GENERAL ZONING AMENDMENTS

1. RESIDENTIAL SITE CAPACITY

§900. General.

In order to promulgate the objectives of the West Sadsbury Township Comprehensive Plan, this Chapter 27 requires that prior to development of any tract or parcel of land a determination be made as to the intensity of development appropriate for the site.

These regulations shall apply to any tract or parcel of land or fraction thereof under single ownership where specific residential site capacity calculations are not otherwise provided in the zoning Ordinance for a specific lot as of the effective date of this Chapter 27.

ADD

§900.1 If a Special Exception has been granted by the Zoning Hearing Board permitting a use within a Residential Zoning District, the applicant may utilize the Site Capacity Calculations associated with the Zoning District where the permitted use is a use by right. For example, a special exception granted for a place of religious worship use within the RMD Zoning District would be permitted to use the Industrial/Commercial Site Capacity Determination calculations since a place of religious worship use is permitted by right within the CS Zoning District.

§901. Base Site Area.

Certain portions of tracts may not be usable for the proposed activities and should be subtracted from the site area to determine the Base Site Area:

2. OFFICE-COMMERCIAL DISTRICT

§601. Use Regulations.

6. The following uses may be permitted as a **special exception** when authorized by the Zoning Hearing Board:

   A. Public recreational facilities.

   B. Municipal, County, State or Federal uses.

   C. Residential dwelling unit for on-site owner/operator of the associated office/commercial facility.

   ADD

   D. Retirement Community

3. ENVIRONMENTAL REGULATIONS

§802. Standards.

10. Agricultural Soils. Prime agricultural land defined in the West Sadsbury Township Comprehensive Plan as Soil Capability Classes I-1 through and including IIe, as classified by the "Chester and Delaware Counties, Pennsylvania Soil Survey," 1959, No. 19, ADD or most current version or successor document, shall have eighty (80%) percent of its extent maintained as permanent open space ADD where required by Site Capacity Calculations.

11. Wetlands. Wetlands, as defined in this Chapter, shall not be graded, regraded, altered, filled or otherwise developed except as permitted by the Pennsylvania Department of Environmental Resources and the U.S. Army Corps of Engineers. All lands determined to be wetland areas shall be buffered from surrounding development activity by an unimproved, vegetated strip of land. The buffer strip shall have a minimum width of one hundred (100) feet. ADD Where permitted by the Township, pervious walking paths may be installed within the buffer strip but no closer than 40 feet to the wetland boundary and provided that the path is installed at grade with a maximum width of 6 feet.

4. GENERAL PROVISIONS

ADD Section 1226 Places of Religious Worship

ADD Section 1227 Day Care Center

ADD Section 1228 Cemetery

ADD Section 1229 Educational Use

ADD Section 1230 Geothermal Systems

ADD Section 1231 Outdoor Heating Systems

ADD Section 1232 Solar Energy Systems

ADD Section 1233 Wind Energy Systems

5. CS – COMMUNITY SERVICE DISTRICT

§401. Use Regulations.

A building may be erected, altered, or used, and a lot may be used for any one of the following purposes and no other:

REVISE to:

A building or buildings may be erected, altered, or used, and a lot may be used for any, or a combination of the following purposes and no other:

Add

§401.11 Contractor Establishment

§401.12 Fitness Center

Renumber previous §401.11 and §401.12 to §401.13 and §401.14, respectively.

6. <u>GC – GENERAL COMMERCIAL DISTRICT</u>

Add

§501.16 Contractor Establishment

§501.17 Fitness Center

Renumber previous §501.16, §501.17 and §501.18 to §501.18, §501.19 and §501.20, respectively.

7. <u>OC – OFFICE COMMERCIAL DISTRICT</u>

§601. Use Regulations.

A building may be erected, altered, or used, and a lot may be used for any one of the following purposes and no other:

REVISE to:

A building or buildings may be erected, altered, or used, and a lot may be used for any, or a combination of the following purposes and no other:

8. <u>I – INDUSTRIAL DISTRICT</u>

§701. Use Regulations.

A building may be erected, altered, or used and a lot may be used for any one of the following industrial manufacturing, light purposes and no other:

REVISE to:

A building or buildings may be erected, altered, or used, and a lot may be used for any, or a combination of the following Industrial Manufacturing, Light purposes and no other:

9. <u>DEFINITIONS</u>

§701. Definitions

ADD Fitness Center – A business that offers active recreational and/or fitness activities. Such activities are provided only to club members and their guests. Such facilities do not include golf courses.

10. <u>MISCELLANEOUS</u>

§1014.2 - …if the proposed amendment involves a zoning map change, notice of said public hearing shall be conspicuously posted by the Township of West Sadsbury at points deemed sufficient by the Township of West Sadsbury along the tract to notify potentially interested citizens. ADD Also, properties within 1,000 feet of the tract shall be notified by mail.

§1502.1 – Public shall be given… …written notice of said hearing shall be conspicuously posted on the affected tract of land at least one (1) week prior to the hearings. ADD Also, property owners within 1,000 feet of the property shall be notified by mail.

§1506.5.B.(1) – …Abutting property owners ADD and property owners within 1,000 feet of the property shall be notified in writing no less than twenty (20) days prior to the scheduled hearing.

ADD the following to permitted accessory uses in each district

RMD

§301.2.G.(6) Geothermal Energy System subject to the regulation of Section 1230

§301.2.G.(7) Outdoor Heating Source subject to the regulation of Section 1231

§301.2.G.(8) Solar Energy System subject to the regulation of Section 1232

§301.2.G.(9) Wind Energy System subject to the regulation of Section 1233

RU

§310.2.A.(3)(g) Geothermal Energy System subject to the regulation of Section 1230

§310.2.A.(3)(h) Outdoor Heating Source subject to the regulation of Section 1231

§310.2.A.(3)(i) Solar Energy System subject to the regulation of Section 1232

§310.2.A.(3)(j) Wind Energy System subject to the regulation of Section 1233

RLD

§320.2.D.(7) Geothermal Energy System subject to the regulation of Section 1230

§320.2.D.(8) Outdoor Heating Source subject to the regulation of Section 1231

§320.2.D.(9) Solar Energy System subject to the regulation of Section 1232

§320.2.D.(10) Wind Energy System subject to the regulation of Section 1233

AG

§340.2.D.(7) Geothermal Energy System subject to the regulation of Section 1230

§340.2.D.(8) Outdoor Heating Source subject to the regulation of Section 1231

§340.2.D.(9) Solar Energy System subject to the regulation of Section 1232

§340.2.D.(10) Wind Energy System subject to the regulation of Section 1233