

AN ORDINANCE OF THE TOWNSHIP OF WEST CALN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST CALN TOWNSHIP ZONING ORDINANCE OF 2005, AS AMENDED, TO FURTHER AMEND THE DEFINITION OF WATERCOURSE, TO ADD PROVISIONS ALLOWING FOR EXPANSION OF LEGALLY, NONCONFORMING RESIDENTIAL USES IN THE AGRICULTURAL PRESERVATION DISTRICT, TO CORRECT THE ALLOWABLE PERCENTAGES OF LOT COVERAGE LIMITATIONS IN THE SRR ZONING DISTRICT, AND PROVISIONS REGARDING SEVERABILITY, REPEALER AND EFFECTIVE DATE.

**BE IT ENACTED AND ORDAINED** by the Board of Supervisors of West Caln Township that the West Caln Township Zoning Ordinance, 2005, as amended, is hereby further amended as follows:

**SECTION 1.** Article II, Section 201. Definitions of Terms. is hereby amended to delete the existing definition of WATERCOURSE and replace it as follows:

“WATERCOURSE – A river, brook, creek, stream or a channel or ditch for water, whether natural or manmade, with perennial or intermittent flow.”

**SECTION 2.** Article IV, Section 402.D shall be removed in its entirety and replace to read as follows:

**“D. Other Uses permitted in this District.**

1. The following regulations shall apply to uses, other than agriculture, additional farm-related dwellings, and subdivision of parent tracts provided under the preceding



Sections 401, 402.A, 402.B, and 402.C. of this Article. Unless specified otherwise in this Article or Article XI, the following regulations shall apply:

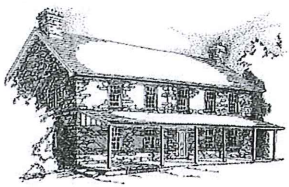
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|----|--|------------------------|
| a. | Minimum Lot Area.  | One (1) acre           |
| b. | Minimum Lot Width At Building Line.  | One-hundred (100) feet |
| c. | Minimum Lot Width At Street Line.  | Fifty (50) feet        |
| d. | Minimum Front Setback.   | Fifty (50) feet        |
| e. | Minimum Side Yard.   | Twenty-five (25) feet  |
| f. | Minimum Rear Yard.   | Fifty (50) feet        |
| g. | Maximum Building Coverage.   | Ten (10) percent       |
| h. | Maximum Lot Coverage.  | Twenty (20) percent    |
| i. | Maximum Building Height.   | Thirty-five (35) feet  |
| j. | Vegetation Setback. On any non-farm parcel, no shrub or tree shall be planted within twenty (20) and thirty (30) feet, respectively, of any land used for agricultural purposes. |                        |

2. Notwithstanding the requirements of this Article, a legally, nonconforming residential use (which would be a use in existence prior to February 25, 2006) in the Agricultural Preservation District shall be permitted by right to increase the residential nonconforming use of a structure or of a lot provided that such expansion conforms to the area and bulk requirements set forth above in Section 402.D.1 and other applicable provisions of this Zoning Ordinance. This shall include an expansion in the form of a Residential accessory use, as per Section 1101.C.”

**SECTION 3.** Article V, SRR-Site Responsive Residential District, Section 502.D.1.e. and Section 502.D.1.f (as amended by Ordinance No. 61) shall be removed in their entireties and replaced to read as follows:

- |                                       |                     |
|---------------------------------------|---------------------|
| “e. Maximum Lot Coverage (impervious) | Twenty (20) percent |
| f. Maximum Building Coverage          | Ten (10) percent”   |

**SECTION 4. 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 hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.


**SECTION 5. Repealer.** All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

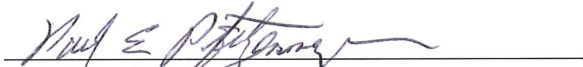
**SECTION 6. Effective Date.** This Ordinance shall be effective as provided by law.

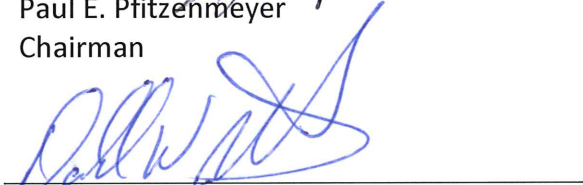
**ENACTED AND ORDAINED THIS 13<sup>th</sup> DAY OF DECEMBER, 2017.**

**ATTEST:**

**WEST CALN TOWNSHIP  
BOARD OF SUPERVISORS**

  
Thomas Siedenbuehl  
Township Secretary

  
Paul E. Pfitzenmeyer  
Chairman

  
Donald W. Martz  
Vice-Chairman

Allen R. Martin

