

West Caln Township

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF WEST CALN TOWNSHIP, CHESTER COUNTY BY AMENDING THE FOLLOWING: ARTICLE II - DEFINITIONS. "FLAG LOT"; ARTICLE V - SRR - SITE RESPONSIVE RESIDENTIAL DISTRICT, SECTION 500 B.1.; SECTION 500 B.2; SECTION 502 A.3.b; SECTION 502 B.1.b; SECTION 502 B.1.c SECTION 502 B. 1. d AND ARTICLE VI - RR-RURAL RESIDENTIAL DISTRICT, SECTION 600 B.1; SECTION 602 A.3. b; SECTION 603 C AND ARTICLE VIII - RC - RURAL CENTER DISTRICT, SECTION 802 B.3 AND ARTICLE XI - SUPPLEMENTAL USE REGULATIONS, SECTION 1126 A.7

BE IT HEREBY ORDAINED AND ENACTED BY The Board of Supervisors of West Caln Township, Chester County, Pennsylvania by the authority of and pursuant to the provisions of the Act of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, known and cited as the "Pennsylvania Municipalities Code", (53 P.S., Section 1101) and any amendments and supplements thereto, that the West Caln Township Zoning Ordinance, 2005, as amended be, and the same hereby is further amended as follows:

1. By amending Article V, SRR-Site Responsive Residential District, Section 500 B.1. "Option 1" by deleting in its entirety the current verbiage in Section 500 B.1. and replacing it with the following:

Option 1 - A cluster residential development option by right that allows for the greatest degree of innovative site design and open space retention. Cluster development accommodates future residential uses while promoting the preservation of permanent open space areas and associated natural resources and agricultural uses with public water and sewer. This option requires the provision of open space, as specified in Sections 503.A. that can be used for various purposes, as outlined in Section 1126.

2. By amending Article V, SRR-Site Responsive Residential District, Section 500 B.2. "Option 2" by deleting in its entirety the current verbiage in Section 500 B.2. and replacing it with the following:

Option 2 - Conventional lot designs provide for suburban-density residential uses at lower densities and in conventional layouts of standard house lots. A conventional lot design option by conditional use that provides for the opportunity to develop conventional lots at densities of one (1) lot per one (1) acre with on site water and sewer and shall only be permitted where an applicant can demonstrate to the satisfaction of the Board of Supervisors that all of the

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requirements and criteria for conditional use review, Article XVI, have been successfully met.

3. By amending Article V, SRR-Site Responsive Residential District, Section 502 A. 3. b by deleting in its entirety the current verbiage in Section 502 A.3. and replacing it with the following:
 - b. Minimum Lot Area. 18,000 square feet
4. By amending Article V, SRR-Site Responsive Residential District, Section 502 B.1..b by deleting in its entirety the current verbiage in Section 502 B.1.b and replacing it with the following:
 - b. Minimum Lot Area One (1) Acre
5. By amending Article V, SRR-Site Responsive Residential District, Section 502 B.1.c by deleting in its entirety the current verbiage in Section 502 B.1.c and replacing it with the following:
 - c. Minimum Lot Width at Building Line One Hundred fifty (150) feet
6. By amending Article V, SRR-Site Responsive Residential District, Section 502 B.1.d by deleting in its entirety the current verbiage in Section 502 B.1.d and replacing it with the following:
 - d. Minimum Lot Width at Street Line One Hundred fifteen (115) feet
7. By amending Article V, SRR-Site Responsive Residential District, Section 503 C. "Sewage Disposal and Water Supply" by deleting such Section in its entirety.
8. By amending Article VI, RR-Rural Residential District, Section 600 B.1. "Option 1" by deleting in its entirety the current verbiage in Section 600 B.1. and replacing it with the following:

Option 1 - A cluster residential development option by right that allows for the greatest degree of innovative site design and open space retention. Cluster development accommodates future residential uses while promoting the preservation of permanent open space areas and associated natural resources and agricultural uses. This option requires the provision of open space, as specified in Section 603.A., that can be used for various purposes, as outlined in Section 1126. In addition, multi-family development may be developed in combination with the cluster option under the mixed residential use development option, in accordance with the provisions of Section 602.C. A maximum of

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fifteen (15) percent of the total net tract area may be developed with multi-family dwellings with public water and sewer.

9. By amending Article VI, RR-Rural Residential District, Section 602 A.3. b by deleting in its entirety the current verbiage in Section 602 A.3.b. and replacing it with the following:

b. Minimum Lot Area Fifteen thousand (15,000) square feet

10. By amending Article VI, RR-Rural Residential District, Section 603 C "Sewage Disposal and Water Supply" by deleting in its entirety the current verbiage in Section 603 C and replacing it with the following:

Sewage Disposal and Water Supply. Development permitted under the cluster development option shall be served by a public sewage disposal system, community sewage disposal system, and shall be served by a public water supply system in areas impacted by a Superfund site, a community water supply system, or by an individual water supply. As a condition of approval of any cluster development all uses shall be served with sewer and water facilities approved by the Pennsylvania Department of Environmental Protection, or appropriate regulatory agency.

11. By amending Article VIII, RC-Rural Center District, Section 802 B. 3. "Open Space Standards" by deleting such Section in its entirety.

12. By amending Article XI, "Supplemental Use Regulations", by deleting in its entirety the current verbiage in Section 1126 A.7. and replacing Section 1126 A.7. with the following:

7. Water supply and sewage disposal systems, spray or drip irrigation fields, and storm water detention areas designed, landscaped to replicate naturalistic conditions, and all the foregoing shall be available for use as an integral part of the open space. Community sewage treatment systems shall not be permitted in the common open space.

13. By amending Article II, "Definitions", by deleting in its entirety the current definition of "Flag Lot" and replacing the definition of "Flag Lot" with the following:

FLAG LOT - An interior lot, which is connected to a public street, highway or public right-of way by a minimum thirty-five foot wide strip of land connecting the main portion of the lot with the aforesaid public street, highway of public right-of-way. The connecting strip of the lot shall be in fee simple ownership and may not be used for

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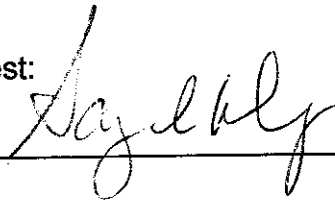
measuring the building setback line and may not be counted as part of the minimum lot area required under this Ordinance. Easements may be used as a substitute for the required fee simple ownership of the access strip, as approved by the Board of Supervisors. The front building setback line shall be measured from the front lot line which shall be the lot line most parallel and closest to the street right-of-way at the nearest point to the right-of-way where the lot attains substantially the minimum required lot width, and excluding that portion of the lot and lot lines included in the flag strip. Flag lots shall also meet regulations of this Ordinance and the township Subdivision and Land development Ordinance. (See Figure 2-B)

14. Repeal of Conflicting Ordinances: All existing ordinances or resolutions or parts of ordinances or resolutions which are contrary to the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

This Ordinance shall become effective five (5) days after its adoption.

Adopted this 12th day of Nov. 2007 by the Board of Supervisors of West Caln Township.

Attest:



Board of Supervisors:

