026	Expires: April 5, 2026	<b>To Review: 03.04.26</b>	<b>To Review: 03.25.26</b>	
Z-02-26	Yashin 130 Jaffrey Rd	Variance to permit the construction of an in-ground pool within Zone 2 of the RBA	Variance	February 4, 2026	Expires: April 5, 2026	<b>To Review: 03.04.26</b>	<b>To Review: 03.25.26</b>	
Z-03-26	Garrett Mill Farm, LLC 978 Garrett Mill Rd	Variance and special exception to permit the expansion of a nonconforming structure within the front yard setback	Variance and Special Exception	February 6, 2026	Expires: April 7, 2026	<b>To Review: 03.04.26</b>	<b>To Review: 03.25.26</b>	



**WILLISTOWN TOWNSHIP**  
Planning Commission Meeting  
Wednesday, February 4, 2026  
7:00 p.m.

Minutes

LOCATION: Willistown Township Building, 688 Sugartown Rd, Malvern, PA 19355

Members Present:

Cathy Rubenstone, Chair; George McHugh, Vice Chair; Philip Foret, Secretary; Warren Claytor; Erik Hetzel; Ted Leisenring; William Shoemaker

Township Representatives Present:

Caroline O'Connor, Director of Planning & Zoning; Heather Hastings, Zoning Clerk; Mike Conrad, Yerkes Associates; John Gaadt, Gaadt Perspectives; Melissa Rheinstadter, Esq., Lamb McErlane

**A. CALL TO ORDER**

Ms. Rubenstone called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance. She then welcomed new members, Erik Hetzel and Ted Leisenring, to the Planning Commission.

**B. APPROVAL OF MINUTES**

MOTION: To approve the minutes for the regular Planning Commission meeting held on January 21, 2026. (McHugh/Shoemaker)

COMMENTS: None

ACTION: Passed, 7-0

**C. SUBMITTED APPLICATIONS**

1. Applicant: Salveson, Z-20-25

Address: 14 Stoneybrook Ln.

Type: Variance (ZHB)

Description: variance to permit the construction of an in-ground pool which will exceed the impervious cover limit

Present: Courtney Salveson (owner), Erica Parlapiano (attorney), Michael Ciaccio (Arista Pool & Spa)

Ms. Salveson and Mr. Ciaccio discussed the modifications that were made to the application based on the Planning Commission's recommendations. The Planning Commission requested the impervious coverage be reduced to less than 16% of the gross lot area. The new plan proposed to achieve that by removing a portion of the driveway before the pool is installed. Ms. Parlapiano stated that the Applicant has a hardship as they have the smallest lot on the street and, in her opinion, the Applicants should not have to remove a portion of the driveway. After some discussion, Ms. Salveson agreed to remove a portion of the driveway as shown on the plan.

MOTION: To make a recommendation to approve the variance application as presented on the plan dated 2/2/2026, including the removal of a portion of the driveway so that the impervious coverage of the gross lot area is less than 16%. (Shoemaker/Foret)

COMMENTS: None

ACTION: Passed, 7-0

**D. DISCUSSION ITEMS**

1. Planning Ideas, Initiative, and Suggestions

The Township Representatives and the Planning Commission discussed the task list of initiatives, ideas, and suggestions for the Planning Commission to consider in the 2026 calendar year, as discussed at the prior meeting and prioritization of the list.

**E. ANNOUNCEMENTS – None**

**F. PUBLIC COMMENT – None**

**G. ADJOURNMENT**

Seeing no further business, the meeting adjourned at 7:58 p.m.

Next Meeting: Wednesday, February 18, 2026, 7:00 p.m., at the Township Administration Building

Respectfully submitted,

Philip J. Foret

**Julie Bernstein**  
Direct Dial: (610) 941-2458  
Direct Fax: (610) 684-2015  
jbernstein@kaplaw.com  
www.kaplaw.com

February 5, 2026

**VIA EMAIL**

Stacey L. Fuller, Esq.  
Solicitor to Willistown Township Zoning Hearing Board  
Gawthrop Greenwood, PC  
17 East Gay Street, Suite 100  
West Chester, PA 19381

**RE: Application of HK Industrial Blvd LLC**  
**Zoning Hearing Board Application #Z-14-24**

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Dear Stacey:

As you know, our office represents HK Industrial Blvd LLC (“**Applicant**”) in connection with the above referenced application seeking zoning relief in connection with its plans to improve the property located at 14 Industrial Boulevard (“**Property**”) with an age-restricted apartment development (“**ARAD**”) (“**Application**”).

In response to the Willistown Township (“**Township**”) Planning Commission feedback, Applicant has revised its plan for this ARAD proposal. The revised plan reduces the number of residential units initially proposed in connection with this Application from fifty-eight (58) to thirty-four (34) dwelling units along with a community center. This plan continues to propose other associated improvements such as stormwater management, preserved open space, and new landscaping. The updated plan is further depicted in the **enclosed** Zoning Variance Plan, prepared by Howell Engineering, dated January 26, 2026.

Applicant now seeks to amend its Application and challenge the substantive validity of Sections 73-13.A(1)(a), 73-13.A(1)(b), and 73-11.1.F of the Township Environmental Protection Ordinance (“**EPO**”), which has been incorporated by reference into the Township’s Zoning Ordinance, and Section 139-107.B of the Township’s Zoning Ordinance, pursuant to Section 916.1(a)(1) of the Pennsylvania Municipalities Planning Code (“**MPC**”), 53 P.S. § 10916.1(a)(1).

In the alternative, on behalf of the Applicant, we request variance relief from:

1. Section 139-107.B of the Zoning Ordinance to permit the removal of 47 trees of desirable species with trunks greater than 18 inches in circumference at chest height in lieu of transplanting such trees for use in the landscaping plan associated with Applicant's proposed Age-Restricted Apartment Development ("ARAD");
2. Section 73-13.A.(1)(a) of the Environmental Protection Ordinance ("EPO") to permit the disturbance of 66.8% of the trees (234 healthy trees out of 350 healthy trees) having a caliper of six inches or greater existing on the lot where only 25% of such trees may be disturbed to allow for the reasonable use of the property as an ARAD;
3. Section 73-13.A.(1)(b) of the EPO to permit the proposed landscaping plan (including 412 new trees and 508 new shrubs) to provide for adequate tree replacement on site where the ordinance otherwise would necessitate the planting of 423 trees with a caliper of 5" on the Property, which would impede the reasonable and safe development of the Property; and
4. To the extent the Zoning Hearing Board deems necessary, a variance from Section 73-11.1.F of the EPO, which provides that protected lands may not be disturbed unless specifically permitted in Chapter 73, where disturbance to woodlands is necessary and replacement is impossible in full compliance with sections 73-13.A(1)(a) and (1)(b) of the EPO and variances are being requested from these sections.

Please feel free to contact me if you have any questions or require anything further. Thank you.

Sincerely,



Julie Bernstein, Esquire

Cc via email:

Caroline O'Connor  
Marc B. Kaplin



**VARIANCES REQUESTED**

- A VARIANCE FROM SECTION 138-107(B) OF THE ZONING ORDINANCE TO PERMIT THE REMOVAL OF 2500 SQUARE FEET OF EXISTING CONCRETE DRIVEWAY WITH 18 INCHES IN CIRCUMFERENCE AT CHEST HEIGHT IN LIEU OF REPLANTING SUCH TREES FOR USE IN THE AREA PROPOSED'S LANDSCAPING SCHEME.
- A VARIANCE FROM SECTION 73-11.1(F) WHICH PROVIDES THAT PROTECTED LANDS MAY NOT BE DISTURBED UNLESS SPECIFICALLY PERMITTED IN CHAPTER 13, WETLANDS CONFORMANCE TO RECONSTRUCT IS NECESSARY AND REPLANTMENT IS IMPOSSIBLE IN FULL COMPLIANCE WITH SECTION 73-13A(1)(A) AND (1)(B) DUE TO THE UNDESIRABLE EXISTING FEATURES OF THE PROPERTY AND VARIANCES ARE BEING REQUESTED FROM THESE SECTIONS.
- A VARIANCE FROM SECTION 73-13A(1)(A) OF THE EPO TO PERMIT THE REMOVAL OF 1204 HEALTHY TREES OUT OF 300 HEALTHY TREES OR 5% HAVING A CALIPER OF 50 INCHES OR GREATER EXISTING ON THE LOT WITH NO MORE THAN 25% OF THEM TO BE REMOVED, SO AS TO ALLOW FOR THE REASONABLE AND APPROPRIATE DEVELOPMENT OF THE PROPERTY FOR THIS PERMITTED AND PROPOSED.
- A VARIANCE FROM SECTION 73-13A(1)(B) OF THE EPO, TO PERMIT THE PROPOSED LANDSCAPING PLAN (INCLUDING 413 NEW TREES AND 508 NEW SHRUBS) FOR THE AREA PROPOSAL TO PROVIDE ACCURATE TREE REPLANTMENT TO 20 FEET INSIDE THE CONFORMANCE BOUNDARY NECESSARY FOR THE REPLANTING OF 413 TREES WITH A CALIPER OF 5 ON THE PROPERTY, WHICH WOULD MEET THE REASONABLE AND SAFE DEVELOPMENT OF THE PROPERTY.
- SOON OTHER REASONS AS THE BOARD BEING DEEMED NECESSARY AND SUFFICIENT TO AUTHORIZE THE AND PROPOSAL AS DESCRIBED HEREIN.

**PARKING REQUIREMENTS**

REQUIRED	REQUIRED	PROPOSED
MULTI-FAMILY	2 SP. / DWELLING UNIT	48 GARAGE SPACES + 4 MOTOR SPACES = 72 SPACES

**ZONING DATA TABULATION**

**WILLISTOWN TOWNSHIP ZONING ORDINANCE**  
**ARTICLE XV : I - RESTRICTED INDUSTRIAL DISTRICTS**  
PERMITTED USES BY CONDITIONAL USE: AGE-RESTRICTED APARTMENT DEVELOPMENT OPTION

SECTION 138-75.2.B. - USE REGULATIONS	REQUIRED	PROPOSED
MIN. TRACT AREA	7 ACRES	10.27 ACRES
MIN. DENSITY (UNITS/ACRE)	20 UNITS	4.27 UNITS/AC
MIN. LOT WIDTH - BUILDING LINE	200 FT.	50 FT.
MIN. LOT WIDTH - STREET LINE	150 FT.	50 FT.
MIN. BUILDING COVERAGE	60%	14.97%
MIN. FLOOR AREA	6000	38,200 SF
MIN. OVERALL IMPERVIOUS SURFACE	30%	26.20%
MIN. BUILDING SETBACK FROM:		
- STREET LINE	35 FT.	<35 FT.
- SIDE OR REAR PROPERTY LINE	40 FT.	<40 FT.
MIN. BUILDING HEIGHT	35 FT.	<35 FT.
MIN. OPEN SPACE	25% (2.44 ACRES)**	50.72% (4.95 ACRES)

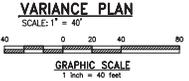
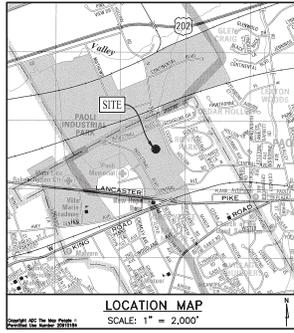
\*EXISTING NON-COMFORMITY - REPRESENTS THE SOUTHERN 50' WIDE ACCESS STRIP.  
\*\*ASSUMES EACH UNIT HAS A BACKYARD PLUS TWO ROOMS (FOOTPRINT TIMES THREE).  
\*\*\*OPEN SPACE - 25% OF NET TRACT AREA - 9.76 ACRES + 0.25 = 2.44 ACRES

**SECTION 73-11.1 - NATURAL RESOURCE PROTECTION AND DENSITY CALCULATION**

**C. CALCULATION FOR TOTAL PROTECTED LAND AND DEVELOPABLE INCREASE**

BASE SITE AREA	9.76 ACRES	PERCENTAGE TO BE NETTED OUT	AREA NETTED OUT	AREA NETTED OUT
WETLANDS/WOODLANDS/PROTECTED LANDS	10.27 ACRES	100%	N/A	N/A
100% FLOORPLAN/FLOORPLAN	0.00 ACRES	100%	N/A	N/A
100% WETLAND	0.21 ACRES	100%	0.21 ACRES	0.21 ACRES
100% REPAIRAN BUFFER	1.33 ACRES	100%	0.21 ACRES(0.21 ACRES)	1.12 ACRES
100% STEEP SLOPES >25%	3.71 ACRES	100%	3.71 ACRES	1.06 ACRES(0.21 ACRES)
75% WOODLAND	1.027 ACRES	75%	7.70 ACRES	4.44 ACRES(0.21 ACRES)
50% STEEP SLOPES 15%-25%	4.71 ACRES	50%	2.36 ACRES	4.71 ACRES(0.21 ACRES)
50% MOIST SOILS	0.00 ACRES	50%	N/A	N/A
TOTAL PROTECTED LANDS				7.19 ACRES
BASE SITE AREA - TOTAL PROTECTED LANDS = DEVELOPABLE LAND				
9.76 ACRES - 7.19 ACRES = 2.57 ACRES				

(a) 0.306 SF OVERLAP WETLAND AREA  
(b) 4.091 SF OVERLAP PROPOSED EASEMENT, 4.297 SF OVERLAP WETLAND AREA, AND 37.225 SF OVERLAP REPAIRAN BUFFER AREA  
(c) 23.221 SF OVERLAP PROPOSED EASEMENT, 8.206 SF OVERLAP WETLAND AREA, 48.611 SF OVERLAP REPAIRAN BUFFER AREA, AND 115.64 SF OVERLAP STEEP SLOPE AREA  
(d) 17.011 SF OVERLAP PROPOSED EASEMENT, 4.310 SF OVERLAP WETLAND AREA, 8.399 SF OVERLAP REPAIRAN BUFFER AREA, AND 114.83 SF OVERLAP WOODLAND  
\* MORE THAN 50% OF 15-25% SLOPES ARE OVERLAPPING ALREADY EXCLUDED NATURAL FEATURES

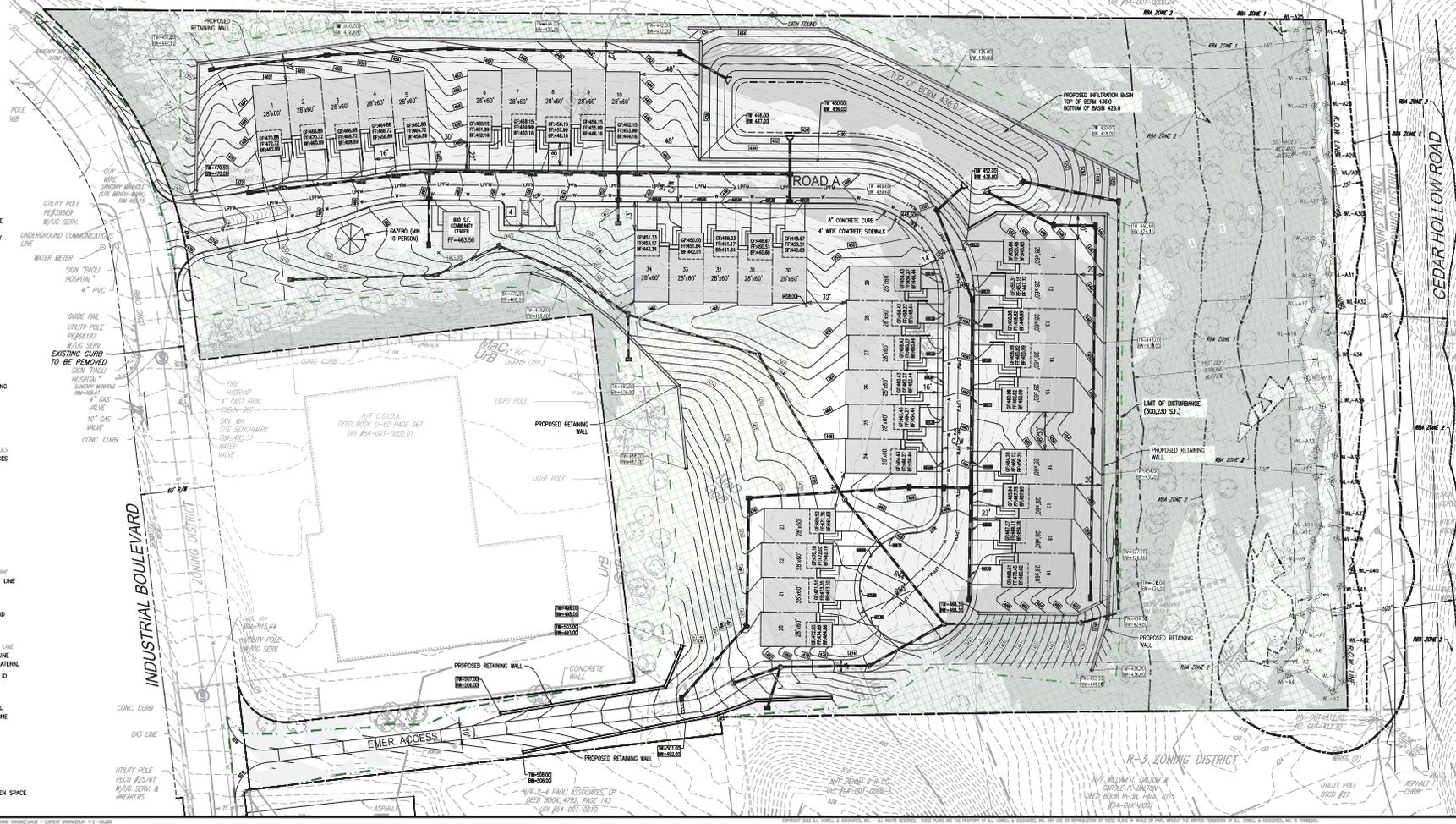


**GENERAL NOTES:**

- PROPERTY INFORMATION: 100 INDUSTRIAL BLVD, LLC, 1075 BELLEVUE AVE, BLUE BELL, PA 19422, ATTN: THOMAS S. REISLER, EMAIL: TRESSLER@SPRINT.COM
- TOTAL SITE AREA TO TITLE LINES = 163 ACRES(1.63 ACRES), TO ULTIMATE R/W LINES = 1.69 ACRES(1.69 ACRES).
- THE PROPERTY IS TO BE OWNED BY PUBLIC UTILITIES AND POWER SERVICES.

**LEGEND**

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- PROP. RIGHT-OF-WAY
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SHIP ELEV.
- NEW SPOT ELEV.
- SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEWAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MAN. ID
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- PROPOSED OPEN SPACE



**ZONING VARIANCE PLAN**  
**VARIANCE PLAN**

OWNER: HK INDUSTRIAL BLVD, LLC  
PROJECT: 100 INDUSTRIAL BOULEVARD, WILLISTOWN TOWNSHIP, CHESTER COUNTY, PA.

DATE	01/26/26
SCALE	1"=40'
DRAWN BY	DAU
CHECKED BY	ALS
PROJECT NO.	5192
NO. FILE	2025-00000000-1-0-0000
DATE	01/26/26
PROJECT	C02.1
DATE	02/04



73-13 Conservation measures.

A. (1) (a) No wooded lot of two acres or more, either created by subdivision or currently existing, shall be disturbed in such a manner that the number of trees having a caliper of six inches or greater on the lot prior to any disturbance shall be reduced by more than 25% by such disturbance. Where a unified development or grading plan for a subdivided tract is to be submitted, this standard may be applied to the entire tract proposed for development or grading rather than to the individual lots of which the tract consists.

BASED ON AN OCTOBER 2025 "WOODLAND SAMPLING/URBAN FOREST REVIEW" PERFORMED BY A CERTIFIED ARBORIST, MR. JOHN ROCKWELL HOSSACH OF ROCKWELL ASSOCIATES, IT IS ESTIMATED THAT BETWEEN 40-65% OF THE EXISTING TREES ARE IN "POOR OR DEAD CONDITION." AS SUCH, 60% OF THE TREES HAVE BEEN EXCLUDED FROM THE TREE CALCULATIONS.

TOTAL TREES ON-SITE	= 574	
TOTAL TREES TO BE REMOVED	= 584	= 350
TOTAL HEALTHY TREES	= 574 X 40%	= 230
PERMITTED TREE REMOVAL	= 350 X 25%	= 87
TOTAL HEALTHY TREES TO BE REMOVED	= 584 X 40%	= 234
REMOVAL EXCEEDING ALLOWED 25%	= 234 - 87	= 147
PERCENTAGE REMOVED	= 234/350	= 66.8%

VARIANCE REQUESTED

(b) In instances where disturbance or tree cutting of more than 25% of those existing trees having a caliper of six inches or greater is considered desirable, as determined by a forester in accordance with sound forest management practices, the individual removing such trees shall replace 110% of the total caliper inches removed in excess of 25% with new plantings of trees having at least a four-inch caliper. Upon approval of the Township, applicants of predominantly wooded sites shall be permitted to substitute vegetation other than trees for required tree plantings.

BASED ON AN OCTOBER 2025 "WOODLAND SAMPLING/URBAN FOREST REVIEW" PERFORMED BY A CERTIFIED ARBORIST, MR. JOHN ROCKWELL HOSSACH OF ROCKWELL ASSOCIATES, IT IS ESTIMATED THAT BETWEEN 40-65% OF THE EXISTING TREES ARE IN "POOR OR DEAD CONDITION." AS SUCH, 60% OF THE TREES HAVE BEEN EXCLUDED FROM THE TREE CALCULATIONS.

TOTAL CALIPER INCHES	= 11,624	
TOTAL CALIPER INCHES TO BE REMOVED	= 7,716	
TOTAL HEALTHY CALIPER INCHES	= 11,624 X 40%	= 4,650
PERMITTED TREE REMOVAL NOT REQUIRING REPLACEMENT	= 4,650 CAL. INCHES X 25%	= 1,162
TOTAL HEALTHY CALIPER INCHES TO BE REMOVED	= 7,716 X 40%	= 3,086
REMOVAL EXCEEDING ALLOWED 25%	= 3,086 - 1,162	= 1,924
REQUIRED REPLACEMENT	= 1,924 X 110%	= 2,116

423 TREES (20) SHADE @ 2.5" (71) FLOWER @ 8-10FT. 0.5" CAL. VARIANCE REQUESTED

73-54 Minimum planting standards.

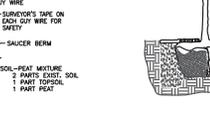
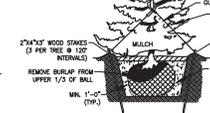
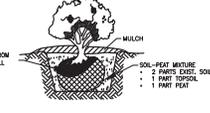
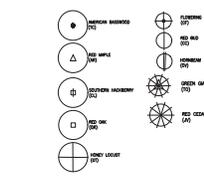
Improvement/Condition	Deciduous Trees	Shrubs	Evergreen Trees	Shrubs
1. Per 1,000 square feet gross building footprint area	2	4	1	2
63,100 sq/ft/1000-63.1 or 63	126	252	63	126
2. Per 40 linear feet of new paved street frontage (private or public)	1	*	1	*
1110 ft/40=27.75 or 28	28		28	
4. Per 40 linear feet of existing public road frontage	1	*	1	*
310 ft/40=7.75 or 8	8		8	
5. Per 100 linear feet of property boundary along adjoining residential or institutional properties	3	3	3	10
A-328/100=3.28 or 4	12	12	12	40
B-570/100=5.7 or 6	18	18	18	60

128 SHADE	128 SHADE
252 SHRUBS	252 SHRUBS
63 EVERGREEN	63 EVERGREEN
128 SHRUBS	128 SHRUBS
28 SHADE	28 SHADE
28 EVERGREEN	28 EVERGREEN
12 SHADE	12 SHADE
12 SHRUBS	12 SHRUBS
12 EVERGREEN	12 EVERGREEN
40 SHRUBS	40 SHRUBS
18 SHADE	18 SHADE
18 SHRUBS	18 SHRUBS
18 EVERGREEN	18 EVERGREEN
60 SHRUBS	60 SHRUBS
412 TOTAL TREES	
508 TOTAL SHRUBS	

73-55 Landscaping of stormwater management basins and related facilities.

A. Landscaping shall be required in and around all stormwater management facilities with a minimum surface area of 1,000 square feet for the purposes of:

NOTE: 73-54 Minimum planting standards. Gross floor area to satisfy requirement.



R= TREE REPLACEMENTS

73-55.1 Enhancement standards for riparian buffer areas.

A. Enhance shall be given to preserving existing native vegetation that conforms to the requirements of this section. Other than select planting of native vegetation and management of riparian area in accordance with this Code, disturbance of riparian area shall be minimized. Planting of trees and shrubs within the RBA shall be performed in accordance with this section where native vegetation is not present.

B. All plantings shall be done by zone. The zone closest to the stream, Zone 1, shall consist of species native to the riparian zone and selected for their value in stream bank stabilization. A mix of species that provides prolonged stable leaf fall necessary to meet energy and nutrition needs of aquatic insects shall be selected. In Zone 2, plant species shall be matched to the existing habitat. To the extent possible, species shall be selected to assist with sediment control and nutrient uptake at the outer edges of RBA's.

C. Combinations of trees, shrubs and grasses protect the stream more than any one species. Overall design can be modified to fit the landscape, provided that the applicant supplements existing vegetation with additional native riparian trees and shrubs, where needed, to conform to the overall requirements of this section.

D. Planting standards.

(1) Zone 1. A minimum of eight canopy trees having a two-inch caliper and eight understory trees between five feet and six feet in height shall be planted per 1,000 square feet of open area. Where site conditions warrant, two shrubs may be substituted for each tree required, provided that no more than 10% of the trees required are replaced by shrubs. Planting requirements may be fully or partially waived where the applicant documents that existing vegetation substantially achieves this standard.

(2) Zone 2. A minimum of six canopy trees having a two-inch caliper and 10 shrubs of two to three feet in height shall be planted per 1,000 square feet of open area. Planting requirements may be fully or partially waived where the applicant documents that existing vegetation substantially achieves this standard.

NOTE: Existing woodland cover to satisfy requirement.

73-64 Riparian buffer area management plan requirements

An RBA management plan shall be submitted and approved prior to plan recalculation. In the case of a conditional use, the RBA management plan shall be submitted along with the application for conditional use approval. All information relevant to site maintenance and quarry removal to § 73-57 shall be included in the management plan. In addition, the plan shall include the following:

A. A narrative describing the development of the subject property, a description of the features of the RBA within the subject property and the impacts within the delineated RBA.

B. Description and depiction of enhancements according to § 73-55.1, including surface mulch, pay-wires staking, and grading protection details based on accepted standards. Also included shall be a clear statement describing how the enhancements meet the design standards contained in § 73-56F.

C. The number and placement of signs identifying the RBA and the need for minimal disturbance within.

D. A narrative describing the significance of the RBA and the maintenance activities which will be performed. Such narrative shall include, but shall not be limited to, the following language:

NOTE: Existing woodland cover to satisfy requirement. No management plan needed.

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CAL.	ROOT	REMARKS
<b>SHADE TREES</b>						
TA	Tilia americana	AMERICAN BASSWOOD	38	2.512" MIN.	B&B	Matched Specimens
GT	Gleditsia triacanthos	HONEYLOCUST	31	2.512" MIN.	B&B	Matched Specimens
AR	Acer Rubrum October Glory	OCTOBER GLORY RED MAPLE	22	2.512" MIN.	B&B	Matched Specimens
OR	Quercus rubra	RED OAK	41	2.512" MIN.	B&B	Matched Specimens
CL	Celtis laevigata	SOUTHERN HACKBERRY	77	2.512" MIN.	B&B	Matched Specimens
<b>FLOWERING TREES</b>						
AR	Acer Rubrum 'Armstrongii'	ARMSTRONG RED MAPLE	3	2.512" MIN.	B&B	
CF	Cornus florida	FLOWERING DOGWOOD	35	8-10 FT.	B&B	Single-STEM
CC	Cornus canadensis	NORTHERN RED BUD	11	8-10 FT.	B&B	Multi-STEM
OV	Ostrya virginiana	HOPHORNBEAM	20	8-10 FT.	B&B	Multi-STEM
<b>EVERGREEN TREES</b>						
TD	Thuja occidentalis 'Green Giant'	GREEN GIANT ARB.	55	6-8 FT.	B&B	Full branched
JV	Juniperus virginiana	EASTERN RED CEDAR	45	6-8 FT.	B&B	Full branched
PS	Pinus strobus	EASTERN WHITE PINE	29	6-8 FT.	B&B	Full branched
<b>SHRUBS</b>						
MC	Myrica caroliniana	RAYBERRY	70	18-24" HT.	CONT.	
PL	Prunus americana	ENGLISH LAUREL	38	18-24" HT.	CONT.	
VD	Viburnum dentatum	ARROW WOOD VIBURNUM	143	18-24" HT.	CONT.	
IG	Ilex glabra	ENKENSBERY HOLLY	119	18-24" HT.	CONT.	
AM	Amorpha canescens	BLACK CHOKEBERRY	117	18-24" HT.	CONT.	
SB	Spiraea praeifoliata	BRIDAL WREATH SPIREA	36	18-24" HT.	CONT.	

GENERAL SPECIFICATIONS

- THE EXECUTION OF THIS PLAN INCLUDES THE FURNISHING OF PLANT MATERIALS AS SPECIFIED, ACCURATE LAYOUT, SUFFICIENT TOPSOIL, NUTRIENT ADDITIVES, PEAT MOSS, PLANTING, PRUNING, STAKING, WATERING, LABOR, CLEAN-UP AND ALL OTHER NECESSARY SERVICES TO EXECUTE THE PLANTINGS PROPERLY AND IN FULL ACCORDANCE WITH THESE SPECIFICATIONS AND DETAILS.
- ALL PLANT MATERIALS ARE TO BE NURSERY GROWN, OF EXCELLENT LANDSCAPE QUALITY AND FREE FROM INSECTS AND DISEASES. FUTURE GROWING PLANTS SHALL HAVE BEING GROWN FOR AT LEAST TWO YEARS IN THE SAME HARDINESS ZONE AS THE SITE.
- INSTALLATION TO BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
- PLANT SIZES SHALL BE A FAIR AVERAGE BETWEEN THE SIZE RANGE INDICATED. CALIPER SHALL BE MEASURED AT 4.5" ABOVE GROUND.
- IF TREES CANNOT BE LOCATED WHERE SHOWN ON THE UTILITIES OR OTHER OBSTRUCTIONS, EXISTING OR PROPOSED, TREES SHALL BE RELOCATED IN THE FIELD AS APPROVED BY THE OWNERS REPRESENTATIVE.
- NO SUBSTITUTIONS ARE ACCEPTED UNLESS APPROVED BY THE OWNERS REPRESENTATIVE AND THE MUNICIPALITY.
- LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 18 MONTHS FROM THE DATE OF FINAL INSPECTION OF THE LANDSCAPE INSTALLATION BY THE MUNICIPALITY.
- BACKFILL MIXTURE SHALL BE A MIXTURE BY VOLUME OF 3/4 TOPSOIL, (TO BE PROVIDED ON SITE) AND 1/4 PEAT MOSS.
- ALL SHRUBS AND GROUND COVER SHALL BE PLACED IN CONTINUOUS BEDS AS DELINEATED ON THE PLANS.
- MULCH TO BE SHREDDED OAK BARK OR APPROVED EQUAL AND SPREAD TO A MINIMUM DEPTH OF 2 INCHES.
- A PRE-EMERGENT HERBICIDE SUCH AS "PREPLAN" SHALL BE APPLIED TO ALL PLANTING BEDS ACCORDING TO MANUFACTURERS RECOMMENDATION PRIOR TO PLACEMENT OF MULCH. A SECOND APPLICATION OF PRE-EMERGENT HERBICIDE SHALL BE INCLUDED AS A PART OF THIS WORK.
- THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE TO SELECT ALL PLANT MATERIAL AT THE NURSERY AND APPROVE STAKING OF ALL PLANT MATERIAL LOCATIONS AT THE SITE BEFORE DELIVERY.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING IN SUFFICIENTLY AT TIME OF PLANTING AND UNTIL JOB IS COMPLETED AND TURNED OVER TO OWNER.

SEEDING SPECIFICATIONS:

- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDDED.
- SEEDING SHALL COMMENCE BETWEEN AUGUST 15 AND SEPTEMBER 30, OR BETWEEN MARCH 15 AND APRIL 30, AS WEATHER PERMITS AND/OR, AS APPROVED BY THE OWNERS REPRESENTATIVE.
- TOPSOIL USED FOR SEEDING IS STOCKPILED ON SITE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF 6" AND END GRADED, REMOVING ALL DEBRIS AND STONES LARGER THAN 1". REMOVE FROM THE SITE ALL DEBRIS AND STONES.
- INCORPORATE BY DISCING INTO THE TOP 2" OF THE TOPSOIL THE FOLLOWING:
  - AGRICULTURAL LIMESTONE AT 50 LBS./1000 S.F.
  - FERTILIZER (15-15-15) AT 30 LBS./1000 S.F.
- SEEDING MIX. APPLY GRASS SEED COMPOSED OF THE FOLLOWING VARIETIES WHICH SHALL BE MIXED IN THE PROPORTIONS AND SHALL TEST THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED:
 

MIXTURE A (SEED RATE: 6-11.2 LBS./1000 S.F. OR 200 LB./ACRE)	PROF. MIN. %	MEN. %	MAX. %	GERMINATION	PURE SEED	WEED SEED
30%	HYBRID KY BLUEGRASS	80	95	0.02		
30%	HYBRID TURTLE TAIL FESCUE	80	95	0.02		
40%	HYBRID PERENNIAL RYE	80	95	0.02		
- MIXTURE B (SEED RATE: 6-11.2 LBS./1000 S.F. OR 200 LB./ACRE) SHALL BE APPLIED TO ALL AREAS DISTURBED BY CONSTRUCTION AND SHALL BE APPLIED TO ALL AREAS DISTURBED BY CONSTRUCTION AND SHALL BE APPLIED TO ALL AREAS DISTURBED BY CONSTRUCTION.
- ALL LAWN WORK INCLUDING THE REPAIR OF WASHDOWNS, GULLIES, ETC., SHALL BE GUARANTEED FOR ONE CALENDAR YEAR FROM THE DATE OF COMPLETION OF INSTALLATION.
- SOIL (IF REQUIRED) SHALL BE SAME AS SEED MIX AND INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF SOIL PRODUCERS' STANDARDS.

NOTES

- ALL STREET TREES, AND OTHER REQUIRED PLANT MATERIAL SHALL BE PLANTED ON OR BEFORE THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED AND OR RELEASE OF SITE DEVELOPMENT ESCROW AS APPLICABLE. PLANTINGS TO BE INSTALLED OR BEING APPROPRIATE PLANTING SEASONS THE OWNER SHALL DETERMINE.
- ALL PLANT MATERIAL TO BE INSTALLED IN ACCORDANCE WITH THE PLANTING PRACTICES STATED IN CHAPTER 3 OF TREE MAINTENANCE BY T.P. PHOENIX.
- THE DEVELOPER IS TO CONTACT THE MUNICIPALITY IN WRITING TO REQUEST A FINAL INSPECTION OF ACCEPTANCE AT THE END OF THE QUARANTY PERIOD.
- PLANT MATERIAL IN CLOSE PROXIMITY TO PROPOSED AND EXISTING UTILITIES TO BE INSTALLED OR BEING APPROPRIATE PLANTING SEASONS THE OWNER SHALL DETERMINE.
- STREET TREE CALIPER SHALL BE AT LEAST 1 INCHES IN DIAMETER.
- STREET TREES SHALL BE PLANTED NOT LESS THAN 5 FEET APART NOR MORE THAN 50 FEET APART.
- STREET TREES SHALL BE PROPERLY BALLED AND BURLAPPED.
- PERMISSION IS GIVEN TO ASK FOR ADDITIONAL SCREENING MATERIALS FOR THE BUFFER IF THE TOWNSHIP REQUESTS IT.

**HOWELL ENGINEERING**  
 Civil Engineering | Land Planning | Environmental  
 1000 Industrial Blvd., Suite 100, Willistown, PA 19380  
 Phone: (610) 361-8000

REGISTERED PROFESSIONAL ENGINEER  
 No. 1000000000

DATE: 01/26/26  
 ROAD: AS SHOWN  
 DRAWN BY: DAU  
 CHECKED BY: ALS  
 PROJECT NO.: 4692  
 JOB FILE: SUB - URBAN PARKING  
 NOTED: 01/26/26  
 DRAWING NO.: C03.2  
 SHEET: 04 OF 04

**WILLISTOWN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_ of 2026**

**AN ORDINANCE AMENDING CHAPTER 139 OF THE CODE OF ORDINANCES OF WILLISTOWN TOWNSHIP, BEING THE ZONING ORDINANCE, IN ORDER TO AMEND §139-6, DEFINITIONS, ADD A NEW §139-89, REGULATIONS FOR PERMITTED ACCESSORY USES, AND AMEND §139-97, PROHIBITED USES, TO ADDRESS BACKYARD CHICKENS. 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 139 thereof, being the Willistown Township Zoning Code, Article II, Definitions and Word Usage, §139-6 is amended by adding the following definitions:

**BUILDING AREA/COVERAGE** - The aggregate of the maximum horizontal cross-section areas of all the buildings on a lot, excluding cornices, eaves, gutters, chimneys projecting not more than 18 inches, bay windows not extending through more than one story and not projecting more than five feet, uncovered steps and balconies, but including porches, breezeways, sheds, garages, covered chicken pen or run, chicken coop, and carports.

**CHICKEN PEN or RUN** - A fenced or other type of enclosure for the purpose of allowing chickens to leave the henhouse while remaining in an enclosed predator-safe environment.

**HENHOUSE or CHICKEN COOP** - A structure for sheltering female chickens.

**IMPERVIOUS SURFACE** - A surface that has been compacted or covered with a layer of material so that it prevents or is resistant to infiltration of water, including but not limited to: structures such as roofs, buildings, storage sheds; other solid, paved or concrete areas such as streets, driveways, sidewalks, parking lots, patios, terraces, decks, covered chicken pen or run, chicken coop, swimming pools, tennis or other paved courts; or athletic playfields comprised of synthetic turf materials. For the purposes of determining compliance with this chapter, compacted soils or stone surfaces used for vehicle parking and movement shall be considered impervious. Surfaces that were designed to allow infiltration (i.e., areas of porous pavement) will be considered on a case-by-case basis by the Township, based on appropriate documentation and condition of the material, etc.

**MOBILE OR TEMPORARY CHICKEN COOP** - A portable, moveable structure designed to house female chickens. Such structures provide shelter from predators and weather, as well as

provide chickens with access to fresh ground for foraging, pest control, and natural fertilizer. Examples include, but are not limited to: chicken tractors, chicken coops on wheels, and brand names such as Eglu. Mobile or temporary chicken coops are not considered to be Impervious Surface as defined herein.

**Section 2.** The Code of the Township of Willistown, Chapter 139 thereof, being the Willistown Township Zoning Code, Article XVII, Supplementary Regulations, is amended by moving subsection §139-89, Reserved to Article XVII and retitling §139-89 Regulations for Permitted Accessory Uses, as follows:

**§139-89 Regulations for Permitted Accessory Uses.**

The following regulations shall apply to permitted accessory uses in the Township.

- A. Backyard Chicken Regulations applicable to R-1 & R-2 Districts, subject to the following:
- (1) Minimum lot area – one half (½) acre
  - (2) Number chickens.
    - (a) Four (4) hens shall be permitted for the first one half (½) acre. One (1) additional hen shall be permitted for each additional quarter (¼) acre to a maximum of six (6) hens.
  - (3) Hens may be kept as an accessory use to single-family dwellings subject to the following regulations:
    - (a) Hens shall be kept in a predator-proof enclosure, consisting of a coop and *pen* (fenced run) area. Such enclosure shall be located in the rear yard, not less than ten (10) feet from any lot line, and not less than twenty-five (25) feet from any dwelling structure. If the henhouse/coop is greater than one hundred fifty (150) square feet, the rear and side yard setbacks of the R-1 and R-2 District shall apply as applicable.
    - (b) Coop and run requirements:
      - [1] The chicken coop shall provide not less than two (2) square foot of area per hen, as well as separate roosting and egg-laying areas.
      - [2] The chicken run or pen shall be provided and be large enough to allow freedom of movement but provide not less than four (4) square feet per hen.

[3] The chicken run or coop shall be enclosed with contiguous barriers preventing predator entry from all sides and above. The enclosure shall be protected from predator entry by burrowing.

[4] Chicken coops shall be elevated at least eighteen (18) inches above grade, with an elevated floor.

[5] Exterior areas of chicken coops shall not be illuminated.

(4) Owners of hens must maintain sanitary conditions so that the keeping of them does not become a nuisance:

(a) Odors shall not be perceptible from the lot line.

(b) Noise shall not be perceptible at lot lines subject to §93-1 of the Township Code.

(c) Eggs shall be removed regularly.

(d) The coop shall be kept in a clean and sanitary condition, free of rodents, unreasonable debris or any other organic material deposited or accumulated due to keeping of chickens.

(e) Manure shall not accumulate to a point at which it becomes a nuisance caused by odor. All stored manure shall be placed within a fully enclosed container. All manure not used for composting or fertilizing shall be removed.

(f) All feed stored on the property must be kept in rodentproof closed containers.

(5) Miscellaneous

(a) Roosters, cockerels, and capons are not permitted in the R-1, R-2, and R-3 Residence Districts.

(b) Slaughtering of hens outside is prohibited.

(c) When outside the run, hens must be confined by suitable fencing and may not roam free.

(d) Chickens may not be kept on lots containing townhomes or multi-family dwelling units.

**Section 3.** The Code of the Township of Willistown, Chapter 139 thereof, being the Willistown Township Zoning Code, Article XVII, Supplementary Regulations, §139-97, Prohibited Uses, is amended by adding a new subsection D, as follows:

- D. No rooster, cockerel, or capon is permitted in the R-1 or R-2 Residence Districts. Chickens are not permitted in the R-3 Residence District.

**Section 4.** This Ordinance shall be effective five (5) days from the date of enactment.

**ENACTED** and **ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2026

**BOARD OF SUPERVISORS  
WILLISTOWN TOWNSHIP**

\_\_\_\_\_  
**Molly H. B. Perrin, Chair**

\_\_\_\_\_  
**Matthew V. McCarry, Vice Chair**

\_\_\_\_\_  
**William R. Shoemaker, Member**

**ATTEST:**

\_\_\_\_\_  
**Shanna Lodge, Secretary**

**WILLISTOWN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_ of 2026**

**AN ORDINANCE AMENDING CHAPTER 139 OF THE CODE OF ORDINANCES OF WILLISTOWN TOWNSHIP, BEING THE ZONING ORDINANCE, AND CHAPTER 73 OF THE CODE OF ORDINANCES OF WILLISTOWN TOWNSHIP, BEING THE ENVIRONMENTAL PROTECTION ORDINANCE, IN ORDER TO AMEND VARIOUS SECTIONS RELATED TO USE PROVISIONS, SIGN PROVISIONS, USES IN THE RESTRICTED INDUSTRIAL DISTRICT, PARCEL YIELD IN MULTIPLE DISTRICTS, CONSERVATION PLAN REQUIREMENTS, AND REPLACEMENT OF ATTACHMENT 4, APPENDIX C. 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 139 thereof, being the Willistown Township Zoning Code, Article IV, RU Rural Districts, §139-12 F(3) and (4) are amended to read as follows:

- (3) Country club, hunt club or similar club or lodge for recreational, fraternal or social purpose.
- (4) Recreational area.

**Section 2.** The Code of the Township of Willistown, Chapter 139 thereof, being the Willistown Township Zoning Code, Article XVIII, Signs, §139-110 J(1)(g) is amended to read as follows:

- (g) No more than one wall sign and one ground sign for a single business, structure, or building containing multiple businesses shall be erected on the same premises as the use to which they relate, except for a business that has frontage on two streets, in which case one additional wall sign may be placed on each building facade with street frontage.

**Section 3.** The Code of the Township of Willistown, Chapter 139 thereof, being the Willistown Township Zoning Code, Article XV, Restricted Industrial District, §139-73 C is amended to include a new subsection (3), as follows:

- (3) Uses not expressly permitted or prohibited by this ordinance.

(a) Determination of Zoning Officer

[1] Upon receipt of an application, the Zoning Officer shall determine if the use is substantially similar to a use explicitly listed in this District consistent with §139-73.A(7), or whether the use is not expressly permitted or prohibited by this District.

[2] If the use is not expressly permitted or prohibited by the District, the Zoning Officer shall forward the application to the Zoning Hearing Board pursuant to § 139-126 Functions: special exceptions.

(b) In classifying a use not expressly permitted or prohibited, the Zoning Hearing Board shall determine:

[1] Whether the use is compatible with the general purpose, intent, and character of this District and the Township's comprehensive plan.

[2] Whether the use can comply with any special conditions or standards that would apply to a similar permitted or special exception use.

(c) The burden of proof shall be on the applicant to demonstrate that the proposed use is compatible with this District and will not be detrimental to public health, safety, and welfare.

**Section 4.** The Code of the Township of Willistown, Chapter 139 thereof, being the Willistown Township Zoning Code, Articles X, XI, XIII, XIV, XV, XXII, XXV, XXX, XXXI, XXXII, XXXIII, are amended to include new subsections:

Amend §139-40 to add a new Subsection F, as follows:

F. Parcel Yield (density, building area, lot area, or floor area ratio). For any parcel involving protected land, density, lot area, building area, or floor area ratio shall be determined by applying the natural resource protection and density calculations referenced in §139-158 of this chapter and § 73-11.1 of the Willistown Township Environmental Protection Ordinance. Density shall be no greater than that which the underlying zoning, subdivision and environmental protection regulations would permit.

Amend §139-49 to add a new Subsection I, as follows:

I. Parcel Yield (density, building area, lot area, or floor area ratio). For any parcel involving protected land, density, lot area, building area, or floor area ratio shall be determined by applying the natural resource protection and density calculations referenced in §139-158 of this chapter and § 73-11.1 of the Willistown Township Environmental Protection Ordinance.

Density shall be no greater than that which the underlying zoning, subdivision and environmental protection regulations would permit.

Amend §139-68 to add a new Subsection G, as follows:

G. Parcel Yield (density, building area, lot area, or floor area ratio). For any parcel involving protected land, density, lot area, building area, or floor area ratio shall be determined by applying the natural resource protection and density calculations referenced in §139-158 of this chapter and § 73-11.1 of the Willistown Township Environmental Protection Ordinance. Density shall be no greater than that which the underlying zoning, subdivision and environmental protection regulations would permit.

Amend §139-71 to add a new Subsection G, as follows:

G. Parcel Yield (density, building area, lot area, or floor area ratio). For any parcel involving protected land, density, lot area, building area, or floor area ratio shall be determined by applying the natural resource protection and density calculations referenced in §139-158 of this chapter and § 73-11.1 of the Willistown Township Environmental Protection Ordinance. Density shall be no greater than that which the underlying zoning, subdivision and environmental protection regulations would permit.

Amend §139-75 to add a new Subsection F, as follows:

F. Parcel Yield (density, building area, lot area, or floor area ratio). For any parcel involving protected land, density, lot area, building area, or floor area ratio shall be determined by applying the natural resource protection and density calculations referenced in §139-158 of this chapter and § 73-11.1 of the Willistown Township Environmental Protection Ordinance. Density shall be no greater than that which the underlying zoning, subdivision and environmental protection regulations would permit.

Amend §139-132 to add a new Subsection C, as follows:

C. Parcel Yield (density, building area, lot area, or floor area ratio). For any parcel involving protected land, density, lot area, building area, or floor area ratio shall be determined by applying the natural resource protection and density calculations referenced in §139-158 of this chapter and § 73-11.1 of the Willistown Township Environmental Protection Ordinance. Density shall be no greater than that which the underlying zoning, subdivision and environmental protection regulations would permit.

Amend §139-147 to add a new Subsection F, as follows:

F. Parcel Yield (density, building area, lot area, or floor area ratio). For any parcel involving protected land, density, lot area, building area, or floor area ratio shall be determined by applying the natural resource protection and density calculations referenced in §139-158 of

this chapter and § 73-11.1 of the Willistown Township Environmental Protection Ordinance. Density shall be no greater than that which the underlying zoning, subdivision and environmental protection regulations would permit.

Amend §139-177 to add a new Subsection C, as follows:

- C. Parcel Yield (density, building area, lot area, or floor area ratio). For any parcel involving protected land, density, lot area, building area, or floor area ratio shall be determined by applying the natural resource protection and density calculations referenced in §139-158 of this chapter and § 73-11.1 of the Willistown Township Environmental Protection Ordinance. Density shall be no greater than that which the underlying zoning, subdivision and environmental protection regulations would permit.

Amend §139-183 to add a new Subsection O, as follows:

- O. Parcel Yield (density, building area, lot area, or floor area ratio). For any parcel involving protected land, density, lot area, building area, or floor area ratio shall be determined by applying the natural resource protection and density calculations referenced in §139-158 of this chapter and § 73-11.1 of the Willistown Township Environmental Protection Ordinance. Density shall be no greater than that which the underlying zoning, subdivision and environmental protection regulations would permit.

Amend §139-187 to add a new Subsection J, as follows:

- J. Parcel Yield (density, building area, lot area, or floor area ratio). For any parcel involving protected land, density, lot area, building area, or floor area ratio shall be determined by applying the natural resource protection and density calculations referenced in §139-158 of this chapter and § 73-11.1 of the Willistown Township Environmental Protection Ordinance. Density shall be no greater than that which the underlying zoning, subdivision and environmental protection regulations would permit.

Amend §139-194 to add a new Subsection E, as follows:

- E. Parcel Yield (density, building area, lot area, or floor area ratio). For any parcel involving protected land, density, lot area, building area, or floor area ratio shall be determined by applying the natural resource protection and density calculations referenced in §139-158 of this chapter and § 73-11.1 of the Willistown Township Environmental Protection Ordinance. Density shall be no greater than that which the underlying zoning, subdivision and environmental protection regulations would permit.

**Section 5.** The Code of the Township of Willistown, Chapter 73 thereof, being the Willistown Environmental Protection Ordinance, Article III, Conservation Plan Requirements, §73-11.1 E is amended to include a new paragraph, as follows:

In the case of non-residential development, density, building area, lot area or floor area ratio (FAR) shall be based on Developable Land.

**Section 6.** The Code of the Township of Willistown, Chapter 73 thereof, being the Willistown Environmental Protection Ordinance, Article VIII, Stormwater Management, §73-43 A(2) is amended to read as follows:

- (2) The owner of the stormwater management facilities for a tract shall be responsible for the proper installation and function of those facilities in accordance with the approved stormwater management plan. All temporary soil erosion and sedimentation control measures shall be removed or converted to their permanent configuration in accordance with an approved erosion control plan. This requirement in no way precludes the authority of the Chester County Conservation District to determine when sufficient stabilization has occurred on a site in order to convert to the permanent stormwater management facilities. The applicant shall be responsible for submitting to the Township as-built plans of all stormwater facilities included in the approved site plan, and an explanation of any discrepancies with the approved plans.

**Section 7.** The Code of the Township of Willistown, Chapter 73 thereof, being the Willistown Environmental Protection Ordinance, Attachment 4 Appendix C is replaced by the attached Stormwater Best Management Practices (BMPs) and Operation and Maintenance Agreement.

**Section 8.** This Ordinance shall be effective five (5) days from the date of enactment.

**ENACTED** and **ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2026

**BOARD OF SUPERVISORS  
WILLISTOWN TOWNSHIP**

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**Molly H. B. Perrin, Chair**

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**Matthew V. McCarry, Vice Chair**

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**William R. Shoemaker, Member**

**ATTEST:**

**Shanna Lodge, Secretary**

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