

# Policy/Information Briefing Summary

## Board of Supervisors



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**Regarding:** Draft Ordinance to update current Accessory Structure regulations

**Prepared By:** Katelynn Morgenstern, PP, AICP, CZO

**Date Prepared:** April 6, 2026

**Date of Proposed Action:** April 8, 2026

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### ACTION FORCING EVENT

The Kennett Township Planning & Zoning Department staff processed fifteen (15) Zoning Hearing Board case applications in fourteen (14) months. Nearly half of the cases submitted are requests for special exception to allow an accessory structure greater than 600 square feet.

### BACKGROUND & ANALYSIS

The Township adopted a new zoning ordinance in February 2023. The adoption of the ordinance created a new-to-the-Township provision (Section 240-1901.A.2.f) establishing any proposed accessory structure exceeding 600 square feet or 15-feet in height must be approved by Special Exception. Previous iterations of the zoning code included size limitations on private garages based on the number of vehicles accommodated for parking and height maximums were established by the underlying zone district.

Since January 2025, seven of fifteen (7 of 15) Zoning Hearing Board cases were for special exception to grant an accessory structure greater than 600 square feet. When a municipality receives a disproportionate number of relief requests for one specific code criteria it may serve as an indicator that the provision is not in alignment with resident or property needs.

The volume of special exception applications to the current accessory structure standards increase administrative processing times and have significant consequences for Township residents including the complexity, cost, and time required to obtain a special exception. The proposed authorization to draft an update to the accessory structure standards will be to identify a standard that best reflects the community needs.

### FINANCIAL IMPACT

The financial impact of the proposed ordinance is limited to staff and solicitor time to research and prepare the proposed ordinance revisions and advertisement costs as required by law.

### RECOMMENDED MOTION

To authorize the Director of Planning & Zoning and Township Solicitor to draft an ordinance to update current Accessory Structure regulations