

**CHARLESTOWN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2025-226**

**AN ORDINANCE OF CHARLESTOWN TOWNSHIP, CHESTER COUNTY PENNSYLVANIA, AMENDING THE CHARLESTOWN TOWNSHIP ZONING ORDINANCE CHAPTER 27, ZONING, TO PROVIDE FOR ACCESSORY DWELLING UNITS IN THE FR-FARM RESIDENTIAL AND R-1 RESIDENTIAL ZONING DISTRICTS TO PROVIDE FOR MORE HOUSING IN THE TOWNSHIP AND MORE HOUSING OPPORTUNITIES FOR PERSONS WITH A DISABILITY.**

**WHEREAS**, The Board of Supervisors (the "Board") of Charlestown Township ("Township") has, pursuant to the Pennsylvania Municipalities Planning Code, 53 P.S. §§ 10101 *et seq.*, heretofore enacted a Zoning Ordinance codified at Chapter 27 ("the "Zoning Ordinance") of the Charlestown Township Municipal Code, and amended the same in order to protect the health, safety, and welfare of the citizens of the Township and the general public; and

**WHEREAS**, Accessory dwelling units provide housing options for a wide range of persons such as aging parents, household employees, disabled adult children, and adult children just starting out, among others; and

**WHEREAS**, Article VI of the Pennsylvania Municipalities Planning Code, Section 604.(4) Zoning Purposes, indicates that Zoning Ordinances shall be designed to provide for all basic forms of housing; and

**WHEREAS**, Accessory Dwelling Units are a form of housing; and

**WHEREAS**, Charlestown Township does not adequately provide for accessory dwelling units in a wide range of situations,

**NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED BY THE BOARD OF SUPERVISORS AS FOLLOWS:**

*Section 1.1 Amendment to Section 27-202 "Definitions"* §27-202 is AMENDED to replace "Dwelling Unit, Accessory" with the following:

**(6) DWELLING UNIT, ACCESSORY**

An independent dwelling unit that provides a form of attainable housing and is secondary and accessory to a single-family residence and located within the principal structure, within an attached accessory structure, or within a detached accessory structure, having a common electrical supply with the principal residence, and otherwise in accordance with Section 27-1608.B(2), or in the case of dwelling units within the Traditional Neighborhood Design District (TND), in accordance with Section 27-2205 and 27-2206.

**Section 2.0 Amendment to Section 27-402 “FR-FARM RESIDENTIAL DISTRICT”.** §27-402 is AMENDED to add the following to Section 27-402.C “Conditional Uses”:

- (9) Accessory Dwelling Unit in accordance with Section 27-1608.B(2)

**Section 3.0 Amendment to Section 27-502 “R-1 RESIDENTIAL DISTRICT”.**

§27-502 is AMENDED to add the following to Section 27-502.C “Conditional Uses”:

- (7) Accessory Dwelling Unit in accordance with Section 27-1608.B(2)

**Section 4.0 Amendment to Section 27-1608 “GENERAL PROVISIONS”.**

§27-1608. Accessory Uses, Buildings and Structures is amended as follows:

B. Uses, Buildings and Structures Accessory to Dwellings is AMENDED to DELETE subparagraph (2) “Quarters for guests and servants...” and to REPLACE it with the following:

- (2) Accessory Dwelling Unit, subject to the following:
  - a. Accessory Dwelling Units may only be created on single-family detached residential lots, only within the FR or R1 districts, or in the TND, when authorized as a Conditional Use by the Board of Supervisors according to the provisions of Section 27-1809 of this Ordinance.
  - b. There shall be no more than one (1) accessory dwelling unit created on any lot.
  - c. One (1) of the two (2) dwelling units shall be occupied by a bona fide owner(s) of the lot on which both dwelling units are located.
  - d. An Accessory Dwelling Unit may be created within the principal dwelling, in an addition to the principal dwelling, in an attached accessory structure such as a garage, or in a detached accessory structure.
  - e. When an Accessory Dwelling Unit is contained within the principal structure or an addition thereto, the exterior appearance of the structure shall remain that of a single-family detached dwelling.
  - f. The Accessory Dwelling Unit shall remain accessory and secondary to the principal single-family detached dwelling, but may have a kitchen.
  - g. The area and bulk regulations of the zoning district shall apply to the lot and the structure(s).
  - h. The maximum size of an Accessory Dwelling Unit shall be the lesser of thirty-five percent (35%) of the gross habitable above-grade area of the principal dwelling unit prior to the creation of the accessory dwelling unit or two-thousand (2,000) square feet.

- i. One (1) off-street parking space shall be required for the accessory dwelling unit in addition to those required for the principal dwelling unit except as otherwise provided in the TND Design Standards.
- j. The Accessory Dwelling Unit shall comply with all applicable construction codes and may not consist of a temporary or mobile structure such as a camper, bus, shipping container, storage unit, watercraft, aircraft or trailer.

**ARTICLE II – REPEALER**

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed, but only to the extent of such inconsistency.

**ARTICLE III – SEVERABILITY**

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity 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 Charlestown Township that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

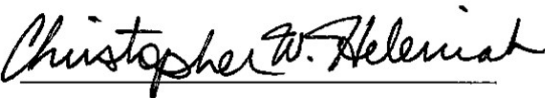
**ARTICLE IV – EFFECTIVE DATE**

This Ordinance shall become effective following enactment as provided by law.

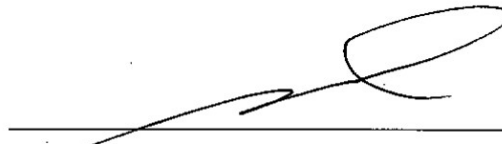
**ENACTED AND ORDAINED** into law by the Board of Supervisors of Charlestown Township, Chester County, Pennsylvania this 7th day of April, 2025.

**CHARLESTOWN TOWNSHIP  
BOARD OF SUPERVISORS**

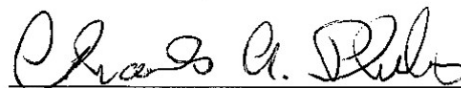
**ATTEST:**



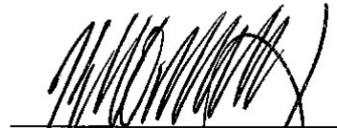
Christopher W. Heleniak, Secretary



Kevin R. Kuhn, Chairman

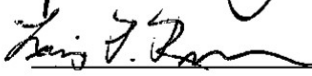


Charles A. Philips, Vice-Chairman




---

Hugh D. Willig, Member



---

Louis P. Rubinfeld, Member



---

Madeleine Carlson, Member