

**WEST NANTMEAL TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 120

AN ORDINANCE OF WEST NANTMEAL TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST NANTMEAL TOWNSHIP ZONING ORDINANCE OF 2010, BY AMENDING THE TITLE OF SECTION 611, THE SETBACKS OF MANUFACTURED HOMES FROM PROPERTY LINES IN SECTION 611(D)(7); THE REQUIREMENTS OF A CONCRETE PAD FOUNDATION FOR MANUFACTURED HOMES IN SECTION 611(E)(6); THE CORRECTION OF THE USE IN SECTION 726.2(C)(5); THE CLARIFICATION FOR LIMITATION OF ACCESSORY BUILDING FOOTPRINT SIZE IN SECTION 803.1(A)(6); BY CLARIFYING THE MEASUREMENT OF REQUIRED SETBACKS OF SWIMMING POOLS IN SECTION 818; THE CORRECTION OF REFERENCE TO THE COUNTY OFFICE IN SECTION 819(D)(7)(c); THE CLARIFICATION OF DRIVEWAY STANDARDS FOR CONSTRUCTION AT THE PUBLIC RIGHT-OF-WAY IN SECTION 905(A)(1) AND TO CORRECT THE SECTION REFERENCE IN SECTION 1006(E)(5).

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of West Nantmeal Township that the West Nantmeal Township Zoning Ordinance of 2010 shall be amended as follows:

**SECTION 1.** The Title of Section 611 shall be amended to read as follows:

**“Section 611: Manufactured Homes and Manufactured Home Parks.”**

**SECTION 2.** Section 611(D)(7) shall be amended to read as follows:

“All proposed Manufactured Homes within the Manufactured Home Park shall be located at least fifty (50) feet from any property line.”

**SECTION 3.** Section 611(E)(6) shall be amended to read as follows:

“Every Manufactured Home space (lot) shall be provided with a minimum of six inches of stone base covered with four inches of concrete pad for the entire footprint of the Manufactured Home or a basement foundation.”

**SECTION 4.** Section 615 shall be amended by adding a new subparagraph “D” which shall read as follows:

“(D) Any resident proposing to conduct a Category 1 or Category 2 Home Occupation must first obtain a zoning permit.”

**SECTION 5.** Section 726.2(C)(5) shall be amended to read as follows:

“The raising and keeping of horses shall be limited based upon owner-occupied farmland or contiguous grazeable acres relating to animal units. The total number of horses raised or kept at the designated area for the Horseback Riding Stable shall not exceed 2.00 animal units per acre.”

**SECTION 6.** Section 803.1(A)(6) shall be amended to read as follows:

“The footprint of all accessory buildings (cumulative total) located on lots of less than three (3) acres shall not be larger than the footprint of the principal building. Accessory buildings located on lots of greater than three (3) acres and/or accessory buildings for agricultural uses shall be exempt from this requirement.”

**SECTION 7.** Section 818(A)(2) shall be amended to read as follows:

“The swimming pool filters, pumps and other mechanical or structural equipment associated with the pool shall only be permitted within the side yard or rear yard of a lot, and shall comply with the following setback requirements:

- (a) Ten (10) feet from the side lot line and rear lot line for properties located within the R-3 and C-1 Zoning Districts.
- (b) Twenty (20) feet from the side lot line and rear lot line for properties located within the R-1, R-2 and I-1 Zoning Districts.

**SECTION 8.** Section 819(D)(7)(c) shall be amended to read as follows:

“Any such modification agreement shall be recorded in the Chester County Recorder of Deeds Office. The modification agreement shall describe the properties benefited and burdened and inform all subsequent purchasers that the modified setback shall run with the land and may forever burden the subject property.”

**SECTION 9.** Section 905(A)(1) shall be amended to read as follows:

“All driveways or access lanes shall be so constructed and maintained with materials which will not wash away or be deposited upon public roads. All driveways serving newly constructed buildings shall be paved with asphalt or concrete for the first 20 lineal feet of the driveway as measured from the cartway. No driveways or access

lanes shall be located, designed and constructed so as to create a drainage or sedimentation problem on an adjacent property or street.”

**SECTION 10.** Section 1006(E)(5) shall be amended to read as follows:

“The provisions for exterior lighting, as specified under Section 817 of this Zoning Ordinance, shall also apply to the illumination of off-premises advertising signs or billboards.”

**SECTION 11. 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 of West Nantmeal Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.


**SECTION 12. Repealer.** All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

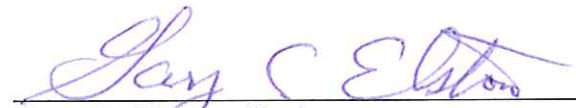
**SECTION 13. Effective Date.** This Ordinance shall become effective five days after its enactment as law provides.

ENACTED AND ORDAINED this 8<sup>th</sup> day of December, 2014.

ATTEST:

**WEST NANTMEAL TOWNSHIP  
BOARD OF SUPERVISORS**

  
\_\_\_\_\_  
Susan L. Ward, Secretary

  
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Gary C. Elston, Chairman

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David L. Mast, Vice Chairman

  
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Nelson R. Beam, Member