
Article VIII: RC – Rural Center District

SECTION 800. PURPOSE 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 (1995), and maintaining the Township by allowing for land uses that complement the character of the Wagontown area, specifically as follows:
1. Provide a focused larger village growth area in the Township to accommodate future potential residential, commercial, and institutional development, and the efficient use and provision of infrastructure and public facilities in order to promote the preservation of open space, natural resources, and agriculture in surrounding, less-intensive districts.
 2. Accommodate a variety of housing types at a density and in a configuration consistent and complimentary of existing uses in the area.
 3. Provide for a diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups and residential opportunities.
 4. Provide opportunities for commercial uses to serve residents.
- 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 801. 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. Single-family detached dwelling.
 2. Single-family semi-detached dwelling.
 3. Two-family detached dwelling.
 4. Rural Center residential development, as per Section 802.B.

5. Rural Center mixed residential development, as per Section 802.C and Section 1124.
6. Multi-family dwelling, as per Section 802.D and Section 1124.
7. Retail store for the sale of antiques, gifts, food, meat and poultry, drugs, flowers, dry goods, household goods, hardware, newspapers, tobacco, stationery, jewelry, or similar uses.
8. Restaurant or similar establishment, as per Section 1133, with or without outdoor café, as per Section 1127, and with or without drive-through service, as per Section 1111.
9. Place of worship or religious use, as per Section 1131.
10. Bed and breakfast, as per Section 1107.
11. Personal service shop including barber shops, beauty shops, real estate and insurance, tailor shop, photographic studios, shoe repair or similar uses, but excluding crematoriums.
12. Individual professional, business, administrative, or medical office, as per Section 1117.
13. Trade, service, or craftsman shop, such as bicycle repair, small electrical or other household appliance servicing, carpentry shop, plumbing shop, or similar uses.
14. Municipal use (public service facility), including post office, fire station, parks, libraries, ambulance service, or similar uses as approved by the Board of Supervisors.
15. Banks and financial institution, as per Section 1106, with or without drive through service, as per Section 1111.
16. Day care center, as per Section 1110.
17. Veterinary clinic, without kennels, as per Section 1120.
18. Forestry, as per Section 1002.D.
19. Minor home occupation, as per Section 1101.C.11.
20. Major home occupation, as per Section 1101.C.12.

21. Residential accessory use, as per Section 1101.C with the exception of Section 1101.C.13.
 22. Commercial or institutional accessory use, as per Section 1101.D and E.
 23. Temporary structure, building, or use, as per Section 1101.F.
 24. Temporary community event, as per Section 1101.G.
- 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. Club or lodge, as per Section 1109.
 2. Funeral home, as per Section 1113.
 3. Supplemental dwelling unit, as per Section 1101.C.13.
- 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. Automobile sales, as per Section 1105.
 2. Recreational use, as per Section 1129.
 3. Gasoline and/or service station, as per Section 1114.
 4. Hotel or motel, as per Section 1116.
 5. Educational use, as per Section 1112.
 6. Cemetery, as per Section 1108.
 7. Nursing home, life care facility, or retirement community, as per Section 1125.
 8. A combination of commercial uses on the first floor and residential uses on the upper floors(s), as per Section 1122, on a single lot within a single building. Each use shall meet the minimum square footage and lot size requirements for individual uses in this district. Mixed uses encourage the retention and conversion of existing structures and allow newer structures in a compatible development pattern, while encouraging directing and concentrating uses in an appropriate area of the Township.

9. Other uses of a similar nature to those listed above shall be considered by the Board of Supervisors based on compatibility with other listed uses and their consistency with the goals and design standards of the Rural Center District.

SECTION 802. AREA AND BULK REGULATIONS

A. Water and Sewer Facility Options. There are four (4) water and sewer service facility options available in the Rural Center District. They are as follows:

1. Facility Option 1 – Proposed development to be served by community or public water supply system and a community or public sewage disposal system.
2. Facility Option 2 – Proposed development to be served by community or public water supply system and individual on-lot sewage disposal system.
3. Facility Option 3 - Proposed development to be served by individual water supply system and a community or public sewage disposal system.
4. Facility Option 4 - Proposed development to be served by individual water supply system and individual on-lot sewage disposal system.
5. In areas impacted by a superfund site, public water shall be provided without any increase in permitted density.

B. Rural Center Residential Development.

1. Permitted Uses - Single-family detached dwelling, single-family semi-detached dwelling, or two-family detached dwelling.
2. Area and Bulk Regulations - The following area and bulk regulations apply to dwellings under Rural Center Residential Development:

Area and Bulk Regulations – Rural Center Residential Development				
	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>
Maximum Gross Density (dwelling units(du) per gross acre)	4 du/acre	1.25 du/acre	1.25 du/acre	1 du/acre
Minimum Lot Area	10,000 sq.ft.	25,000 sq.ft.	25,000 sq.ft.	30,000 sq.ft.
Minimum Lot Width at Building Line	75 feet	100 feet	100 feet	100 feet
Minimum Lot Width at Street Line	50 feet	75 feet	75 feet	75 feet
Maximum Building Coverage	30%	15%	15%	10%
Maximum Lot Coverage	40%	25%	25%	20%
Minimum Front Setback	30 feet	40 feet	40 feet	40 feet
Minimum Side Yard	10 feet	25 feet	25 feet	25 feet

Minimum Rear Yard	20 feet	40 feet	40 feet	40 feet
Maximum Building Height	35 feet	35 feet	35 feet	35 feet
Minimum Open Space (% of gross tract)	10%	10%	10%	10%

3. Open Space Standards – Open space use, ownership, and maintenance standards set forth in Section 1126 shall apply. If necessary, back up systems for on-lot sewer systems shall be placed in the required open space area.

C. Rural Center Mixed Residential Development.

1. Permitted Uses – This development type is a mix of uses in Subsection B.1 and Subsection D.1, in order to provide for a variety of housing types at an intensity and in a manner to promote the purposes of the Rural Center.
2. Sewer and Water Facilities. Community or public sewer and water shall be used for this type of development, unless otherwise permitted by the Board of Supervisors upon recommendation from the Township Engineer.
3. Area and Bulk Regulations - Area and bulk regulations shall be as provided in Subsection B.2 and Subsection D.3.
4. Open Space Standards – Open space use, ownership, and maintenance standards required in Subsection B.2 and set forth in Section 1126 shall apply.

D. Multi-Family Dwelling.

1. Permitted Uses – Multi-family dwellings (apartments, quadraplexes, or townhouses).
2. Sewer and Water Facilities. Community or public sewer and water shall be used for multi-family dwellings, unless otherwise permitted by the Board of Supervisors upon recommendation from the Township Engineer.
3. Area and Bulk Regulations - The following area and bulk regulations apply to multi-family dwellings:

Area and Bulk Regulations – Multi-Family Dwelling	
	<i>Option 1</i>
Maximum Gross Density(dwelling units(du) per gross acre)	6 du/acre
Minimum Width at Street Line	75 feet
Minimum Width at Setback Line	50 feet
Minimum Front Yard	25 feet

Minimum Side Yard	20 feet
Minimum Rear Yard	40 feet
Maximum Building Coverage	40%
Maximum Lot Coverage	80%
Maximum Building Height	35 feet
Minimum Open Space (% of gross tract)	10%

E. Other Uses.

1. Permitted Uses – Any non-residential use permitted by right, through special exception, or conditional use as specified in Section 801.
2. Area and Bulk Regulations - The following area and bulk regulations apply to non-residential uses permitted in this district, except as otherwise specified in Article XI:

Area and Bulk Regulations – Other Uses				
Regulation	Option 1	Option 2	Option 3	Option 4
Minimum Lot Area	10,000 sq.ft.	35,000 sq.ft.	35,000 sq.ft.	43,560 sq.ft.
Minimum Lot Width at Building Line	75 feet	100 feet	100 feet	125 feet
Minimum Lot Width at Street Line	50 feet	75 feet	75 feet	75 feet
Maximum Building Coverage	40%	25%	25%	25%
Maximum Lot Coverage	80%	50%	50%	50%
Minimum Front Setback	25 feet	30 feet	30 feet	30 feet
Minimum Side Yard	10 feet	25 feet	25 feet	25 feet
Minimum Rear Yard	30 feet	50 feet	50 feet	50 feet
Maximum Building Height	35 feet	35 feet	35 feet	35 feet

SECTION 803. RURAL CENTER SPECIAL REGULATIONS

The following special regulations shall apply to uses in the Rural Center Zoning District:

- A. New development proposed for the Rural Center shall be designed to complement the traditional character of the Rural Center as well as the overall rural character of the Township in terms of building placement, dimensions, construction, and site design.
- B. Outdoor storage of materials, equipment or similar items shall be permitted only in the rear yard and must be adequately screened when adjacent to residential uses or districts in compliance with Section 1206. Outdoor display of merchandise for sale shall be permitted as per Section 1204.

- C. Mechanical systems, trash receptacles, and dumpsters shall be located in rear or side yard and shall be screened from view in compliance with Section 1206.
- D. A pedestrian circulation pattern shall be promoted and sidewalks required where appropriate as required by the Board of Supervisors and the Subdivision and Land Development Ordinance.
- E. The use of alleys is encouraged as a means of accessing off-street parking or interior lots, however, driveways are encouraged where associated with the adaptive reuse of existing structures.
- F. Parking for commercial uses shall be encouraged in side and rear yards.
- G. The removal of mature trees and site vegetation shall be minimized as per Article X.
- H. Every effort should be made to locate new structures with regard for site features, the traditional development patterns of the Rural Center District, and in such a manner as to minimize changes to the existing contours and original topography of the site.

SECTION 804. DESIGN STANDARDS

The following design standards shall apply to all uses, as applicable, in this zoning district:

- A. Lighting regulations, Screening and Buffering, Storage, and Landscaping shall be in accordance with Article XII.
- B. Flag lots as defined and described in the Subdivision and Land Development Ordinance shall not be permitted in this District.
- C. Signage regulations shall be in accordance with Article XIV.
- D. Parking and Loading shall be in accordance with Article XIII.
- E. Nonconforming Uses shall be in accordance with Article XV.
- F. Natural Resource Protection Standards shall be in accordance with Article X.