

West Caln Township

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF WEST CALN TOWNSHIP, CHESTER COUNTY BY AMENDING THE FOLLOWING: ARTICLE V - SRR - SITE RESPONSIVE RESIDENTIAL DISTRICT, SECTION 502 B.1.a; SECTION 502 D.1.c; SECTION 502 D.1.d; SECTION 502 D.1.e; SECTION 502 D.1. f ; SECTION 502 D.1. g; SECTION 502 D.1. i; AND ARTICLE VI - RR-RURAL RESIDENTIAL DISTRICT, SECTION 602A.E.1.c; SECTION 602 A.E.1.d; SECTION 602A.E. 1.f; SECTION 602 A.E.1.g; AND SECTION 602 E. 1.i.

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 502 B.1.a by deleting in its entirety the current verbiage in Section 502 B.1.a and replacing it with the following:
 - a. Density. One dwelling unit per net acre

2. By amending Article V, SRR-Site Responsive Residential District, Section 502 B.1.f by deleting in its entirety the current verbiage in Section 502 B.1.f and replacing it with the following:
 - f. Maximum Building Coverage. Twenty (20) percent

3. By amending Article V, SRR-Site Responsive Residential District, Section 502 D.1.c by deleting in its entirety the current verbiage in Section 502 D.1.c and replacing it with the following:
 - c. Minimum Lot Width at Building Line. One Hundred Fifty (150) feet

03.05.08

4. By amending Article V, SRR-Site Responsive Residential District, Section 502 D. 1. d by deleting in its entirety the current verbiage in Section 502 D.1.d and replacing it with the following:

d. Minimum Lot Width at Street Line. One Hundred Fifteen (115) feet

5. By amending Article V, SRR-Site Responsive Residential District, Section 502 D. 1. e by deleting in its entirety the current verbiage in Section 502 D.1.e and replacing it with the following:

e. Maximum Lot Coverage (impervious). Ten (10) percent

6. By amending Article V, SRR-Site Responsive Residential District, Section 502 D. 1. f by deleting in its entirety the current verbiage in Section 502 D.1.f and replacing it with the following:

f. Maximum Building Coverage. Twenty (20) percent

7. By amending Article V, SRR-Site Responsive Residential District, Section 502 D. 1. g by deleting in its entirety the current verbiage in Section 502 D.1.g and replacing it with the following:

g. Minimum Front Setback. Fifty (50) feet

8. By amending Article V, SRR-Site Responsive Residential District, Section 502 D.1. i by deleting in its entirety the current verbiage in Section 502 D.1.i and replacing it with the following:

i. Minimum Rear Yard. Fifty (50) feet

9. By amending Article VI, RR-Rural Residential District, Section 602 E.1.c by deleting in its entirety the current verbiage in Section 602 E.1.c and replacing it with the following:

c. Minimum Lot Width at Building Line. One Hundred (100) feet

03.05.08

10. By amending Article VI, RR-Rural Residential District, Section 602 E.1.d by deleting in its entirety the current verbiage in Section 602 E.1.d and replacing it with the following:

d. Minimum Lot Width at Street Line. Seventy-five (75) feet

11. By amending Article VI, RR-Rural Residential District, Section 602 E.1.f by deleting in its entirety the current verbiage in Section 602 E.1.f and replacing it with the following:

f. Maximum Building Coverage. Twenty (20) percent

12. By amending Article VI, RR-Rural Residential District, Section 602 E.1.g by deleting in its entirety the current verbiage in Section 602 E.1.g and replacing it with the following:

g. Minimum Front Setback. Fifty (50) feet

13. By amending Article VI, RR-Rural Residential District, Section 602 E.1.i by deleting in its entirety the current verbiage in Section 602 E.1.i and replacing it with the following:

i. Minimum Rear Yard. Fifty (50) feet

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 14TH day of April 2008 by the Board of Supervisors of West Caln Township.

Attest:

[Signature], Secretary

Board of Supervisors:

[Signature]
[Signature]
[Signature]