

**WEST CALN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_ – 2022**

**AN ORDINANCE OF THE TOWNSHIP OF WEST CALN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST CALN TOWNSHIP ZONING ORDINANCE OF 2005, AS AMENDED, TO REVISE THE SITE RESPONSIVE RESIDENTIAL DISTRICT PROVISIONS TO ADD BY RIGHT USES AND UPDATED COVERAGE REQUIREMENTS, AND TO PROVIDE FOR SEVERABILITY, REPEALER AND EFFECTIVE DATE PROVISIONS.**

**WHEREAS**, the Board of Supervisors have determined certain zoning ordinance amendments are needed in order to allow for better planning and land use practices in the SRR District.

**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 V. SRR – Site Responsive Residential District shall be amended to entirely remove and replace Section 500.B.2 as follows:

- “2. 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 right provides for the opportunity to develop conventional lots at densities of one (1) lot per four (4) acres.”

**SECTION 2.** Article V. SRR – Site Responsive Residential District shall be amended to entirely remove Section 501.A.1 and Section 501.A.2 and replace those provisions to read as follows:

- “1. Agricultural use, as per Section 1103, which may also include the dwelling of the owner or operator of the agricultural use.
2. Single-family detached dwelling. Including single-family detached dwellings under the cluster residential development option or the conventional lot design option as per this Article.”

**SECTION 3.** Article V. SRR – Site Responsive Residential District shall be amended to entirely remove and repeal Section 501.C.1 as single family detached dwellings are now permitted by right, not by conditional use, and the succeeding sections renumbered accordingly.

**SECTION 4.** Article V. SRR – Site Responsive Residential District shall be amended at Section 502.B.1.e and f. to read as follows:

- “e. Maximum Lot Coverage (impervious). 20 Percent
- f. Maximum Building Coverage. 10 Percent”

**SECTION 5. 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 6. 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 7. Effective Date.** This Ordinance shall be effective as provided by law.

**ENACTED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**ATTEST:**

\_\_\_\_\_  
Township Secretary

**BOARD OF SUPERVISORS OF  
WEST CALN TOWNSHIP**

BY:

\_\_\_\_\_  
Donald W. Martz, Chairman

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Allen R. Martin, Vice Chairman

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Joseph Hutton, III, Member