
Article V: SRR - Site Responsive Residential District

SECTION 500. PURPOSE, DESCRIPTION OF OPTIONS, AND PROCESS

- A. **Purpose.** In promoting the policies of the West Caln Township Comprehensive Plan (1998) and the Township Park, Recreation, and Environmental Resources Plan, the purpose of this Article is:
1. To support the conservation of sensitive environmental features: primary natural resources such as floodplains, areas of very steep slope, and wetlands and secondary natural resources such as woodlands and riparian buffers.
 2. To retain and protect open space areas within residential development in the Township to protect the Township's rural, open character.
 3. To protect and minimize the potential adverse effects of land development on historic resources.
 4. To provide opportunities for housing types at a density and in a cluster configuration that preserves and protects the rural character of West Caln Township.
 5. To provide greater design flexibility and efficiency in the provision of services and infrastructure, including the opportunity to reduce the amount of impervious surfaces related to new development.
 6. To provide for a diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups and residential opportunities.
 7. To protect areas with productive agricultural soils for continued or future agricultural use, by conserving areas of land large enough to allow for efficient farm operations.
- B. **Description of Development Options.** In order to achieve the purposes described above, this Article provides for flexibility in the design of residential subdivisions by allowing:
1. 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 Sections 503.A. that can be used for various purposes, as outlined in Section 1126.

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 conditional use that provides for the opportunity to develop conventional lots at densities of one (1) lot per four (4) acres and shall only be permitted where an applicant can demonstrate to the satisfaction of the Board of Supervisors that all of the requirements and criteria for conditional use review, Article XVI, have been successfully met.

C. **Process.** The Township strongly encourages applicants to meet with the Planning Commission to discuss these development options in the form of an informal sketch plan prior to the official submission of an application. Sketch plans, as specified in the Subdivision and Land Development Ordinance, are useful tools to identify and correct potential compliance with Township ordinances issues before the expenditure of significant time and expense, and can help to expedite the review and approval of the preliminary and/or final plan submissions.

SECTION 501. USE REGULATIONS

- A. **Uses Permitted By Right.** A building or other structure may be erected or used, and a lot may be used or occupied for any one (1) of the following purposes and no other, in accordance with the requirements of this Article and other applicable provisions:
1. **Agricultural use, as per Section 1103.**
 2. Single-family detached dwelling under the cluster residential development option, as per this Article.
 3. Municipal use.
 4. Forestry, as per Section 1002.D.
 5. Woodland, wildlife sanctuary, or other conservation use.
 6. Agricultural accessory use with the exception of Section 1101.B.9, as per Section 1101.B.
 7. Residential accessory use, as per Section 1101.C, with the exception of Sections 1101.C.12 and 13.
 8. Minor home occupation, as per Section 1101.C.11.
 9. Temporary structure, building, or use, as per Section 1101.F.
 10. Temporary community event, as per Section 1101.G.

11. Minor Conventional Subdivision – A subdivision of three or less lots from an original tract of less than 10 acres for use as single family detached dwellings.
- B. **Special Exception Uses.** A building or other structure may be erected or used, and a lot may be used or occupied when authorized as a special exception by the Zoning Hearing Board for any one (1) of the following uses and in accordance with the requirements of this Article and other applicable provisions:
1. Intensive agricultural use, as per Section 1103.
 2. Veterinary clinic, with or without kennels, as per Section 1120.
 3. Kennel, as per Section 1120.
 4. Riding academy and stables, as per Section 1134.
 5. Place of worship or religious use, as per Section 1131.
 6. Bed and breakfast, as per Section 1107.
 7. Cemetery, as per Section 1108.
 8. Major home occupation, as per Section 1101.C.12.
 9. Supplemental dwelling unit, as per Section 1101.C.13.
 10. Commercial or institutional accessory use, as per Section 1101.D and E.
- C. **Conditional Uses.** A building or other structure may be erected or used, and a lot may be used or occupied when granted conditional use by the Board of Supervisors for any one (1) of the following uses and in accordance with the requirements of this Article and other applicable provisions:
1. Single-family detached dwelling under the conventional development option, as per this Article.
 2. Recreational use, as per Section 1129.
 3. Two (2) principal uses on the same lot subject to the following conditions:
 - a. Only one (1) principal use may be a permitted residential use;
 - b. Sufficient land area shall exist on the lot to enable each principal use to each separately comply with applicable area and bulk requirements, except that yard setbacks need only be measured from the perimeter of the lot and not between individual principal uses;

1. A description of the premises for which the permit is sought.
 2. A statement of the intended use(s).
 3. Hours of operation.
 4. Type, size, and location of proposed sign(s).
 5. Any additional information required by Article XVI.
- D. Should any adult commercial use cease or discontinue operation for a period of ninety (90) or more consecutive days, it shall not resume, nor may it be replaced by another adult entertainment use unless said use complies with all the requirements of this Section and conditional use approval.
- E. Nothing in this Ordinance shall be deemed to allow any uses that are “obscene” as that term has been interpreted from time to time by the courts of the United States or the Commonwealth of Pennsylvania.
- F. There shall be no alcoholic beverages in associations with an adult commercial use without proper State licensing and permission from the PA Liquor Control Board.

SECTION 1103. AGRICULTURAL USES

Agricultural uses and uses associated with agriculture shall be subject to the following regulations:

A. General Regulations.

1. Gardening, incidental to residential use, shall be permitted in any district without restriction in regard to lot area.
2. Any structures used for the shelter or housing of livestock or poultry shall be located not less than one hundred (100) feet from any lot line. Except as provided for dwellings or for riding rings, no other farm building or structure shall be constructed closer than fifty (50) feet to any abutting property or public right-of-way. Where setbacks provided in the applicable district differ from fifty (50) feet, the greater dimension shall apply.
3. Silos and bulk bins shall be exempt from the maximum building height limit when attached to an existing structure or located such that the distance from the base of the barn, silo, or bulk bin to both the nearest property line and the nearest street right-of-way line is no less than the height of said silo, or bulk bin. In no case shall any building exceed eighty-five (85) feet in height.

4. The storage or stock-piling of manure or other odor or dust producing substance shall not be permitted within one hundred (100) feet of any abutting property or public right-of-way, closer than one hundred (100) feet to any wells, springs, sinkholes, on slopes adjacent to any ponds and streams, or within any swale or drainageway. Manure shall only be stored or stockpiled on an approved impervious surface that will restrict the associated nutrients from being released onto and into adjacent soils and the groundwater aquifer
5. Lots shall be graded so that animal wastes are confined, stockpiled, stored, or disposed of within the lot on which they originate. Waste Disposal shall also be in accordance with the "Waste Disposal Ordinance of West Caln Township of 1983", as applicable.
6. All grazing and pasture areas where animals are kept shall be fenced.
7. The Township highly encourages a Conservation Plan and Nutrient Management Plan to be completed for all agricultural uses, as specified by the Chester County Soil Conservation Service and under the Nutrient Management Act of 1993, as amended, and such plans shall be mandatory when required by aforesaid Act.

B. Agricultural Uses. Agricultural uses and customary buildings associated with agricultural uses shall be in accordance with the following standards:

1. The keeping of farm animals, exclusive of customary household pets and except as otherwise stated, shall be in accordance with the provisions of Section 1212.
2. Except as permitted in Section 1101.B.8, no slaughtering, processing, or production operations for commercial purposes shall be permitted.

C. Intensive Agricultural Uses. Intensive agricultural uses and customary buildings associated with intensive agricultural uses shall be in accordance with the following standards:

1. The minimum lot area for intensive agricultural uses shall be fifteen (15) acres in all districts, with the exception of the Agricultural Preservation District where the minimum lot size for intensive agricultural uses is ten (10) acres.
2. Residential uses, adjacent to an intensive agricultural use including agricultural buildings or structures housing mushrooms, poultry, hogs, or other livestock; accessory mushroom composting; feed lots, or other odor or dust producing activities, shall be located a minimum of one hundred (100) feet from any adjacent intensive agricultural use. Intensive Agricultural uses shall be set back a minimum of one-hundred (100) feet from any floodplain or watercourse.

3. The keeping of farm animals, exclusive of customary household pets and except as otherwise permitted shall be in accordance with the provisions of Section 1212.

SECTION 1104. ANTENNA (RADIO, TELEVISION, MICROWAVE DISH, AND COMMERCIAL COMMUNICATION)

- A. Microwave Dish, Radio or Television Antenna.** Such antenna shall be considered a permissible accessory use, subject to the following standards:
1. Radio or Television Antenna. Radio or television antenna shall be subject to the following:
 - a. Where applicable, structures shall comply with Federal Communications Commission (FCC) regulations and the Township Building Code.
 - b. The structure shall meet all yard requirements of the zoning district in which it is located, however no portion of the base of a freestanding antenna shall be located closer to any lot line than the height of the antenna, measured from the base of the antenna to the highest point.
 - c. The highest point of an antenna shall not exceed the peak of the roof of the principal building by more than fifteen (15) feet, or if a freestanding antenna the highest point shall be fifty (50) feet.
 - d. No more than two (2) antenna of any kind, including radio, television or microwave dish antenna, shall be permitted per lot, nor shall more than one (1) freestanding radio or television antenna or one (1) microwave dish antenna be permitted per lot.
 2. Microwave Dish Antenna. Microwave dish antennas shall be subject to the following requirements:
 - a. Microwave Dish Antenna Residential Accessory Use. Microwave dish antennas shall be considered as a permissible accessory residential use, subject to the following:
 - 1) When freestanding, (not roof mounted), the following shall apply:
 - a) The total height of the microwave dish antenna shall not exceed ten (10) feet.
 - b) Such an arrangement shall be screened with staggered plantings or fencing to the extent that such screening does not substantially interfere with reception.