

**BOARD OF SUPERVISORS  
EAST FALLOWFIELD TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2009 - \_\_**

**AN ORDINANCE AMENDING SECTIONS 201 AND 703.4.A. OF THE EAST FALLOWFIELD TOWNSHIP ZONING ORDINANCE OF 2002, AS AMENDED, TO DELETE THE DEFINITION OF BUILDING HEIGHT AND TO SUBSTITUTE THE DEFINITION OF MAXIMUM HEIGHT AND TO ALLOW A MAXIMUM HEIGHT OF THREE STORIES OR THIRTY-FIVE FEET IN THE R-3 RESIDENTIAL DISTRICT. EFFECTIVE FIVE DAYS FROM ENACTMENT.**

**AND NOW**, this \_\_\_\_ day of \_\_\_\_\_, 2009, the Board of Supervisors of East Fallowfield Township hereby enacts and ordains as follows:

**Section 1.** Section 201 of the East Fallowfield Township Zoning Ordinance of 2002, as amended, pertaining to definitions, is amended by deleting the term and definition for building height.

**Section 2.** Section 201 of the East Fallowfield Township Zoning Ordinance of 2002, as amended, pertaining to definitions, is amended by adding the term and definition for maximum height to read as follows:

HEIGHT, MAXIMUM – The vertical distance measured from average level of the proposed finished grade at all exterior foundation corners of a building or structure, or at not less than 8 equidistant points in the case of a circular structure, to the highest point of the roof for flat roofs, to the deck line of mansard roofs and to the mean height between the eaves and the ridge for gable, hip and gambrel roofs, provided that chimneys, spires, or any mechanical equipment above the roof such as a stair or elevator bulkheads, tanks and similar projections shall not be included in calculating height but shall not be permitted to exceed the height of the building by more than 25%. Freestanding structures shall not exceed the maximum height of the zoning district within which they are located, unless otherwise provided.

**Section 3.** Section 703.4.A. of the East Fallowfield Township Zoning Ordinance of 2002, as amended, pertaining to maximum height in the R-3 High Density Residential District, is amended to read as follows:

A. Three (3) stories or thirty-five (35) feet.

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

**ENACTED** and **ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2009.

**BOARD OF SUPERVISORS OF  
EAST FALLOWFIELD TOWNSHIP**

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**George Broadbent, Jr., Chairman**

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**Chris Makely, Vice Chairman**

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**Chris Amentas, Member**

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**Gary Barach, Member**

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**Garth Monaghan, Member**

**ATTEST:**

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**Denise Miller, Secretary**