

## ***Article 7: Non-Residential Land Use and Development Requirements***

### **Section 701: Statement of Intent**

- (A) The intent of Article 7 is to develop certain land use and development requirements for the permitted non-residential uses within West Nantmeal Township. The provisions of Article 7 are intended to supplement and not replace the zoning district regulations, which are further specified under Article 4 of this Zoning Ordinance.
- (B) For the purposes of this Zoning Ordinance, “non-residential uses” shall include all commercial, industrial, religious, institutional, educational, medical, agricultural, recreational, and other similar non-residential uses.
- (C) The regulations established under Article 7 of this Zoning Ordinance shall be subject to the interpretation of the Zoning Officer. Should a dispute arise concerning the interpretation of these supplementary regulations, the person aggrieved by the interpretation may file an appeal with the Zoning Hearing Board.

### **Section 702: Adult Business and Entertainment Uses**

- (A) Adult business and entertainment uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the I-1 Zoning District, subject to the provisions specified within this Zoning Ordinance.
- (B) The provisions for adult businesses and entertainment uses are hereby incorporated within this Zoning Ordinance in order to accomplish the following objectives:
  - (1) Pursuant to the authority of the Second Class Township Code, the West Nantmeal Township Board of Supervisors has the power to prohibit nuisances and to promote the health, cleanliness, comfort and safety of the citizens of West Nantmeal Township.
  - (2) After the review of studies conducted by various cities and municipalities in the United States, as well as various court opinions where such studies are referenced and cited, including the United States Supreme Court decision, The City of Renton v. Playtime Theaters, Inc., 475 U.S. 41 (1986), and the United States Court of Appeals for the Third Circuit decision, Mitchell v. Commission on Adult Entertainment Establishments of the State of Delaware, 10 F.3d 123 (3<sup>rd</sup> Cir. 1993), the Board of Supervisors recognizes that adult entertainment uses have the tendency to cause adverse secondary effects that impact on the health, safety and general welfare of West Nantmeal Township;
  - (3) The Board of Supervisors desires to restrict the location where adult entertainment uses can locate, to require a reasonable separation distance between such uses and other uses which are not compatible with adult-oriented businesses and to prevent an undue concentration and proliferation of such uses in a close proximity; and
  - (4) The Board of Supervisors is fully aware of and fully respects the fundamental constitutional guarantee of freedom of speech and realizes that restrictions on such freedom must be carefully drafted and enforced so that one’s right to speak is not curtailed beyond the point at which it is essential to further West Nantmeal Township’s interest in public health, safety and welfare.
- (C) The following standards and specifications shall apply to adult businesses and adult entertainment uses:
  - (1) A minimum of one (1) acre of net land area shall be required to accommodate an adult business and adult entertainment use. In addition, the use shall comply with the minimum and maximum dimensional requirements specified for an adult business and adult entertainment use under the I-1 Zoning District.
  - (2) Adult businesses and adult entertainment uses shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and Pennsylvania Department of Environmental Protection.

- (3) Adult businesses and adult entertainment uses shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (4) All other utility provisions serving adult businesses and adult entertainment uses shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
- (5) No adult business or entertainment use shall be located within three hundred (300) feet of any residential zoning district, as measured from the property line to the residential zoning district line.
- (6) No adult business or entertainment use shall be located within one thousand (1,000) feet of any religious uses, educational uses, daycare facilities and recreational uses, as measured from the property line.
- (7) No adult business or entertainment use shall be located within one thousand five hundred (1,500) feet of an existing adult business or entertainment use, as measured from the property line.
- (8) All storage and displays shall be located within the building occupying the adult business or entertainment use.
- (9) All applications for adult business and entertainment uses shall include a statement providing specific information on each individual, partner, store manager(s), corporate officer, corporate director or corporate stockholders owning more than three (3) percent of the issued and outstanding stock of a corporate applicant. At a minimum, the applicant shall identify the complete name, business address and telephone number.
- (10) In the event of the proposed sale, resale or reassignment of interest of an adult business or entertainment use established under the terms of this Zoning Ordinance, the Board of Supervisors and Zoning Officer shall be notified of such proposed change of ownership. Such notification shall include the documentation required by this section of the Zoning Ordinance. Failure to notify the Board of Supervisors and Zoning Officer shall constitute a violation of this Zoning Ordinance.
- (11) The following requirements pertaining to signs and other visual displays shall apply to each adult business or entertainment uses:
  - (a) The exterior of the building may include one (1) wall sign or parallel sign identifying the name of the adult business or entertainment use, which shall not exceed twenty (20) square feet in size.
  - (b) Free standing signs, banners, directional signs, illuminated signs, portable signs, roof signs, seasonal signs and billboards shall be prohibited on the property.
  - (c) Window signs shall be limited to twenty-five (25) percent of the total window area and shall not include any graphic or pictorial depiction of material related to specific sexual activities or anatomical areas.
  - (d) Advertisements, displays or other promotional materials related to specific sexual activities or anatomical area shall not be shown or exhibited so as to be visible to the public from the exterior of the building.
  - (e) All signs and visual displays shall be considered as part of the special exception application.
- (12) The entrance of the adult business should include a sign warning all individuals that the premises are classified as an adult business use and/or adult entertainment use.

**Section 703: Agricultural Uses**

- (A) The term “agricultural operation”, as defined under Article 2 of this Zoning Ordinance, shall include general agricultural uses, intensive agricultural uses, farm-related businesses, farm-support businesses, roadside stands, and all other principal or accessory agricultural uses.
- (B) The provisions for general agricultural uses are further specified under Section 703.1 of this Zoning Ordinance.
- (C) The provisions for intensive agricultural uses are further specified under Section 703.2 of this Zoning Ordinance.
- (D) The provisions for farm-related business uses are further specified under Section 703.3 of this Zoning Ordinance.
- (E) The provisions for farm-support business uses are further specified under Section 703.4 of this Zoning Ordinance.
- (F) The provisions for roadside stands are further specified under Section 703.5 of this Zoning Ordinance.

**Section 703.1: General Agricultural Uses**

- (A) General agricultural uses, as further defined under Article 2 of this Zoning Ordinance, shall be a permitted use by right within the R-1, R-2, R-3, C-1 and I-1 Zoning Districts.
- (B) General agricultural uses may include the following uses: the cultivation of the soil for the raising and harvesting of the produce or crops; nurseries; greenhouses; horticulture operations; the raising of livestock and animal husbandry operations; silvicultural and aquacultural uses; and other general agricultural uses, as determined by the West Nantmeal Township Zoning Officer.
- (C) The number of animals that may be raised or maintained on a parcel or parcels of property shall be limited based on the total number of acres where the animals will be raised or maintained and shall be determined in accordance with Matrix Chart 7. The number of animal units and weight classification shall be determined using accepted methods set forth in the Pennsylvania Nutrient Management Act, 3 Pa.C.S.A Section 501 et seq.

<b>Matrix Chart 7: Maximum Animal Unit Requirements for General Agricultural Uses</b>			
<b>Farm Animal</b>	<b>1.00 to 4.99 acres</b>	<b>5.00 to 9.99 acres</b>	<b>10.00 acres or more</b>
Poultry, fowl, rabbits and similar animals with weight that is less than 10 pounds per animal.	0.25 animal unit per acre	0.50 animal unit per acre	2.00 animal unit per acre
Sheep, goats and similar animals with weight between 10 pounds and 200 pounds per animal	0.50 animal unit per acre	1.00 animal unit per acre	2.00 animal unit per acre
Pigs, hogs, swine and similar animals with a weight between 200 pounds and 500 pounds per animal	0.25 animal unit per acre	0.50 animal unit per acre	2.00 animal unit per acre
Horses, cattle and similar animals with a weight between 500 pounds and 2,000 pounds per animal	1.00 animal unit per acre	1.00 animal unit per acre	2.00 animal unit per acre
All other farm animals	0.50 animal unit per acre	1.00 animal unit per acre	2.00 animal unit per acre

- (D) The following minimum and maximum dimensional requirements shall apply to general agricultural uses:
  - (1) A minimum of two (2) acres of contiguous net land area shall be required.
  - (2) The minimum lot width requirement for general agricultural uses shall be two hundred (200) feet.

- (3) All principal buildings and structures that are utilized for general agricultural uses shall be located at least fifty (50) feet from any property line or street right-of-way line.
  - (4) The maximum height of all buildings and structures shall be fifty (50) feet, provided that the buildings and structures comply with the setback requirements.
  - (5) The total building coverage for general agricultural shall not exceed ten (10) percent of the lot area. The total lot coverage for general agricultural uses shall not exceed twenty (20) percent of the lot area.
- (E) All general agricultural uses exceeding the provisions of this section of the Zoning Ordinance shall be considered as intensive agricultural use, which are further regulated under Sections 703.2 and/or 712 of this Zoning Ordinance.
- (F) All general agricultural uses and activities shall comply with all local, state and federal laws concerning manure, management, nutrient management, fertilizer applications, biosolids, water supply, stormwater management, erosion and sedimentation control, and vehicular access.

**Section 703.2: Intensive Agricultural Uses**

- (A) Intensive agricultural uses, as further defined under Article 2 of this Zoning Ordinance, shall be a permitted use by right within the R-1 and I-1 Zoning Districts.
- (B) Intensive agricultural uses may include the following uses: specialized agricultural activities; mushroom production facilities; intensive livestock operations; intensive produce operations; poultry production facilities; intensive greenhouse operations; concentrated feed operations; concentrated animal operations; and other intensive agricultural uses, as determined by the West Nantmeal Township Zoning Officer.
- (C) The number of animals that may be raised or maintained on a parcel or parcels of property shall be limited based on the total number of acres where the animals will be raised or maintained and shall be determined in accordance with Matrix Chart 8. The number of animal units and weight classification shall be determined using accepted methods set forth in the Pennsylvania Nutrient Management Act, 3 Pa.C.S.A Section 501 et seq.

<b>Matrix Chart 8: Maximum Animal Unit Requirements for Intensive Agricultural Uses</b>			
<b>Farm Animal</b>	<b>20.00 to 49.99 acres</b>	<b>50.00 to 99.99 acres</b>	<b>100.00 acres or more</b>
Poultry, fowl, rabbits and similar animals with weight that is less than 10 pounds per animal.	2.00 animal unit per acre	4.00 animal unit per acre	6.00 animal unit per acre
Sheep, goats and similar animals with weight between 10 pounds and 200 pounds per animal	3.00 animal unit per acre	4.00 animal unit per acre	6.00 animal unit per acre
Pigs, hogs, swine and similar animals with a weight between 200 pounds and 500 pounds per animal	2.00 animal unit per acre	4.00 animal unit per acre	6.00 animal unit per acre
Horses, cattle and similar animals with a weight between 500 pounds and 2,000 pounds per animal	3.00 animal unit per acre	4.00 animal unit per acre	6.00 animal unit per acre
All other farm animals	2.00 animal unit per acre	4.00 animal unit per acre	6.00 animal unit per acre

- (D) As part of the land development plan, West Nantmeal Township may permit a twenty-five (25) percent increase to the maximum animal unit requirements specified under Section 703.2(C) of this Zoning Ordinance, provided that such increase does not impose any adverse effects to the health, safety and general welfare of the community.
- (E) The following minimum and maximum dimensional requirements shall apply to intensive agricultural uses:
- (1) A minimum of twenty (20) acres of contiguous net land area shall be required to accommodate intensive agricultural uses and activities.

- (2) The minimum lot width requirement for intensive agricultural uses shall be three hundred (300) feet.
  - (3) All buildings and structures utilized for intensive agricultural uses shall be located at least one hundred (100) feet from any property line or street right-of-way line.
  - (4) All intensive agricultural uses and facilities shall not be located within the floodplain and shall be located at least one hundred (100) feet from all perennial streams or surface water.
  - (5) The maximum height of all buildings and structures utilized for intensive agricultural uses shall not exceed fifty (50) feet, provided that the buildings and structures comply with the setback requirements.
  - (6) The total building coverage for intensive agricultural uses shall not exceed ten (10) percent of the lot area. The total lot coverage for intensive agricultural uses shall not exceed twenty (20) percent of the lot area.
  - (7) The applicant shall consult with a qualified professional, such as Penn State Site Assessment Program, to determine a location on the lot which is most suitable for the intensive agricultural use and which will minimize harmful impacts of such use on surrounding properties. The applicant shall consider such factors as topography, prevailing winds, setbacks, location of natural features, floodplains, wetlands and the surrounding uses and improvements. Prior to the issuance of a building permit, the applicant shall present to the Zoning Officer the recommendations of the professional concerning the location of all improvements associated with the intensive agricultural use. The applicant shall build the improvements in the location suggested by the qualified professional.”
- (F) The intensive agricultural use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and Pennsylvania Department of Environmental Protection.
  - (G) The intensive agricultural use shall be serviced by a public, private or on-lot water supply system approved and permitted by West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection. As part of the land development plan, the applicant shall demonstrate that the quantity of the water supply source will be sufficient to accommodate the intensive agricultural use.
  - (H) All intensive agricultural uses relating to commercial composting, mulch production and mushroom production uses shall be further regulated under the provisions of Sections 712 of this Zoning Ordinance.
  - (I) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. Areas for trash and rubbish shall be located at least two hundred (200) feet from any property line or street right-of-way line.
  - (J) Solid and liquid waste shall be disposed of in a manner to avoid insect, fly, rodent or pest problems. All intensive animal operations shall develop an abatement plan to mitigate potential nuisances.
  - (K) All intensive agricultural uses and activities shall comply with all local, state and federal laws concerning nutrient management, biosolids, sewage disposal, water supply, stormwater management, erosion and sedimentation control, air quality management, and vehicular access. Where appropriate, the applicant shall submit plans or other forms of documentation to demonstrate that the intensive agricultural use shall comply with all pertinent local, state and federal laws.
  - (L) The applicant shall consult with qualified professionals to assess potential adverse impacts associated with the proposed intensive agricultural use and to provide assistance in the preparation of any assessment studies or plans (refer to Section 703.2.M that should be completed as a prerequisite for submitting a land development plan. West Nantmeal Township shall consider the recommendations of these qualified professionals as part of the land development plan application.

- (M) If required by West Nantmeal Township, the following assessment studies or plans shall be completed as part of the land development plan:
  - (1) A Nutrient Management Plan (NMP) shall be completed for the intensive agricultural use in accordance with local, state and federal requirements. The NMP should identify how the potential adverse impacts associated with the intensive agricultural use will be mitigated.
  - (2) A Conservation Plan shall be completed for the intensive agricultural use in accordance with local, state and federal requirements. The Conservation Plan should identify how the potential adverse impacts associated with soil erosion and sedimentation control will be mitigated.

**Section 703.3: Farm-Related Business Uses**

- (A) Farm-related business uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right in the R-1, R-2, R-3, C-1 and I-1 Zoning Districts.
- (B) Farm-related business uses may include accessory uses and activities, as defined by this section of the Zoning Ordinance, provided that the agricultural use is the primary use and the farm-related business use is a secondary or accessory use, which is compatible to the agricultural use. The farm-related business use shall be conducted in a manner that the agricultural use retains the visual character of a farm.
- (C) Uses that exceed the provisions of this section of the Zoning Ordinance may be permitted by special exception under the provisions for farm-support business uses, which are further specified under Section 703.4 of this Zoning Ordinance.
- (D) All farm-related business uses should be directed at meeting the needs of those engaged in an agricultural operation or use. A farm-related business use may include the following accessory uses:
  - (1) Facilities for the manufacturing, warehousing, sales, repair and service of agricultural equipment, vehicles, or supplies;
  - (2) Blacksmith shops, farrier and harness making uses;
  - (3) Butcher shops and meat packaging uses;
  - (4) Processing and distribution of agricultural products;
  - (5) Feed supply and fertilizer distributors.
  - (6) Other uses of similar character as determined by the Zoning Officer.
- (E) The following minimum and maximum dimensional requirements shall apply to an agricultural use with a permitted farm-related business use:
  - (1) A minimum of two (2) acres of contiguous net land area shall be required to accommodate the agricultural use and the farm-related business use.
  - (2) The maximum land area designated for the farm-related business shall be no more than five (5) acres.
  - (3) All building or structures utilized for the farm-related business use shall be located at least one hundred (100) feet from any side or property line or street right-of-way line.
  - (4) Outdoor storage of supplies, materials, or other products utilized for the farm-related business shall be located at least fifty (50) feet from any side or property line or street right-of-way line.
  - (5) The maximum height for any building or structure utilized for the farm-related business use shall be thirty-five (35) feet.

- (6) The total combined building coverage for the agricultural uses and farm-related uses shall be ten (10) percent of the lot area. The total combined lot coverage for the agricultural uses and farm-related uses shall not exceed twenty (20) percent of the lot area.
- (7) The total gross floor area of a building or structure utilized exclusively for a farm-related business use shall not exceed 10,000 square feet.
- (F) Any building constructed for the use of a farm-related business shall be of a type or design that may be converted to an agricultural use in the event the farm-related business is discontinued.
- (G) The farm-related business shall be owned and operated by the farmer in residence on the property. No more than three (3) full time equivalent employees shall be employed at the farm for the farm-related business.
- (H) No more than two (2) farm-support business uses shall be permitted on the farm. A zoning or use permit must be acquired by the owner to operate each farm-related business.
- (I) An off-street parking area shall be provided to meet the following requirements: two (2) parking spaces shall be provided for the principal agricultural use; one (1) parking space shall be provided for each employee not residing at the farm; and no more than two (2) parking spaces shall be provided for guests or patrons. The maximum number of off-street parking spaces shall be limited to eight (8) parking spaces, which shall not include any garage spaces and shall be designed to comply with the appropriate provisions of Article 10 of this Zoning Ordinance.
- (J) Sufficient vehicular access roads and off-street parking areas shall be designed, located and constructed in a manner considering the size and weight of all delivery vehicles and customer vehicles entering and exiting the property. All such vehicular access roads and off-street parking areas shall be mud free shall not create a traffic hazard.
- (K) A sign displaying the name and address of the farm-related business is permitted, subject to the following requirements: no more than one (1) such sign shall be erected on the lot; the area of the sign shall not exceed six (6) square feet in size; and the sign shall be either fixed flat on the main wall of the building or may be erected in the front yard, but not within ten (10) feet of the cartway. All proposed signs shall comply with Article 11 if this Zoning Ordinance.
- (L) The owner of the farm-related business shall conduct and manage all activities that will not create a nuisance in terms of excessive noise, light, dirt, and/or odor. Further, the farm-related business shall not result in the accumulation of trash or debris upon the property.
- (M) Composting or other farm waste storage facilities shall not be permitted within one hundred (100) feet of a property line or street right-of-way.
- (N) The land area of the accessory business operation shall not be subdivided from the farm property or principal agricultural use.
- (O) No construction or other improvements required to support a farm-related business use shall be permitted unless a land development plan has been submitted to West Nantmeal Township for review and consideration.
- (P) As part of the land development plan, West Nantmeal Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate.

**Section 703.4: Farm-Support Business Uses**

- (A) Farm-support business uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the R-1, R-2 and I-1 Zoning Districts.
- (B) Farm-support business uses may include accessory uses and activities, as defined by this section of the Zoning Ordinance, provided that the agricultural use is the primary use and the farm-support business use is a secondary or accessory use, which is not necessarily compatible to the agricultural use. The farm-support business use shall be conducted in a manner that the agricultural use retains the visual character of a farm.

- (C) All farm-support business uses should be directed at meeting the needs of those engaged in an agricultural operation or use. A farm-support business use may include the following accessory uses:
- (1) Facilities for the manufacturing, warehousing, sales, repair and service of equipment, vehicles, or supplies;
  - (2) Processing and distribution of products;
  - (3) Veterinary offices subject to the provisions of Section 751 of this Zoning Ordinance;
  - (4) Uses that exceed the farm-related provisions contained under Section 703.3 of this Zoning Ordinance.
  - (5) Uses that exceed the home occupation provisions contained under Section 715 of this Zoning Ordinance.
- (D) The following minimum and maximum dimensional requirements shall apply to an agricultural use with a permitted farm-support business use:
- (1) A minimum of five (5) acres of contiguous net land area shall be required to accommodate the agricultural use and the farm-support business use.
  - (2) The maximum land area designated for the farm-support business shall be no more than ten (10) acres.
  - (3) All building or structures utilized for the farm-support business use shall be located at least one hundred (100) feet from any side or property line or street right-of-way line.
  - (4) Outdoor storage of supplies, materials, or other products utilized for the farm-support business shall be located at least fifty (50) feet from any side or property line or street right-of-way line.
  - (5) The maximum height for any building or structure utilized for the farm-support business use shall be thirty-five (35) feet.
  - (6) The total combined building coverage for the agricultural uses and farm-support uses shall be ten (10) percent of the lot area. The total combined lot coverage for the agricultural uses and farm-support uses shall not exceed twenty (20) percent of the lot area.
  - (7) The total gross floor area of a building or structure utilized exclusively for a farm-support business use shall not exceed 10,000 square feet.
- (E) Any building constructed for the use of a farm-support business shall be of a type or design that may be converted to an agricultural use in the event the farm-support business is discontinued.
- (F) Farm-support uses shall consider the character and appearance of other uses located within 1,000 feet of the property lines.
- (G) The farm-support business shall be owned and operated by the farmer in residence on the property. No more than five (5) full time equivalent employees shall be employed at the farm for the farm-support business.
- (H) No more than one (1) farm-support business uses shall be permitted on the farm. A zoning or use permit must be acquired by the owner to operate the farm-support business. Further, a farm-support business shall not be operated in conjunction with a farm-related business.
- (I) An off-street parking area shall be provided to meet the following requirements: two (2) parking spaces shall be provided for the principal agricultural use; one (1) parking space shall be provided for each employee not residing at the farm; and no more than three (3) parking spaces shall be provided for guests or patrons. The maximum number of off-street parking spaces shall be limited to ten (10) parking spaces, which shall not include any garage spaces and shall be designed to comply with the appropriate provisions of Article 10 of this Zoning Ordinance.
- (J) Sufficient vehicular access roads and off-street parking areas shall be designed, located and constructed in a manner considering the size and weight of all delivery vehicles and customer vehicles entering and exiting the property. All such vehicular access roads and off-street parking areas shall be mud free shall not create a traffic hazard.



- (K) A sign displaying the name and address of the farm-support business may be permitted, subject to the following requirements: no more than one (1) such sign shall be erected on the lot; the area of the sign shall not exceed six (6) square feet in size; and the sign shall be either fixed flat on the main wall of the building or may be erected in the front yard, but not within ten (10) feet of the cartway.
- (L) The owner of the farm-support business shall conduct and manage all activities that will not create a nuisance in terms of excessive noise, light, dirt, and/or odor. Further, the farm-support business shall not result in the accumulation of trash or debris upon the property.
- (M) Composting or other farm waste storage facilities shall not be permitted within one hundred (100) feet of a property line or street right-of-way.
- (N) The land area of the accessory business operation shall not be subdivided from the farm property or principal agricultural use.
- (O) No construction or other improvements required to support a farm-support business use shall be permitted unless a land development plan has been submitted to West Nantmeal Township for review and consideration.

**Section 703.5 Roadside Stands**

- (A) Roadside stands, which are considered as an accessory use to a general agricultural use, shall be permitted by right in the R-1, R-2, R-3, C-1 and I-1 Zoning Districts. All such uses shall be subject to the following provisions:
  - (1) At least fifty (50) percent of the agricultural products sold at the roadside stand shall be produced from farms within fifty (50) miles of the roadside stand.
  - (2) The total display area of the agricultural products sold at the roadside stand shall be limited to six hundred (600) square feet.
  - (3) The roadside stand shall be considered as a temporary and portable structure, which shall be located at least fifty (50) feet from the centerline of the cartway and two hundred (200) feet from any street intersection. In no case shall the roadside stand be placed within the street right-of-way.
  - (4) The portable roadside stand shall be removed during seasons when agricultural products are not sold or if the roadside stand becomes inactive for 180 consecutive days.
  - (5) Sufficient off-street parking areas shall be designed, located and constructed in a manner considering the customer vehicles entering and exiting the property. All such off-street parking areas shall be maintained as mud-free conditions located outside of the street right-of-way and shall not create a traffic hazard.
  - (6) A total of two (2) off-street parking areas shall be provided for the initial one hundred (100) square feet of permitted display area plus one (1) off-street parking space shall be provided for each additional one hundred (100) square feet of display area. The maximum number of off-street parking spaces shall be ten (10) off-street parking spaces.
  - (7) All proposed driveway openings shall be reviewed and permitted by West Nantmeal Township (local roads) and/or the Pennsylvania Department of Transportation (state roads).
  - (8) A sign displaying the name or products for sale may be permitted, subject to the following requirements: no more than one (1) such sign shall be erected on the lot; the area of the sign shall not exceed six (6) square feet in size; and the sign shall be either fixed flat on the main wall of the building or may be erected in the front yard, but not within ten (10) feet of the cartway.

**Section 704: Airports, Heliports and Helistops**

- (A) Airports, heliports and/or helistops, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception in the R-1 and I-1 Zoning District.
- (B) The following provisions shall apply to airports, heliports and/or helistops facilities:
  - (1) A minimum of twenty (20) contiguous acres of land shall be required to accommodate an airport, heliport or helistop facility.
  - (2) All proposed airports, heliports and/or helistops shall comply with all local and regional airport overlay districts that may apply to West Nantmeal Township.
  - (3) All buildings, runways, landing strips, landing pads and/or other accessory structures related to the airport, heliport or helistop facility shall be located at least three (300) hundred feet from all property lines.
  - (4) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan as well as any ordinances adopted by West Nantmeal Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (5) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (6) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
  - (7) All facility operations shall be reviewed and permitted by the Federal Aviation Administration and the Pennsylvania Department of Transportation.
- (C) No construction or other improvements required to support an airport, heliport or helistop shall be permitted unless a land development plan has been submitted to West Nantmeal Township for review and consideration.

**Section 705: Automobile Sales and Automobile Service Stations**

- (A) The provisions for automobile sales are further specified under Section 705.1 of this Zoning Ordinance.
- (B) The provisions for automobile service stations are further specified under Section 705.2 of this Zoning Ordinance.
- (C) The provisions for car washing facilities, as a principal or accessory use are further specified under Section 705.3 of this Zoning Ordinance.

**Section 705.1 Automobile Sales**

- (A) Automobile sales establishments, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the C-1 Zoning District.
- (B) The following standards and specifications shall be required for automobile sales establishments:
  - (1) A minimum of one (1) acre of net lot area shall be required to accommodate the use. In addition, the minimum and maximum dimensional requirements of the C-1 Zoning District shall apply to the automobile sales establishment.

- (2) The use shall be serviced by public, private or on-lot sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (3) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (4) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
- (5) General service, maintenance and repair facilities shall be permitted provided that they are conducted within an enclosed building, which complies with the appropriate building code requirements for a commercial establishment within West Nantmeal Township and they are considered as accessory uses to the automobile sales establishment.
- (6) No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded as part of the automobile sales establishment shall be permitted.
- (7) All vehicles stored on the premises for sale shall be located outside of the street right-of-way and no closer than twenty (20) feet to any property line. All such vehicles shall be in sound running condition meeting the general inspection and licensing requirements of the Commonwealth of Pennsylvania.
- (8) All vehicles that have been brought in for service, maintenance or repair shall be in a state of active repair and shall not be permitted on the premises for a period of more than thirty (30) consecutive days.
- (9) The demolishing of vehicles for salvage shall be prohibited.
- (10) The sale of gasoline or fuel shall be prohibited.
- (11) All vehicles sold on the premises shall be arranged in an orderly manner on an approved off-street parking facility that complies with the design requirements of Article 9 of this Zoning Ordinance.

**Section 705.2 Automobile Service Stations**

- (A) Automobile service stations, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the C-1 Zoning District.
- (B) The following standards and specifications shall be required for automobile service station:
  - (1) A minimum of one (1) acre of net lot area shall be required to accommodate the use. In addition the appropriate minimum and maximum dimensional requirements of the C-1 Zoning District shall apply.
  - (2) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (4) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.

- (5) General service, maintenance and repair facilities shall be permitted provided that they are conducted within an enclosed building, which complies with the appropriate building code requirements for a commercial establishment within West Nantmeal Township and they are considered as accessory uses to the automobile sales establishment.
- (6) The sale of gasoline, diesel fuel, kerosene or other petroleum products shall be permitted, subject to the following criteria.
  - (a) The maximum number of fueling pumps shall be limited to twelve (12) fuel pumps or twenty four (24) fueling positions.
  - (b) The canopy covering the fuel pumps shall not exceed twenty (20) feet from ground level at its highest point and shall be of a peak-roof design. As part of the special exception hearing, the Zoning Hearing Board may permit a greater canopy height up to thirty (30) feet, if the design of the canopy is considered as architectural enhancement.
  - (c) All proposed fueling positions shall be located at least fifty (50) feet from any property line including the legal and ultimate right-of-way line.
  - (d) The total area of the canopy shall not exceed 10,000 square feet in total coverage area. In addition, the canopy shall be considered as part of the building coverage calculations.
  - (e) All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other sounds are not audible at any street line or property line. All such systems shall not be utilized between the hours of 9:00 pm and 7:00 am.
  - (f) During non-daylight hours of operation, overhead lighting under the canopy shall illuminate all fueling positions. The canopy lighting shall be located on the undersurface (ceiling) of the canopy and shall be limited to flush lens fixtures mounted on the canopy ceiling. Drop lens fixtures shall be prohibited. Up-lens lighting fixtures mounted on the canopy structure above the level of gas pumps are permitted if they have the effect of reducing glare from the lighting fixtures mounted on the canopy ceiling. All such canopy lighting over fuel dispensing positions shall not exceed an average of 20.0 maintained footcandles, unless a more stringent standard is specified by building code requirements.
  - (g) In no case shall illumination exceed 0.5 footcandle measured at the property lines, except at driveway entrances, provided the illumination at the cartway center line of the contiguous street shall not exceed 1.0 footcandle, unless a more stringent standard is specified by building code requirements.
  - (h) All gasoline and fuel sales associated with a convenience store or mini-market shall comply with the appropriate provisions of Section 717 of this Zoning Ordinance.
- (7) Automobile sales may be permitted as an accessory use in the C-1 District, provided that it is designed and approved in accordance with the provisions specified under Section 705.1 of this Zoning Ordinance.
- (8) Car washing facilities and services may be permitted by special exception as either a principal use or accessory use in the C-1 Zoning District, provided that it is designed and approved in accordance with the requirements specified under Section 705.3 of this Zoning Ordinance.
- (9) All off-street parking and loading facilities shall be located, designed and constructed in accordance with the requirements of Article 10 of this Zoning Ordinance.
- (10) No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded as part of the automobile service establishment shall be permitted. All permitted material that are stored outdoors shall be located outside of the street right-of-way and no closer than ten (10) feet to any property line.
- (11) All vehicles that have been brought in for service, maintenance or repair shall be in a state of active repair and shall not be permitted on the premises for a period of more than thirty (30) consecutive days.
- (12) The demolishing of vehicles for salvage shall be prohibited.

### **Section 705.3: Car Washing Facilities**

- (A) Car washing facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the C-1 and I-1 Zoning Districts.
- (B) The following standards and specifications shall be required for automobile service stations with car washing facilities and services automobile service station:
- (1) Car washing facilities may be permitted as a principal use or as an accessory use to an automobile service station.
  - (2) A minimum of one (1) acre of contiguous land area shall be required to accommodate the use. In addition, the appropriate minimum and maximum dimensional requirements of the C-1 Zoning District shall apply.
  - (3) All structures housing washing apparatuses shall be set back at least fifty (50) feet from any property line including the legal and ultimate right-of-way line.
  - (4) The car washing facilities shall be located at least one hundred (100) feet from an existing residential use or residential zoning district, as measured from the property line.
  - (5) The use shall be serviced by public or private sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (6) The use shall be serviced by public or private water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (7) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
  - (8) Gray water recycling and treatment equipment shall be incorporated as part of the facility operations. All such equipment shall include provisions for the collection of waste, grease, oil, soap, wax, and other materials that can't be recycled or utilized as part of the operations.
  - (9) A post-washing drying area is provided for two (2) vehicles per car washing bay or unit.
  - (10) The side and rear lot lines shall be adequately screened with a twenty (20) foot wide landscaped buffer yard.
  - (11) A stacking or pre-service lane, measuring at least ten (10) feet in width and eighty (80) feet in length shall be provided for each service lane or bay for the car washing facility. Alternative designs may be accepted by the Zoning Hearing Board as part of the special exception application, provided that the design does not interfere with internal or external traffic patterns.
  - (12) All designated points of ingress and egress for all vehicles shall be designed to consider traffic volumes on existing streets and adjacent uses.
  - (13) All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other sounds are not audible at any street line or property line. All such systems shall not be utilized between the hours of 9:00 pm and 7:00 am.
  - (14) The lighting facilities shall be designed in a manner so the illumination does not exceed 0.5 footcandle, as measured at the property lines, except at driveway entrances, provided the illumination at the cartway center line of the contiguous street shall not exceed 1.0 footcandle.
  - (15) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity

to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.

- (16) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
- (17) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.

**Section 706: Banks and Financial Institutions**

- (A) Banks and financial institutions, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the C-1 Zoning District.
- (B) The minimum lot area required for banks and financial institutions shall be as follows:
  - (1) A minimum of one (1) acre of net lot area shall be required when the use is served by on-lot or private sanitary sewage disposal facilities and on-lot or private public water supply facilities.
  - (2) A minimum of 20,000 square feet of net lot area shall be required when the use is served by public sanitary sewage disposal facilities and public water supply facilities.
  - (3) The use shall comply with the minimum and maximum dimensional requirements of the C-1 Zoning District.
- (C) The following standards and specifications shall be required for banks and financial institutions:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, the Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
  - (4) Banks and financial institutions with drive-through facilities shall comply with the provisions specified under Section 815 of this Zoning Ordinance.
  - (5) The provisions for landscaping, lighting and other supplemental requirements shall be considered and designed to comply with the applicable provisions of Article 8 of this Zoning Ordinance.
  - (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (7) All proposed signs for the use shall comply with the provisions specified under Article 10 of this Zoning Ordinance.

**Section 707: Business and Professional Offices**

- (A) Business and professional offices, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the C-1 and I-1 Zoning Districts.
- (B) The minimum lot area required for business and professional offices shall be as follows:
  - (1) A minimum of one (1) acre of net lot area shall be required when the use is served by on-lot or private sanitary sewage disposal facilities and on-lot or private public water supply facilities.
  - (2) A minimum of 20,000 square feet of net lot area shall be required when the use is served by public sanitary sewage disposal facilities and public water supply facilities.
  - (3) The use shall comply with the minimum and maximum dimensional requirements for the zoning district on which the lot is located
- (C) The following standards and specifications shall be required for business and professional offices:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
  - (4) The provisions for landscaping, lighting and other supplemental requirements shall be considered and designed to comply with the applicable provisions of Article 8 of this Zoning Ordinance.
  - (5) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (6) All proposed signs for the use shall comply with the provisions specified under Article 10 of this Zoning Ordinance.

**Section 708: Business, Professional Office and Industrial Parks**

- (A) Business, professional office and/or industrial parks, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by conditional use within the I-1 Zoning District, subject to the appropriate provisions of this Zoning Ordinance.
- (B) A minimum of ten (10) acres of contiguous net land area shall be required to accommodate all of the uses within a business, professional office and/or industrial park.
- (C) The following design standards and specifications shall apply to the uses contained within business, professional office and/or industrial parks:
  - (1) Each use within the business, professional office and/or industrial park shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.

- (2) Each use within the business, professional office and/or industrial park shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by West Nantmeal Township.
- (4) All other utility provisions serving the business, professional office and/or industrial park shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company providing service, all uses within the office and business park shall have individual utility connections and services that shall be installed underground.
- (5) The permitted uses within a business, professional office and/or industrial park shall be limited to: business or professional offices; banks or financial institutions; fabrication or finishing uses; food processing facilities; governmental offices; hospitals, medical centers, ambulatory care centers and health care clinics; manufacturing uses; medical, dental, vision, counseling and health care service providers; manufacturing facilities; municipal uses; printing or publishing facilities; research facilities; warehousing facilities; wholesale and distribution facilities; and/or other similar office uses, as determined appropriate by West Nantmeal Township as part of the conditional use hearing.
- (6) Accessory uses within the business, professional office and/or industrial park office shall be limited to: restaurants or cafeterias; retail sales establishments; personal care or service establishments; meeting rooms; daycare facilities; recreational uses; educational uses; and other similar uses that are determined appropriate by West Nantmeal Township as part of the subdivision and land development plan. The cumulative gross floor area for all such accessory uses shall not occupy more than thirty (30) percent of the cumulative gross floor area of all uses within the business, professional office and/or industrial park. The accessory uses shall be considered accessory uses that directly benefit the principal uses within the business, professional office and/or industrial park.
- (7) All uses shall be located at least fifty (50) feet from any street right-of-way line and fifty (50) feet from all other external property lines, which are not owned by the applicant in pre-development conditions.
- (8) The following minimum and maximum dimensional requirements shall apply to each principal use within the business, professional office and/or industrial park:
  - (a) The minimum net lot area shall be one (1) acre.
  - (b) The minimum lot width shall be two hundred (200) feet per lot.
  - (c) The front yard setback shall be at least fifty (50) feet, as measured from the right-of-way line.
  - (d) The side yard setback shall be at least fifty (50) feet for each side.
  - (e) The rear yard setback shall be at least fifty (50) feet.
  - (f) The maximum height of the buildings shall be no more than fifty (50) feet.
  - (g) The maximum building coverage shall be no more than thirty (30) percent of the approved lot.
  - (h) The maximum lot coverage shall be no more than fifty (50) percent of the approved lot.
- (9) Office or non-residential condominiums may be permitted on an individual lot within the business, professional office and/or industrial park, provided that each use is a permitted use as described in this Zoning Ordinance. The permitted uses shall be designed as self-contained structures with common facilities, which comply with all pertinent building code requirements of West Nantmeal Township.
- (10) The architectural features or building facade for the uses within the business, professional office and/or industrial park shall be harmoniously planned as a non-residential community. As part of the subdivision



or land development application, the applicant or developer shall identify the non-residential uses and demonstrate how these uses can be amicably planned considering their architectural appearance.

- (11) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
- (12) All proposed signs for each use within the business, professional office and/or industrial park shall comply with the provisions specified under Article 10 of this Zoning Ordinance. In addition to these signs, no more than one (1) common on-premises free standing or ground sign shall be permitted along each street in which the office and business park has frontage and shall not exceed one hundred (100) cumulative square feet per side. No portion of the common on-premises free standing sign shall be less than seven (7) feet or greater than twenty (20) feet, as measured from the mean ground elevation.
- (13) The side and rear lot lines of the development shall be adequately screened with a twenty (20) foot wide landscaped buffer yard. The design of the buffer yard and the selected landscape materials shall be subject to the approval of West Nantmeal Township.
- (14) The primary points of ingress and egress to the business or office park shall be along a collector or arterial street. The applicant shall mitigate all potential traffic impacts.
- (15) Where permitted or required, security gates or security check points shall be located along an internal road within the development at least one hundred fifty (150) feet from the right-of-way of an external public road.
- (16) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
- (17) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.

#### **Section 709: Club, Lodge or Social Quarters**

- (A) Clubs, lodges and social quarters, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right in the C-1 Zoning District.
- (B) The following standards and specifications shall be required for clubs, lodges and social quarters:
  - (1) A minimum of one (1) acre of net lot area shall be required to accommodate the use. In addition the appropriate minimum and maximum dimensional requirements of the C-1 Zoning District shall apply.
  - (2) The use shall be serviced by public, private or on-lot sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (4) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.

- (5) Provisions for recreation facilities and uses shall comply with provisions specified under Section 742 of this Zoning Ordinance.
- (6) The provisions for landscaping, lighting and other supplemental requirements shall be considered and designed to comply with the applicable provisions of Article 9 of this Zoning Ordinance.
- (7) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (8) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.

**Section 710: Commercial Campgrounds**

- (A) Commercial campgrounds, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by conditional use in the R-3 Zoning District, subject to the appropriate provisions specified in this Zoning Ordinance.
- (B) The following design standards and specifications shall apply to the uses contained within commercial campgrounds:
  - (1) A minimum of twenty (20) acres of contiguous net land area shall be required to accommodate all of the uses within a commercial campground.
  - (2) The use shall be serviced by public, private or on-lot sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health department and the Pennsylvania Department of Environmental Protection.
  - (4) The permitted uses within the commercial campground shall be limited to: individual campsites; one (1) single family detached unit; one (1) retail store with sales limited to items for the convenience of campers; an office; maintenance and storage buildings; and other similar uses determined appropriate by the Board of Supervisors as part of the conditional use application.
  - (5) Accessory uses within the commercial campground shall be limited to: cafeterias; recreational uses; educational uses; and other similar uses that are determined appropriate by the Board of Supervisors as part of the conditional use application. The accessory uses shall be considered accessory uses that directly benefit the visitors of the commercial campground.
  - (6) The following minimum and maximum dimensional requirements shall apply to each permanent use within the commercial campground:
    - (a) The minimum lot width for the commercial campground shall be three hundred (300) feet.
    - (b) The front yard setback shall be at least one hundred (100) feet, as measured from the legal right-of-way line.
    - (c) The side yard setback shall be at least one hundred (100) feet for each side.
    - (d) The rear yard setback shall be at least one hundred (100) feet.
    - (e) Common facilities and uses within the commercial campgrounds shall be located at least one hundred (100) feet from a lot containing an existing residential use.

- (f) The maximum height of the buildings shall be no more than thirty-five (35) feet.
  - (g) The maximum building coverage shall be no more than ten (10) percent of the approved lot.
  - (h) The maximum lot coverage shall be no more than twenty (20) percent of the approved lot.
- (7) No temporary or permanent campsite shall be located closer than one hundred (100) feet from any adjoining property line or street right-of-way line.
  - (8) All uses within the commercial campsite shall be harmoniously planned as a community for vacation, retreats and temporary occupancy. As part of the conditional use application, the applicant or developer shall identify the locations of all permanent and temporary uses and demonstrate how these uses can be amicably planned considering their function and appearance.
  - (9) Campsites for tents shall be limited to thirty (30) tents per acre.
  - (10) Campsites for recreational vehicles shall be limited to fifteen (15) pads or sites per acre.
  - (11) No permanent structures shall be permitted on any campsite lot other than approved utility provisions.
  - (12) Except for the landowner and manager, no permanent occupancy shall be permitted on the commercial campgrounds.
  - (13) Recreational vehicles shall not be stored on the grounds of the commercial campgrounds for a period of one hundred and eighty (180) cumulative days within a calendar year.
  - (14) No part of any campground area shall be used for non-residential purposes, except those purposes required for serving the well-being of the campground customers and for the management and maintenance of the campground.
  - (15) Unless otherwise required by the utility company or authority providing service, all uses within the commercial campgrounds shall have individual utility connections and shall be installed underground.
  - (16) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance. The total number of off-street parking spaces shall meet or exceed the cumulative total for all uses within the commercial campground.
  - (17) All proposed signs for commercial campgrounds shall comply with the appropriate provisions specified under Article 10 of this Zoning Ordinance.
  - (18) All perimeter boundary lines of the commercial campground shall be adequately screened with a fifty (50) foot wide landscaped buffer yard. The use of natural, native and existing vegetation shall be encouraged as part of the design of the landscaped buffer yard.
  - (19) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of recreation vehicle, camper and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
  - (20) All designated points of ingress and egress for truck traffic shall be designed to consider traffic volumes on existing streets, limitations associated with turning movements and all adjacent residential uses.
  - (21) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within one hundred (100) feet from any lot line.

## **Section 711: Commercial Communication Towers and Facilities**

- (A) Commercial communication towers and facilities, as defined under Article 2 of this Zoning Ordinance shall be permitted by special exception within the R-1 Zoning District, subject to the provisions specified under Section 711 of this Zoning Ordinance.
- (B) The following site design criteria shall apply to commercial communication towers and facilities:
- (1) The maximum height of a commercial communication tower and its related structural components shall not exceed 150 feet, unless a zoning variance is granted by the Zoning Hearing Board.
  - (2) Each commercial communication tower shall be located on a lot having a minimum area of two (2) acres.
  - (3) If a flag lot, as defined under Sections 202 and 807 of this Zoning Ordinance is proposed to facilitate the commercial communication tower and facilities, the access portion of the flag lot shall not be counted to meet the minimum lot area.
  - (4) The commercial communication tower shall be centrally located on the lot, so that at all points along the perimeter of the lot (property line), the distance from the base of the commercial communication tower to each point along the lot perimeter is at least equal to the height of the tower. The width and depth of the lot shall in no event be less than two (2) times the height of the commercial communication tower.
  - (5) If the Zoning Hearing Board grants a zoning variance to authorize a commercial communication tower to exceed a height of 150 feet, as a condition of the approval of the zoning variance, the Zoning Hearing Board shall require that the two (2) acre minimum lot area requirement be increased proportionately to the height of the tower, to the extent necessary to insure that the distance from the base of the tower to each boundary line of the lot is at least equal to the height of the commercial communication tower.
  - (6) Compliance with the provisions of section 711 of this Zoning Ordinance shall not be achieved by the creation of circular lots.
  - (7) The commercial communication tower shall be located a minimum distance of three hundred (300) feet from any residential building, use or property, any occupied building, and any public road.
  - (8) The lot on which the commercial communication tower is located shall be served with its own driveway for ingress and egress to a public road. The driveway shall have a minimum cartway width of twelve (12) feet, which shall be paved.
  - (9) Permitted accessory uses to the commercial communication tower shall include a building not exceeding 2,500 square feet in gross floor area, which shall not exceed a height of thirty-five (35) feet and shall be located at least fifty (50) feet from all property lines. The accessory uses may be used to house the communication equipment for the tower and two (2) off-street parking spaces.
  - (10) A fence with a height of six (6) feet shall be required to secure the immediate acre of the commercial communication tower and accessory buildings and facilities. The required fencing shall include a gate equipped with a locking mechanism accessible to the owner/operator of the commercial communication tower, the utility provider and the governmental agencies having jurisdiction.
  - (11) The perimeter of the exterior of the fenced areas shall be planted with a landscaping buffer of evergreen trees, located six (6) feet on center and having a minimum height of six (6) feet at the time of planting. The evergreen trees shall be maintained by the owner and/or operator of the commercial communication tower. If necessary, evergreen trees that do not survive shall be replaced by the landowner or operator.
  - (12) The commercial communication tower shall be dismantled and removed from the lot at the landowners or operators expense, or at the landowner's expense should the ownership of the commercial communication tower be transferred in accordance with state and federal laws.
- (C) No new commercial communication tower or facility shall be approved or erected if there is a technically suitable space available on an existing tower within the geographic area that the new tower site is proposed to serve. The burden of proof shall be the applicant seeking approval for the commercial communication tower to prove that there is no availability.

**Section 712: Commercial Composting, Mulch and Mushroom Production Uses**

- (A) The provisions for commercial composting and mulch production uses are further specified under Section 712.1 of this Zoning Ordinance.
- (B) The provisions for commercial mushroom production uses are further specified under Section 712.2 of this Zoning Ordinance.

**Section 712.1: Commercial Composting Uses**

- (A) Commercial composting uses and mulch production uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the I-1 Zoning District.
- (B) Commercial composting and mulch production uses may include the accumulation of biodegradable and organic materials from approved uses including landscaping uses, nursery uses, forestry uses, and other similar uses, as determined appropriate by West Nantmeal Township, whereas, the composted materials and residual waste are packaged, processed and/or transported from the commercial composting facility and utilized for other applications.
- (C) The following minimum and maximum dimensional requirements shall apply to commercial composting and mulch production uses:
  - (1) A minimum of twenty (20) acres of contiguous net land area shall be required to accommodate the commercial composting use.
  - (2) The minimum lot width requirement for commercial composting use shall be three hundred (300) feet.
  - (3) All buildings and structures utilized for commercial composting use shall be located at least one hundred (100) feet from any property line or street right-of-way line.
  - (4) All commercial composting facilities shall be located at least one hundred (100) feet from all perennial streams or surface water.
  - (5) The maximum height of all buildings and structures utilized for commercial composting use shall not exceed thirty-five (35) feet.
  - (6) The total building coverage for this use shall not exceed ten (10) percent of the lot area. The total lot coverage for this use shall not exceed twenty (20) percent of the lot area.
  - (7) The applicant shall consult with a qualified professional, such as Penn State Site Assessment Program to determine a location on the lot which is most suitable for the commercial composting use and which will minimize harmful impacts of such use on surrounding properties. The applicant shall consider such factors as topography, prevailing winds, setbacks, location of natural features, floodplains, wetlands and the surrounding uses and improvements. Prior to the issuance of a building permit, the applicant shall present to the Zoning Officer the recommendations of the professional concerning the location of all improvements associated with the commercial composting use. The applicant shall build the improvements in the location suggested by the qualified professional.
- (D) The following standards and specifications shall be required for commercial composting and mulch production uses:
  - (1) Commercial composting and mulch production uses shall be serviced by public, private or on-lot sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and Pennsylvania Department of Environmental Protection.
  - (2) Commercial composting and mulch production uses shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject

to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.

- (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
  - (4) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish will be permitted within one hundred (100) feet from any property line or street right-of-way line.
  - (5) Solid and liquid waste shall be disposed of in a manner to avoid insect, rodent or pest problems. All commercial composting uses shall develop an abatement plan to mitigate potential nuisances.
  - (6) Commercial composting and mulch production uses shall not be permitted as a temporary operation in order to reduce, process and manufacture biodegradable and organic materials into composted materials for use at other locations. Biodegradable and organic material may be reduced in order to transfer the materials to the permitted location for the commercial composting use.
- (E) All commercial composting and mulch production uses shall comply with all local, state and federal laws concerning nutrient management, biosolids, sewage disposal, water supply, stormwater management, erosion and sedimentation control, air quality management, and vehicular access. The applicant shall submit plans or other forms of documentation to demonstrate that the use shall comply with all pertinent local, state and federal laws.
- (F) The applicant shall consult with qualified professionals to assess potential adverse impacts associated with the commercial composting use and to provide assistance in the preparation of any assessment studies or plans (refer to Section 712.G) that shall be completed as part of the special exception application. The Zoning Hearing Board shall consider the recommendations of these qualified professionals as part of the special exception application.
- (G) The following assessment studies or plans should be considered as part of the special exception application:
- (1) A Nutrient Management Plan (NMP) shall be completed for the commercial composting use in accordance with local, state and federal requirements. The NMP should identify how the potential adverse impacts associated with the commercial composting use will be mitigated.
  - (2) A Conservation Plan shall be completed for the commercial composting use in accordance with local, state and federal requirements. The Conservation Plan should identify how the potential adverse impacts associated with soil erosion and sedimentation control will be mitigated.
  - (3) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated.
  - (4) An Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated.
  - (5) A Landscaping and Buffering Plan shall be conducted in order to assess existing and proposed site conditions. The Landscaping and Buffering Plan should identify how potential visual, sound and odor impacts will be mitigated.

#### **Section 712.2: Commercial Mushroom Production Uses**

- (A) Commercial mushroom production uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the R-1 and I-1 Zoning District.
- (B) Mushroom production uses may include the accumulation of biodegradable and organic materials from permitted mushroom production uses, as determined appropriate by state and federal guidelines, whereas, the products and

residual waste are packaged, produced, processed and/or transported from the facility and utilized for other applications.

- (C) The following minimum and maximum dimensional requirements shall apply to mushroom production uses:
- (1) A minimum of ten (10) acres of contiguous net land area shall be required to accommodate the mushroom production use.
  - (2) The minimum lot width requirement for mushroom production uses shall be three hundred (300) feet.
  - (3) All mushroom production and facilities shall be located within enclosed buildings and structures, which shall be located at least one hundred (100) feet from any property line or street right-of-way line and one hundred (100) feet from all perennial streams or surface water.
  - (4) The maximum height of all buildings and structures utilized for mushroom production uses shall not exceed thirty-five (35) feet.
  - (5) The total building coverage for the mushroom production use shall not exceed ten (10) percent of the lot area. The total lot coverage for the mushroom production use shall not exceed twenty (20) percent of the lot area.
  - (6) The applicant shall consult with a qualified professional, such as Penn State Site Assessment Program to determine a location on the lot which is most suitable for the commercial mushroom production use and which will minimize harmful impacts of such use on surrounding properties. The applicant shall consider such factors as topography, prevailing winds, setbacks, location of natural features, floodplains, wetlands and the surrounding uses and improvements. Prior to the issuance of a building permit, the applicant shall present to the Zoning Officer the recommendations of the professional concerning the location of all improvements associated with the commercial mushroom production use. The applicant shall build the improvements in the location suggested by the qualified professional..
- (D) The following standards and specifications shall be required for mushroom production uses:
- (1) The mushroom production use shall be serviced by public, private or on-lot sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan as well as any ordinances adopted by West Nantmeal Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and Pennsylvania Department of Environmental Protection.
  - (2) The mushroom production use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
  - (4) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish will be permitted within one hundred (100) feet from any property line or street right-of-way line.
  - (5) Solid and liquid waste shall be disposed of in a manner to avoid insect, rodent or pest problems. All commercial composting uses shall develop an abatement plan to mitigate potential nuisances.
- (E) All mushroom production uses shall comply with all local, state and federal laws concerning nutrient management, biosolids, sewage disposal, water supply, stormwater management, erosion and sedimentation control, air quality management, and vehicular access. The applicant shall submit plans or other forms of documentation to demonstrate that the intensive agricultural use shall comply with all pertinent local, state and federal laws.

- (F) The applicant shall consult with qualified professionals to assess potential adverse impacts associated with the mushroom production use and to provide assistance in the preparation of any assessment studies or plans (refer to Section 712.2.G) that shall be completed as part of the special exception application. The Zoning Hearing Board shall consider the recommendations of these qualified professionals as part of the special exception application.
- (G) The following assessment studies or plans should be considered as part of the special exception application:
  - (1) A Nutrient Management Plan (NMP) shall be completed for the mushroom production use in accordance with local, state and federal requirements. The NMP should identify how the potential adverse impacts associated with the mushroom production use will be mitigated.
  - (2) A Conservation Plan shall be completed for the mushroom production use in accordance with local, state and federal requirements. The Conservation Plan should identify how the potential adverse impacts associated with soil erosion and sedimentation control will be mitigated.
  - (3) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated.
  - (4) An Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated.
  - (5) A Landscaping and Buffering Plan shall be conducted in order to assess existing and proposed site conditions. The Landscaping and Buffering Plan should identify how potential visual, sound and odor impacts will be mitigated.

**Section 713: Commercial Greenhouses and Tree Farms**

- (A) Commercial greenhouses and tree farms that are intended to raise, grow or produce products for on-site commercial or retail sales as a principal use shall be permitted by right within the R-1, C-1 and I-1 Zoning Districts.
- (B) Commercial greenhouses and tree farms shall be subject to the following requirements:
  - (1) A minimum of five (5) contiguous acres of land area shall be required to accommodate any commercial greenhouse or tree farm. All such uses shall be located on a conforming lot, which shall comply with the following minimum and maximum dimensional requirements:
    - (a) The minimum lot width requirement for the use shall be one hundred (100) feet.
    - (b) All buildings and structures utilized for the use shall be located at least one hundred (100) feet from any property line or street right-of-way line.
    - (c) The maximum height of all buildings and structures utilized for the commercial greenhouse uses shall not exceed fifty (50) feet.
    - (d) A greenhouse shall be considered as a structure, which should be accounted for as part of the building coverage and lot coverage requirements for the lot. The total building coverage for commercial greenhouse use shall not exceed forty (40) percent of the lot area. The total lot coverage for commercial greenhouse use shall not exceed sixty (60) percent of the lot area.
  - (2) Commercial greenhouses and tree farms shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and Pennsylvania Department of Environmental Protection.
  - (3) Commercial greenhouses and tree farms shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township.



All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and Pennsylvania Department of Environmental Protection.

- (4) All other utility provisions serving commercial greenhouses shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
- (5) The storage of merchandise that is available for retail sales may be permitted outside of the principal building or structure provided that such storage is located at least fifty (50) feet from any property line or street right-of-way line.
- (6) No exterior storage of a substance, which has the potential to contaminate groundwater or surface water, shall be permitted unless the owner provides and installs safeguards, which are satisfactory to West Nantmeal Township and the Pennsylvania Department of Environmental Protection. All such protective safeguards shall be subject to the review and approval by West Nantmeal Township.
- (7) An off-street parking area consisting of at least one (1) parking space per five (500) square feet of gross floor and surface area of merchandise sale for guests or patrons plus one (1) parking space for each full time equivalent employee.
- (8) At least one (1) off-street loading space shall be provided for the commercial greenhouse. The off-street loading space shall be located, designed and constructed in accordance with the provisions of Article 9 of this Zoning Ordinance.
- (9) Sufficient vehicular access roads and off-street parking areas shall be designed, located and constructed in a manner considering the size and weight of all delivery vehicles and customer vehicles entering and exiting the property. All such vehicular access roads and off-street parking areas shall be mud free shall not create a traffic hazard.
- (10) No more than one (1) common on-premises free standing or ground sign shall be permitted for the commercial greenhouse, which shall not exceed thirty (30) square feet. All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.

#### **Section 714: Commercial Water Resource Use**

- (A) Commercial water resource uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the I-1 Zoning District, subject to the specified within this Zoning Ordinance.
- (B) Commercial water resource uses shall be limited to: groundwater extraction and exportation operations; surface water extraction and exportation operations; bottling and distribution facilities; and other similar uses, as determined by the West Nantmeal Township Zoning Officer.
- (C) The following design standards and specifications shall apply to the uses contained within commercial water resource uses:
  - (1) A minimum of twenty (20) acres of contiguous net land area shall be required to accommodate all of the operational facilities within a commercial water resource use.
  - (2) Commercial water resource uses shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) Commercial water resource uses shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and

approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.

- (4) All other utility provisions serving commercial water resource use shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
  - (5) The commercial water resource use shall be approved and permitted by the appropriate local, state and federal regulatory agencies.
  - (6) The principal and accessory building located on the site of the commercial water resource use shall be located at least two hundred (200) feet from all property lines and street right-of-way lines.
  - (7) Unless otherwise permitted by West Nantmeal Township and the Pennsylvania Department of Environmental Protection, all facility operations, uses, intake devices, wells, pumps, storage tanks and principal buildings associated with the commercial water resource use shall be located at least two hundred (200) feet from all property lines and street right-of-way lines.
  - (8) All facility operations, uses, intake devices, wells, pumps, storage tanks and principal buildings associated with the commercial water resource use shall be located at least two thousand (2,000) feet from all existing production wells or intake devices utilized for public water supply.
  - (9) The perimeter of the property shall be completely enclosed by a security fence, which shall be eight (8) feet in height.
  - (10) All means of ingress and/or egress shall be located at least two hundred (200) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or West Nantmeal Township.
  - (11) All designated points of ingress and egress for truck traffic shall be designed to consider traffic volumes on existing streets, limitations associated with turning movements and adjacent uses.
  - (12) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (13) All proposed signs for the commercial water resource use shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
  - (14) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within one hundred (100) feet from any property line or street right-of-way line.
  - (15) The landowner or operator shall provide West Nantmeal Township with a schedule of any planned activities relating to the bulk pumping of surface water or groundwater.
- (D) As part of the special exception application, the applicant or developer shall submit the following information for review and consideration:
- (1) A hydrological report, analysis and impact plan of the surface water and groundwater conditions shall be prepared by a professional hydrogeologist, which meets the following objectives and requirements:
    - (a) The professional hydrogeologist preparing the report shall certify that the commercial water resource use shall be supplied by a continuous safe daily yield, which will not adversely affect the quantity or quality of the surface water and groundwater table within two thousand (2,000) feet of the source of extraction.

- (b) A dynamic recovery rate and draw-down tests shall be conducted by the professional hydrogeologist preparing the report to determine the maximum safe daily yield of the commercial water resource operations.
  - (c) All such applications for the commercial water resource use shall demonstrate that the adjacent public and private water supply sources will not adversely be affected by discontinued use, contamination, loss of supply, or the ability to properly recharge over time.
  - (d) The professional hydrogeologist preparing the report shall consult with the West Nantmeal Township Engineer and Zoning Officer prior to commencement of the background studies to determine if other conditions should be analyzed as part of the report.
  - (e) The hydrological report, analysis and impact plan shall be subject to the review of the West Nantmeal Township Engineer, Zoning Officer, or other professional consultant(s) qualified to render an opinion of the information submitted on behalf of the applicant.
- (2) A preliminary utility plan showing how sanitary sewage disposal facilities, water supply facilities, electric, telephone, natural gas, cable and other utilities will service the site.
  - (3) A preliminary landscaping plan showing how the buffer yards and other landscaping enhancements will be incorporated within the site.
  - (4) A preliminary grading plan shall be developed to identify the limits of disturbance for all municipal site improvements, the proposed ground elevations, stormwater management facilities, and other natural or man-made features of the site.
- (E) The landowner or operator shall provide West Nantmeal Township with a copy of all permits that have been issued by all county, regional, state or federal agencies with jurisdiction.

**Section 715: Community Center**

- (A) Community centers, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the R-3 and C-1 Zoning District, subject to the provisions of this Zoning Ordinance.
- (B) The following design standards and specifications shall apply to a community center:
- (1) A minimum of two (2) acres of contiguous net land area shall be required to accommodate all of the uses associated with a community center.
  - (2) All uses associated with community center shall comply with the minimum and maximum dimensional requirements, which are further specified by the appropriate zoning district on which the community center is located.
  - (3) Community centers shall be serviced by public, private or on-lot sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan as well as any ordinances adopted by West Nantmeal Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (4) Community centers shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (5) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, the utility services shall be installed underground.

- (6) The permitted uses within a community center shall be limited to: meeting rooms; professional offices; cafeterias and banquet facilities; social quarters; entertainment facilities; municipal uses; religious uses; recreation uses; institutional uses; daycare uses; health care uses; and/or other similar uses, as determined appropriate by the Zoning Officer.
- (7) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
- (8) All signs for the community center shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (9) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.

**Section 716: Construction Services**

- (A) Construction services, as defined under Article 2 may be permitted by right within the C-1 and I-1 Zoning Districts.
- (B) The following general design standards shall apply to construction services:
  - (1) A minimum of two (2) acres of contiguous net land area shall be required to accommodate all of the uses associated with construction services.
  - (2) All uses shall comply with the minimum and maximum dimensional requirements, which are further specified by the appropriate zoning district on which the construction services use is located.
  - (3) Construction services shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan as well as any ordinances adopted by West Nantmeal Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (4) Construction services shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (5) All other utility provisions serving the construction services use shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
  - (6) Exterior storage areas for construction materials and equipment shall be located at least fifty (50) feet from all property lines and street right-of-way lines. All such areas shall be permanently secured by an eight (8) foot high fence, which shall be properly buffered or screened with landscaping materials.
  - (7) Exterior storage areas for trash and rubbish shall be located at least twenty (20) feet from all property lines and street right-of-way lines. All such uses adjacent to a residential zoning district shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste.

**Section 717: Convenience Stores and Mini-Markets**

- (A) Convenience stores or mini-markets, as defined under Article 2 of this Zoning Ordinance, shall be permitted by conditional use within the C-1 Zoning District.
- (B) All convenience stores or mini-markets shall be designed in accordance with the following design requirements:
  - (1) A minimum of two (2) acres of contiguous net land area shall be required to accommodate all of the uses associated with convenience store or mini-markets.

- (2) All uses shall comply with the minimum and maximum dimensional requirements, which are further specified by the appropriate zoning district on which the convenience store is located.
- (3) The gross floor area of the convenience store or mini-market shall not exceed 10,000 square feet, exclusive of any area of such lot being used for gasoline pump dispensers and the canopy over such dispensers.
- (4) The convenience store or mini-market shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and Pennsylvania Department of Environmental Protection.
- (5) The convenience store or mini-market shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and Pennsylvania Department of Environmental Protection.
- (6) All other utility provisions serving the convenience store or mini-market shall be planned and installed in accordance with the specifications of the public utility provider supplying service
- (7) The maximum number of fueling pumps (one pump shall serve a maximum of two fueling positions only) shall be permitted based upon the gross floor area of the convenience store. Matrix Chart 9 provides the permissible gross floor area to fuel pump ratio for a convenience store.

<b>Matrix Chart 9: Convenience Store Gross Floor Area to Fuel Pump Ratio</b>		
<b>Convenience Store/Mini-Market Gross Floor Area</b>	<b>Maximum Number of Fuel Pumps</b>	<b>Maximum Number of Fueling Positions</b>
Less than 4,000 square feet	4	8
4,000 square feet to 5,000 square feet	5	10
5,000 square feet to 6,000 square feet	6	12
6,000 square feet to 8,000 square feet	7	14
8,000 square feet to 10,000 square feet	8	16
Note: Commercial establishments and uses with accessory fuel pump stations exceeding the square footage specified by Matrix Chart 9 shall not be classified as a “convenience store” or “mini-market”.		

- (8) As part of the land development plan application, West Nantmeal Township may require a reduction of the total number of fuel pumps if, in its evaluation of the applicant's traffic study, it determines that safe and convenient vehicular circulation cannot be accommodated on the site.
- (9) The canopy covering the fuel pumps shall not exceed twenty (20) feet from ground level at its highest point and shall be of a peak-roof design. West Nantmeal Township may permit a greater canopy height up to thirty (30) feet if the design of the canopy is considered as architectural enhancement.
- (10) The total area of the canopy shall not exceed 10,000 square feet in total coverage area. In addition, the canopy shall be considered as part of the building coverage calculations.

- (11) All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other sounds are not audible at any street line or property line. All such systems shall not be utilized between the hours of 9:00 pm and 7:00 am.
- (12) The following provisions for exterior lighting shall apply to convenience stores or mini-markets:
  - (a) All gasoline pump dispensers shall be covered by a canopy and shall be illuminated by overhead lighting during non-daylight hours. Canopy lighting shall be located on the undersurface (ceiling) of the canopy and shall be limited to flush lens fixtures mounted on the canopy ceiling. Drop lens fixtures are prohibited. Up-lens lighting fixtures mounted on the canopy structure above the level of gas pumps are permitted if they have the effect of reducing glare from the lighting fixtures mounted on the canopy ceiling. Outdoor canopies include, but are not limited to, fuel island canopies associated with service stations and convenience stores and exterior canopies above storefronts. In no event shall any other lighting fixtures be located on or otherwise attached to or used to light a canopy or any area of the property adjacent to the canopy. Canopy lighting over fuel dispensing positions shall not exceed an average of 20.0 maintained footcandles.
  - (b) Lighting for parking areas shall provide an illumination level utilizing currently recommended standards of the Illuminating Engineering Society of North America, unless a more stringent standard is imposed as a condition of approval granted by the Board of Supervisors under the circumstances of each application. Exterior lighting of the building is precluded, except as determined necessary for security or for code compliance.
  - (c) In no case shall illumination exceed 0.5 footcandle measured at the property lines, except at driveway entrances, provided the illumination at the cartway center line of the contiguous street shall not exceed 1.0 footcandle, unless a more stringent standard is ordered by the Board under the circumstances of each application.
- (13) The internal vehicular circulation pattern of any lot upon which a convenience store with gasoline sales is proposed shall be designed so as to prevent vehicles waiting for such gasoline service from stacking onto public streets. In addition to the required minimum parking spaces, there shall be a minimum of one (1) vehicular stacking space for each fueling position.
- (14) The applicant shall submit a traffic study with the conditional use application demonstrating the adequacy of existing or proposed streets to accommodate any increase in traffic from the proposed use and the adequacy of the proposed vehicular interior circulation on the lot.
- (15) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.

#### **Section 718: Daycare Facilities and Uses**

- (A) The term “daycare facilities” shall include “family child daycare home”, “group child daycare home”, “child daycare center”, and “adult care facility”, which are further defined under Article 2 of this Zoning Ordinance.
- (B) The provisions for “family child daycare home” are further specified under Section 718.1 of this Zoning Ordinance.
- (C) The provisions for “group child daycare home” are further specified under Section 718.2 of this Zoning Ordinance.
- (D) The provisions for “child daycare center” are further specified under Section 718.3 of this Zoning Ordinance.
- (E) The provisions for “adult care facility” are further specified under Section 718.4 of this Zoning Ordinance.

**Section 718.1: Family Child Daycare Home**

- (A) Family child daycare home uses, as defined under Article 2 of this Zoning Ordinance shall be permitted by special exception within the R-1, R-2 and R-3 Zoning Districts.
- (B) Family child daycare home uses shall be permitted on a conforming lot with an occupied single family dwelling unit, which meets the minimum and maximum dimensional requirements established for the zoning district on which it is located.
- (C) The number of children to be cared for within a family child daycare home use at any given time may include four (4) to six (6) children unrelated to the operator or resident caregiver.
- (D) The use shall be located and conducted within the single family dwelling, which shall meet the following basic requirements:
  - (1) The single family dwelling shall be either serviced by public, private or on-lot sanitary sewage disposal facilities with sufficient capacities.
  - (2) The single family dwelling shall be either serviced by public, private or on-lot water supply facilities with sufficient capacities.
  - (3) The internal and external facilities should be of adequate size to accommodate all of the children receiving care plus the occupants of the single family dwelling.
- (E) At least two (2) off-street parking spaces shall be designated for the single-family detached residential use. In addition to these spaces, at least one (1) off-street parking space shall be designated and maintained for the pick-up and drop-off areas of the children receiving care.
- (F) The family child daycare home use shall comply with all specifications, standards and licenses, which are required by West Nantmeal Township, Pennsylvania Department of Public Welfare, or other agencies having jurisdiction.
- (G) As part of the special exception application, the applicant shall provide the necessary credentials that are required to conduct the home daycare use in accordance with local, state and federal laws.

**Section 718.2: Group Child Daycare Home**

- (A) Group child daycare home uses, as defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the C-1 and I-1 Zoning Districts.
- (B) Group child daycare home services shall be permitted on a conforming lot with an occupied single family detached dwelling, which meets the minimum and maximum dimensional requirements established for the zoning district on which it is located.
- (C) The number of children to be cared for within a group daycare home use at any given time may include six (6) to thirteen (13) children unrelated to the operator or resident caregiver.
- (D) The use shall be located and conducted within the single family dwelling, which shall meet the following basic requirements:
  - (1) The single family dwelling shall be either serviced by public, private or on-lot sanitary sewage disposal facilities with sufficient capacities.
  - (2) The single family dwelling shall be either serviced by public, private or on-lot water supply facilities with sufficient capacities.
  - (3) The internal and external facilities should be of adequate size to accommodate all of the children receiving care plus the occupants of the single family dwelling.

- (E) At least two (2) off-street parking spaces shall be designated for the single-family detached residential use. In addition to these spaces, at least two (2) off-street parking spaces shall be designated and maintained for the pick-up and drop-off areas of the children receiving care.
- (F) The group child daycare home use shall comply with all specifications, standards and licenses, which are required by West Nantmeal Township, Pennsylvania Department of Public Welfare, or other agencies having jurisdiction.
- (G) As part of the special exception application, the applicant shall provide the necessary credentials that are required to conduct the group daycare home use in accordance with local, state and federal laws.

**Section 718.3: Child Daycare Center**

- (A) Child daycare centers, as defined under Article 2 of this Zoning Ordinance shall be permitted by special exception in the C-1 and I-1 Zoning Districts.
- (B) Child daycare centers shall be permitted as a principal use on a conforming commercial lot or as an accessory use within a permitted commercial facility, educational facility, church or religious facility, hospital or medical facility, municipal facility, health care facility, or other institutional use, as further regulated within this Zoning Ordinance.
- (C) Commercial daycare centers shall be capable of providing supplemental parental care, supervision and/or instruction to seven (7) or more children, who are not related to the caregiver or operator on a daily basis.
- (D) The commercial day care facility shall comply with all specifications, standards and licenses, which are required by West Nantmeal Township, Pennsylvania Department of Public Welfare, or other agencies having jurisdiction.
- (E) The use shall be located and conducted within an approved facility, except for a designated outdoor play area meeting the following requirements:
  - (1) The facility and use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The facility and use shall be shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the child day care center shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
  - (4) The internal facilities should be of adequate size to accommodate all of the children receiving day care services plus the occupants of the principal or secondary use. Common areas and facilities should be designated within the approved facility.
  - (5) The outdoor recreation area shall be located within the rear yard of the property and have sufficient size to accommodate all of the children or adults receiving care. The designated outdoor play area shall be planted and maintained in grass, lawn or other pervious materials, which shall be enclosed with a continuous fence with a height four (4) feet and self-latching gate.
  - (6) Exterior storage areas for trash and rubbish shall be located at least twenty (20) feet from all property lines and street right-of-way lines. All such uses adjacent to a residential zoning district shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste.
  - (7) The provisions for landscaping, lighting and other supplemental requirements shall be considered and designed to comply with the applicable provisions of Article 8 of this Zoning Ordinance.



- (F) In addition to the number of off-street parking spaces required for the principal and secondary use of the facility, an off-street pick-up and drop-off area measuring ten (10) feet in width and sixty (60) feet in length shall be designated and maintained for the discharge and collection of children. The designated pick-up and drop-off area shall be marked by signs and separated from any required parking area, loading area, fire lane, and all points for vehicular access providing ingress and egress to the facility. The off-street parking area shall comply with the provisions of Article 9 of this Zoning Ordinance.
- (G) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.

**Section 718.4: Adult Care Facilities**

- (A) Adult care facilities, as defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception in the C-1 and I-1 Zoning Districts.
- (B) Adult care facilities shall be permitted as a principal use on a conforming commercial lot or as an accessory use within a permitted commercial facility, educational facility, church or religious facility, hospital or medical facility, municipal facility, health care facility, or other institutional use, as further regulated within this Zoning Ordinance.
- (C) Adult care facilities shall be capable of providing supplemental parental care, supervision and/or instruction on a daily basis for one (1) or more individuals who have a physical or mental disability who are not related to the care giver or operator, where tuition, fees or other forms of compensation are charged, whether governmental subsidized and/or licensed and whether operated for profit or not for profit.
- (D) The adult care facility shall comply with all specifications, standards and licenses, which are required by West Nantmeal Township and the Commonwealth of Pennsylvania.
- (E) The use shall be located and conducted within approved facility, except for a designated outdoor play area meeting the following requirements:
  - (1) The facility and use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The facility and use shall be shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the adult training center shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
  - (4) The internal facilities should be of adequate size to accommodate all of the adults receiving care or training plus the occupants of the principal or secondary use. Common areas and facilities should be designated within the approved facility.
  - (5) Exterior storage areas for trash and rubbish shall be located at least twenty (20) feet from all property lines and street right-of-way lines. All such uses adjacent to a residential zoning district shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste.
  - (6) The provisions for landscaping, lighting and other supplemental requirements shall be considered and designed to comply with the applicable provisions of Article 8 of this Zoning Ordinance.

- (F) In addition to the number of off-street parking spaces required for the principal and secondary use of the facility, an off-street pick-up and drop-off area measuring ten (10) feet in width and sixty (60) feet in length shall be designated and maintained for the discharge and collection of adults. The designated pick-up and drop-off area shall be marked by signs and physically removed from any required parking area, loading area, fire lane, and all points for vehicular access providing ingress and egress to the facility. The off-street parking area shall comply with the provisions of Article 9 of this Zoning Ordinance.
- (G) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.

**Section 719: Educational Uses**

- (A) Educational uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the R-1, R-2, R-3 and C-1 Zoning Districts, subject to the provisions of this Zoning Ordinance.
- (B) A minimum of two (2) acres of contiguous net land area shall be required to accommodate the educational use. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the educational use is located shall apply
- (C) The following standards and specifications shall be required for educational uses:
  - (1) The educational facilities and uses shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection..
  - (2) The educational facilities and uses shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the educational use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground
  - (4) Accessory uses within the educational use shall be limited to: cafeterias; administrative and professional offices; recreational uses; daycare facilities; religious uses; and other similar uses that are determined appropriate by the Zoning Hearing Board as part of the special exception application. The cumulative gross floor area for all such accessory uses shall not occupy more than forty (40) percent of the cumulative gross floor area of all uses within the educational facility. The accessory uses shall be considered accessory uses that directly benefit the educational use. All designated accessory uses and buildings shall be located at least fifty (50) feet from all property lines and street right-of-ways.
  - (5) All property lines adjacent to existing residential land uses shall be adequately screened and buffered so as to protect the residential neighborhood from inappropriate noise, light and other disturbances.
  - (6) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study shall identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated. The Traffic Impact Study should be submitted for review and consideration as part of the special exception application.
  - (7) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance. The interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of school buses, emergency response vehicles and/or other commercial vehicles shall be arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
  - (8) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.

- (9) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.

**Section 720: Emergency Services Operation**

- (A) Emergency services operations, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the R-2, R-3, C-1 and I-1 Zoning Districts, subject to the provisions of this Zoning Ordinance.
- (B) A minimum of two (2) acres of contiguous net land area shall be required to accommodate the emergency service operations. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the emergency services operations use is located shall apply.
- (C) The following standards and specifications shall be required for emergency services operations:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection..
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the emergency services operation shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company, all utility connections shall be installed underground
  - (4) Accessory uses within the buildings occupying the emergency services operation shall be limited to: administrative and professional offices; cafeterias; banquet facilities; social quarters; recreational uses; daycare facilities; and other similar uses that are determined appropriate by the Zoning Officer. The cumulative gross floor area for all such accessory uses shall not occupy more than fifty (50) percent of the cumulative gross floor area of all uses within the emergency services operation. The accessory uses shall be considered accessory uses that directly benefit the emergency services operation. All designated accessory uses and buildings shall be located at least fifty (50) feet from all property lines and street right-of-ways.
  - (5) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (6) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
  - (7) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.

**Section 721: Fabrication and Finishing Uses**

- (A) Fabrication and finishing uses, as defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the C-1 and I-1 Zoning Districts.
- (B) A minimum of two (2) acres of contiguous net land area shall be required to accommodate the fabrication and finishing use. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the fabrication and finishing use is located shall apply.

(C) The following standards and specifications shall be required for fabrication and finishing uses:

- (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (3) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of West Nantmeal Township, the Chester County Health Department and/or the Pennsylvania Department of Environmental Protection.
- (4) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (5) All activities relating to the fabrication and finishing use shall be conducted within an enclosed building and/or screened from the view of adjacent properties.
- (6) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
- (7) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (8) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.

**Section 722: Food Processing Facility**

- (A) Food processing facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the I-1 Zoning District, subject to the provisions of this Zoning Ordinance.
- (B) A minimum of two (2) acres of contiguous net land area shall be required to accommodate the food processing facility. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the food processing facility is located shall apply.

(C) The following standards and specifications shall be required for food processing facilities:

- (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.

- (3) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of West Nantmeal Township, the Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (4) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (5) The transporting, holding and/or slaughtering of live animals at the food processing facility shall be prohibited. All meats that are transported to and from the food processing facility shall be packaged and contained in a manner that complies with local, state and federal requirements.
- (6) The processing, rendering and packaging of all food products shall be conducted within an enclosed building that complies with local, state and federal requirements.
- (7) All unused or discarded food products and/or animal products shall be stored within leak-proof and vermin-proof containers within an enclosed building that complies with local, state and federal requirements. All such waste shall be transported from the facility by a licensed hauler under contract with the owner of the food processing facility.
- (8) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
- (9) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (10) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.

**Section 723: Funeral Home**

- (A) Funeral homes, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right in the C-1 Zoning District, subject to the provisions of this Zoning Ordinance.
- (B) A minimum of one (1) acre of contiguous net land area shall be required to accommodate the funeral home. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the funeral home is located shall apply.
- (C) The following standards and specifications shall be required for funeral homes:
  - (1) The facility and use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan as well as any ordinances adopted by West Nantmeal Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (2) The facility and use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (3) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of West Nantmeal Township, the Chester County Health Department and the Pennsylvania Department of Environmental Protection.

- (4) All other utility provisions serving the funeral home shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
  - (5) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (6) All proposed signs for the use shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
  - (7) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.
- (D) On-site cremation facilities may be permitted as an accessory activity to the principal use provided that such facilities comply with state and federal laws.

**Section 724: Golf Courses**

- (A) Golf courses, as defined under Article 2 of this Zoning Ordinance, shall be permitted by conditional use within the R-2 Zoning District.
- (B) Golf courses shall contain the following land area requirements:
  - (1) A minimum of fifty (50) gross acres of land area shall be required to accommodate a nine (9) hole golf course, which shall a length of more than 2,000 yards.
  - (2) A minimum of one hundred (100) gross acres of land area shall be required to accommodate an eighteen (18) hole golf course, which shall have a minimum length of 4,000 yards.
- (C) The following standards and specifications shall be required for golf courses:
  - (1) The golf course shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan as well as any ordinances adopted by West Nantmeal Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (2) The golf course shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the golf course shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground
  - (4) All principal and accessory buildings associated with the golf course shall be located at least fifty (50) feet from all external property lines and street right-of-ways.
  - (5) A club house may be permitted as a principal building, which may include the following related or accessory uses: professional offices; retail sales; restaurants and banquet facilities; bars and taprooms; entertainment facilities; locker rooms; health care services; educational or instructional facilities; and/or other similar uses, as determined appropriate by West Nantmeal Township Zoning Officer.
  - (6) A practice range or driving range may be permitted as an accessory use provided that the area is clearly defined and located at least two hundred (200) feet from all property lines and street right-of-ways.

- (7) Cart paths designed and developed to accommodate motorized golf carts and maintenance vehicles shall be located at least twenty-five (25) feet from all property lines and street right-of-ways. Landscaping buffers shall be incorporated along the property lines in order to mitigate any adverse noise impacts from the golf carts and maintenance vehicles.
- (8) Cart paths designed to cross a public street shall be discouraged. The Board of Supervisors may permit a crossing only if the applicant provides adequate traffic control safeguards to protect the health, safety and general welfare of the community.
- (9) Protective measures including security netting and fencing shall be considered in areas to be potentially hazardous as a result of arrant golf shots.
- (10) Commercial recreation uses including miniature golf courses, executive golf courses, chip and putt golf courses, or other commercial recreation uses shall be prohibited in the R-2 Zoning District. All such commercial recreation uses are permitted by special exception in the R-3, C-1 and I-1 Zoning Districts.
- (11) Clubs, lodges or social quarters that are unrelated to the golf course shall not be permitted within the R-2 Zoning District.
- (12) Exterior lighting shall only be designed and utilized to illuminate the principal buildings, off-street parking areas and access drive. No exterior lighting facilities shall be permitted to illuminate any portions of the golf course, practice range or driving range.
- (13) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
- (14) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (15) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within fifty (50) feet from any property lines or street right-of-way lines.

**Section 725: Home Centers**

- (A) Home centers, as defined under Article 2, shall be permitted by right in the C-1 and I-1 Zoning Districts.
- (B) A minimum of one (1) acre of contiguous net land area shall be required to accommodate a home center. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the home center is located shall apply.
- (C) Home centers shall be subject to the following requirements:
  - (1) Home centers shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan as well as any ordinances adopted by West Nantmeal Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (2) Home centers shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the home center shall be planned and installed in accordance with the specifications of the public utility provider supplying service.

- (4) Exterior storage areas for materials and equipment that are not contained within the integral components of an enclosed building or structure shall be located at least fifty (50) feet from all property lines and street right-of-way lines.
- (5) Exterior storage areas for trash and rubbish shall be located at least fifty (50) feet from all property lines and street right-of-way lines. All such areas shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste.
- (6) All exterior storage areas shall be permanently secured by a fence having a minimum height of eight (8) feet. Landscaping materials should be utilized to buffer the appearance of the fencing.

**Section 726: Horseback Riding School and Stables**

- (A) The provisions for horseback riding schools are provided under Section 726.1 of this Zoning Ordinance.
- (B) The provisions for horseback riding stables are provided under Section 726.2 of this Zoning Ordinance

**Section 726.1: Horseback Riding Schools**

- (A) Horseback riding schools, as defined under Article 2 of this Zoning Ordinance shall be permitted by right within the R-1 and R-2 Zoning Districts. Horseback riding schools may be permitted as either a principal use or as an accessory use to a farm
- (B) A minimum of five (5) acres of contiguous land area shall be required to support the horseback riding school.
- (C) Horseback riding schools shall be subject to the following requirements:
  - (1) Horseback riding schools shall be serviced by public, private or on-lot sanitary sewer disposal facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan as well as any ordinances adopted by West Nantmeal Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection
  - (2) Horseback riding schools shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection
  - (3) The barn or other accessory structures utilized to house the horses shall be located one hundred (100) feet from any property lines or street right-of-way lines.
  - (4) No activities associated with the horseback riding school shall be permitted within twenty-five (25) feet of any property lines or street right-of-way lines.
  - (5) Areas designated for training, show, boarding and grazing shall be enclosed by a fence with a minimum height of four (4) feet and maximum height of six (6) feet.
  - (6) 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 horse riding school shall not exceed 2.00 animal units per acre.
  - (7) Provisions for off-street parking and access drives shall be considered based upon the use, activities and events that may occur at the site. All proposed off-street parking areas and access drives shall be maintained as mud-free conditions.
  - (8) Horse riding schools shall comply with all local, state and federal laws concerning nutrient management, sewage disposal, water supply, stormwater management, erosion and sedimentation control, air quality management, and vehicular access. Where appropriate, the applicant shall submit plans or other forms of documentation to demonstrate compliance with local, state and federal laws.



**Section 726.2: Horseback Riding Stables**

- (A) Horseback riding stables, as defined under Article 2 of this Zoning Ordinance shall be permitted by right within the R-1 and R-2 Zoning Districts. Horseback riding stables may be permitted as either a principal use or an accessory use to a farm
- (B) A minimum of five (5) acres of contiguous land area shall be required to support the horseback riding stable.
- (C) Horseback riding stables shall be subject to the following requirements:
  - (1) Horseback riding stables shall be serviced by public, private or on-lot sanitary sewer disposal facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan as well as any ordinances adopted by West Nantmeal Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection
  - (2) Horseback riding stables shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection
  - (3) The barn or other accessory structures utilized to house the horses shall be located one hundred (100) feet from any property lines or street right-of-way lines.
  - (4) Areas designated for boarding and grazing shall be enclosed by a fence with a minimum height of four (4) feet and maximum height of six (6) feet.
  - (5) 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 horse riding school shall not exceed 2.00 animal units per acre.
  - (6) Provisions for off-street parking and access drives shall be considered based upon the use, activities and events that may occur at the site. All proposed off-street parking areas and access drives shall be maintained as mud-free conditions.

**Section 727: Hospitals, Medical Centers, Ambulatory Care Centers and Health Care Clinics**

- (A) Hospitals, medical centers, ambulatory care centers and health care clinics, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by conditional use within the I-1 Zoning District.
- (B) A minimum of five (5) acres of contiguous net land area shall be required to accommodate a hospital, medical center, ambulatory care center and/or health care clinic. All principal uses associated with the hospital, medical center, ambulatory care center and/or health care clinic shall comply with the minimum and maximum dimensional requirements for the I-1 Zoning District.
- (C) Hospital, medical centers, ambulatory care centers and/or health care clinics shall comply with the following standards and specifications:
  - (1) The use shall be served by public sanitary sewer facilities, which shall be planned in accordance with the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, the Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be served by public water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, the Chester County Health Department and the Pennsylvania Department of Environmental Protection.

- (3) All other utility provisions serving the hospital or medical center shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (4) Accessory uses within the hospital or medical center shall be customary or accessory to the functional operation of the principal use.
- (5) The primary points of ingress and egress to the use shall be located along a collector or arterial street. As part of the land development application, the applicant shall mitigate all potential traffic impacts that will be created by the hospital or medical center.
- (6) All designated points of ingress and egress for emergency management vehicles shall be located at least three hundred (300) feet from a residential zoning district and designed to consider traffic volumes on existing streets and adjacent uses.
- (7) All heliport or helistop facilities shall be located at least five hundred (500) feet from all property lines. The approach zones and landing pad area shall be subject to the review and approval of West Nantmeal Township. The heliport or helistop facilities shall be approved and permitted by the county, state and federal authorities having jurisdiction.
- (8) All property lines adjacent to existing residential land uses shall be adequately screened and buffered so as to protect the residential neighborhood from inappropriate noise, light and other disturbances.
- (9) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
- (10) The interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of emergency response vehicles, buses and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
- (11) All proposed signs for the hospital or medical center shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (12) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within fifty (50) feet from any lot line.
- (13) The disposal of all materials and wastes shall be accomplished in a manner that complies with state and federal laws. The applicant shall provide documentation to West Nantmeal Township that licensed waste haulers have been contracted to dispose of the discarded materials and wastes from the site. Should the nature of the use change in the future, such that the materials used or wastes generated changes significantly either in type or amount, the owner shall so inform the Zoning Officer, and shall provide additional evidence demonstrating continued compliance with these requirements.

**Section 728: Hotel and Motel Uses**

- (A) Hotel or motel uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the C-1 and I-1 Zoning Districts, subject to the appropriate provisions of this Zoning Ordinance.
- (B) A minimum of two (2) acres of contiguous net land area shall be required to accommodate all of the uses associated with the hotel or motel. All principal uses associated with hotel or motel shall comply with the minimum and maximum dimensional requirements, which are further specified by the zoning district on which the hotel or motel use is located.

(C) The following design standards and specifications shall apply to hotel and motel uses:

- (1) Hotels or motels shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (2) Hotels or motels shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (3) All other utility provisions serving hotels or motels shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required, the utility services and connections shall be installed underground.
- (4) Accessory uses within hotels or motels shall be customary or accessory to the functional operation of the principal use.
- (5) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
- (6) All proposed signs for the hotel or motel shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (7) The side and rear lot lines of the development shall be adequately screened with a twenty (20) foot wide landscaped buffer yard. The design of the buffer yard and the selected landscape materials shall be subject to the approval of West Nantmeal Township.
- (8) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
- (9) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within fifty (50) feet from any property line or street right-of-way line.

**Section 729: Incarceration Facilities**

- (A) Incarceration facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by conditional use within the I-1 Zoning District, subject to the provisions specified within the Zoning Ordinance.
- (B) A minimum of twenty (20) acres of contiguous net land area shall be required to accommodate all of the uses within an incarceration facility.
- (C) The following design standards and specifications shall apply to incarceration facilities:
  - (1) The incarceration facility shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The incarceration facility shall be shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.

- (3) All other utility provisions serving the incarceration facility shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required, the utility services and connections shall be installed underground.
  - (4) The minimum lot width requirement for the incarceration facility shall be three hundred (300) feet.
  - (5) All principal and accessory uses shall be located at least one hundred (100) feet from any street right-of-way line and all other external property lines.
  - (6) As part of the conditional use application, the security needs of the incarceration facility shall be assessed by the Board of Supervisors. The following requirements shall be considered:
    - (a) The applicant shall provide documentation to account for the security needs of the incarceration facility considering the risk of the persons that are required to be a resident or occupant.
    - (b) The applicant shall provide documentation concerning the security measures that are to be implemented such as staffing, facility enhancements and technical provisions.
    - (c) If required by West Nantmeal Township, a security fence with a minimum height of eight (8) feet to a maximum height of twelve (12) feet shall be erected twenty-five (25) feet from the boundary lines of the incarceration facility. The fence shall not contain openings greater than four (4) square inches and shall be designed with a twenty-four (24) hour secured automated access gate.
    - (d) Security check points shall be located along all internal roads within the incarceration facility.
  - (7) A twenty-five (25) foot wide buffer yard shall completely surround all areas approved for the incarceration facility. The buffer yard shall consist of a dense evergreen screen, which shall be located and maintained along all boundary lines of the site, except at the entrances. The selected evergreens shall have a minimum height of six (6) feet and shall be staggered on twelve (12) foot centers.
  - (8) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (9) All proposed signs required for the incarceration facility shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
  - (10) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within fifty (50) feet from any property line or street right-of-way line.
- (D) The incarceration facility shall be authorized and licensed by the designated county, state or federal agency with jurisdictional control.

**Section 730: Junk Yards, Salvage Yards and Impoundment Facilities**

- (A) Junk yards, salvage yards and/or impoundment facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by conditional use within the I-1 Zoning District, subject to the provisions specified within the Zoning Ordinance.
- (B) A minimum of twenty (20) acres of contiguous land area shall be required to accommodate all of the uses associated with a junk yard, salvage yard and/or impoundment facility
- (C) The following design standards shall apply to a junk yard, salvage yard and/or impoundment facility:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review

and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.

- (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (3) All other utility provisions serving the junk yard, salvage yard and/or impoundment facility shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required, all utility connections shall be installed underground.
- (4) The minimum lot width requirement for the junk yard, salvage yard and/or impoundment facility shall be three hundred (300) feet.
- (5) All containment and operation area for the junk yards, salvage yards and/or impoundment facilities shall be located at least one hundred (100) feet from any property line or street right-of-way line.
- (6) Access to the site of the junk yard, salvage yard and/or impoundment facility shall be limited to those posted times when an attendant is on duty. In order to protect against indiscriminate and unauthorized activities, the site shall be protected by locked barricades, fences, gates or other positive means designed to deny access to the area at unauthorized times.
- (7) A security fence with a minimum height of eight (8) feet to a maximum height of twelve (12) feet shall be erected at the required one hundred foot (100) setback line, which shall be the limits of containment and the operation area for the junk yard, salvage yard and/or impoundment facility. The fence shall not contain openings greater than four (4) square inches and shall contain gates at all entrances, which shall be locked except during operating hours.
- (8) A twenty-five (25) foot wide buffer yard shall completely surround all areas approved for the junk yard, salvage yard and/or impoundment facility. The buffer yard shall consist of a dense evergreen screen, which shall be located and maintained between the required security fence and the external property line of the site, except at the entrances. The selected evergreens shall have a minimum height of six (6) feet and shall be staggered on twelve (12) foot centers. No materials shall be stored within this buffer yard.
- (9) No vehicles shall be staged or parked at any entrance and/or access road of the site prior to one (1) hour of the standard operation hours of the junk yard, salvage yard and/or impoundment facility. Overnight parking shall be prohibited.
- (10) Measures shall be provided to control dust and debris. The entire area shall be kept clean and orderly. The perimeter of the site shall be inspected for debris on a daily basis.
- (11) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the operator. All trucks leaving the site shall not deposit accumulating amounts of dirt, mud or other such substances on public roads.
- (12) An equipment cleaning and tire cleaning area shall be provided on-site. All equipment used to dispose, dump, move, transport, grade, and compact solid waste shall be cleaned daily. Runoff from the equipment cleaning area shall be controlled and disposed of in accordance with all pertinent local, state and federal laws.
- (13) All tires of all trucks leaving the site shall be cleaned. Runoff from the tire cleaning area shall be controlled and disposed of in accordance with all pertinent local, county, state or federal standards.
- (14) No substances, which can harm persons, animals, vegetation or other form of property shall be dispersed beyond the property lines of the junk yard, salvage yard and/or impoundment facility.
- (15) The applicant shall comply with all local, state and federal requirements pertaining to junk yards, salvage yards and /or impoundment facilities. A copy of all permits and licenses issued to the applicant shall be submitted to West Nantmeal Township.

- (16) Hazardous, contaminated and/or toxic materials, including but not limited to highly flammable materials, explosives, pathological wastes and radio-active materials, shall not be stored, transferred or disposed of within the junk yard, salvage yard and/or impoundment facility.
- (17) The operator shall comply with all local, state and federal laws concerning stabilization, stormwater management, and erosion and sedimentation control.
- (18) All vehicles, junk and salvage materials shall be stored and arranged so as to permit access to emergency management equipment and to prevent accumulation of stagnant water.
- (19) No materials of any nature shall be piled to a height of three (3) cars in crushed condition or more than eight (8) feet from ground elevation, whichever is less.
- (20) All liquids and/or fluids shall be drained from any junk or scrapped automobiles in accordance with state and federal laws.
- (21) No junk, scrap materials, vehicles or other discarded items shall be buried on the property.
- (22) All sales, service, maintenance and repair facilities shall be permitted provided that they are conducted within an enclosed building, which complies with the building code requirements for a commercial establishment within West Nantmeal Township and that they are considered as accessory uses to the junk yard, salvage yard or impoundment facility.

### **Section 731 Kennels and Animal Shelters**

- (1) “Kennels” or “Animal Shelters”, as defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception in the R-1 Zoning District, subject to the appropriate provisions specified within this Zoning Ordinance.
- (2) A minimum of five (5) acres of contiguous land area shall be required to accommodate all of the uses associated with a kennel or animal shelter.
- (3) The following design standards and specifications shall apply to a kennel or animal shelter:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the commercial kennel use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required, all utility connections shall be installed underground.
  - (4) The minimum lot width required for a kennel or animal shelter shall be three hundred (300) feet.
  - (5) All buildings or structures used to house animals and any buildings or structures used to store food or other materials used for the kennel or animal shelter shall be located a minimum of one hundred (100) feet from the street right-of-way line and all other property lines.
  - (6) Outdoor runs or common exterior areas may be permitted for the animals being cared for at the kennel or animal shelter, subject to the following conditions:
    - (a) The outdoor runs are conducted between the hours of 7:00 a.m. and 9:00 p.m.

- (b) The outdoor runs are conducted within a defined external area, which is completely enclosed by a six (6) foot high fence. The perimeter of the fence shall be adequately screened with a landscaped buffer yard.
  - (c) The external areas in which the outdoor runs are conducted shall be located at least one hundred (100) feet from all property lines and street right-of-way lines.
- (7) If an incineration (retort) device is proposed to be installed on the property, the applicant shall provide documentation as part of the special exception application that the required approvals, permits and licenses have been secured from the agencies having jurisdiction.
  - (8) There shall be no outside storage of materials, equipment or animal crates associated with the kennel or animal shelter.
  - (9) A plan for the storage and disposal of animal waste shall be submitted to the Zoning Hearing Board as part of the special exception application.
  - (10) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All trash containers shall be air-tight, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area shall be permitted within one hundred (100) feet from any property line.
  - (11) The proposed kennel or animal shelter shall comply with all applicable local, state and federal regulations, including, but not limited to, the PA Dog Law, building codes, erosion and sedimentation control and storm water management, as well as standards for signs, lighting, parking and access.
  - (12) The proposed kennel or animal shelter shall be operated in such a manner so that it does not constitute a nuisance with regard to noise, odor, vectors, dust, vibration or other negative effects beyond the property lines of the lot upon which the use is located. All kennels and animal shelters shall comply with the performance standards contained under Section 812 of this Zoning Ordinance.
  - (13) All designated points of ingress and egress for all vehicles shall be designed to consider traffic volumes on existing streets and adjacent uses.
  - (14) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (15) Any required signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
  - (16) The lighting facilities shall be designed in a manner so the illumination does not exceed 0.5 footcandle, as measured at the property lines, except at driveway entrances, provided the illumination at the cartway center line of the contiguous street shall not exceed 1.0 footcandle.

**Section 732: Laundromats and Dry Cleaners**

- (A) Laundromats and dry cleaners, as defined under Article 2, shall be permitted by right in the C-1 Zoning District, subject to the appropriate provisions specified within this Zoning Ordinance.
- (B) The minimum lot area shall be required for a laundromat or dry cleaner shall be as follows:
  - (1) A minimum of one (1) acre of net lot area shall be required when the use is served by on-lot or private sanitary sewage disposal facilities and on-lot or private public water supply facilities.
  - (2) A minimum of 20,000 square feet of net lot area shall be required when the use is served by public sanitary sewage disposal facilities and public water supply facilities.
  - (3) The use shall comply with the minimum and maximum dimensional requirements for the zoning district on which the lot is located.

(C) The following standards and specifications shall be required for laundromats and dry cleaners:

- (1) The use shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (2) The use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (3) All other utility provisions serving the laundromats and dry cleaners shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
- (4) Ventilation exhausts shall meet all applicable state and federal air quality standards. All ventilation outlets shall be located at least thirty (30) feet from all property lines and shall be directed skyward.
- (5) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
- (6) All proposed signs for the use shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (7) Exterior storage areas for trash and rubbish shall be located at least twenty (20) feet from all property lines and street right-of-way lines. All such areas shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste.

**Section 733: Manufacturing Uses**

- (A) Manufacturing uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the C-1 and I-1 Zoning Districts.
- (B) A minimum of two (2) acres of contiguous net land area shall be required to accommodate a manufacturing use. The use shall be located on a conforming lot, which shall comply with the minimum and maximum dimensional requirements that are specified by the zoning district on which it is located.
- (C) The following standards and specifications shall be required for manufacturing uses:
  - (1) The facilities and uses shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The facilities and uses shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (3) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of West Nantmeal Township, the Chester County Health Department and the Pennsylvania Department of Environmental Protection.



- (4) All other utility provisions serving the manufacturing use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (5) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
- (6) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (7) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.

**Section 734: Medical, Dental, Vision, Counseling and Health Care Services**

- (A) Medical, dental, vision, counseling and similar health care services, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the C-1 and I-1 Zoning Districts.
- (B) The minimum lot area shall be required for a medical, dental, vision, counseling and similar health care service use:
  - (1) A minimum of one (1) acre of net lot area shall be required when the use is served by on-lot or private sanitary sewage disposal facilities or on-lot or private public water supply facilities.
  - (2) A minimum of 20,000 square feet of net lot area shall be required when the use is served by public sanitary sewage disposal facilities and public water supply facilities.
  - (3) The use shall comply with the minimum and maximum dimensional requirements for the zoning district on which the lot is located.
- (C) The following design standards and specifications shall apply to medical, dental, vision, counseling and similar health care service uses:
  - (1) The facilities and uses shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Planning Commission and the Pennsylvania Department of Environmental Protection.
  - (2) The facilities and uses shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the facilities and uses shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
  - (4) All uses providing health care or treatment to their patients shall be conducted on an out-patient basis.
  - (5) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks, emergency vehicles and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
  - (6) The off-street parking spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (7) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.

- (8) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.
- (9) All medical waste, bio-hazardous materials, equipment, red bag waste, and other similar items, which because of its potential health risks, shall be discarded in a manner specified by state and federal laws.

**Section 735: Mini-Malls**

- (A) Mini-malls, as defined under Article 2 of this Zoning Ordinance, shall be permitted by conditional use within the C-1 Zoning District.
- (B) A minimum of three (3) contiguous acres of net land area shall be required to accommodate the uses and facilities for a mini-mall. In addition, the minimum and maximum dimensional requirements, as specified by the C-1 Zoning District shall apply:
- (C) The following design standards and specifications shall apply to mini-malls:
  - (1) The cumulative gross floor area for a mini-mall shall not exceed 30,000 square feet.
  - (2) The uses, which may be permitted within a mini-mall shall be limited to: retail business establishments; personal business or service establishments; professional offices; banks or financial institutions; medical, dental, vision, counseling and health care uses; religious uses; educational uses; municipal or governmental uses; restaurants; taverns; and other similar uses.
  - (3) Unless otherwise permitted by West Nantmeal Township, planned out parcels, pad sites or detached buildings shall not be considered as part of the design.
  - (4) The mini-mall shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (5) The mini-mall shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (6) All other utility provisions serving the mini-mall shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
  - (7) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
  - (8) The off-street parking spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (9) All proposed signs for the mini-mall shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
  - (10) The side and rear lot lines of the property shall be adequately screened with a twenty (20) foot wide landscaped buffer yard.

- (11) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within fifty (50) feet from any property line or street right-of-way line.

**Section 736: Municipal and Governmental Uses**

- (A) The provisions for “municipal uses” are further specified under Section 736.1 of this Zoning Ordinance.
- (B) The provisions for “governmental uses” are further specified under Section 736.2 of this Zoning Ordinance.

**Section 736.1: Municipal Uses**

- (A) Municipal uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right in the R-1, R-2, R-3, C-1 and I-1 Zoning Districts.
- (B) West Nantmeal Township shall comply with the provisions relating to the Conservation Overlay Districts, as further specified under Article 5 of this Zoning Ordinance.

**Section 736.2: Governmental Uses**

- (A) Governmental uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the C-1 and I-1 Zoning Districts.
- (B) A governmental use shall comply with the following minimum lot area requirements:
  - (1) A minimum of one (1) acre of net lot area shall be required when the use is served by on-lot or private sanitary sewage disposal facilities or on-lot or private public water supply facilities.
  - (2) A minimum of 20,000 square feet of net lot area shall be required when the use is served by public sanitary sewage disposal facilities and public water supply facilities.
  - (3) The use shall comply with the minimum and maximum dimensional requirements for the zoning district on which the lot is located.
- (C) A minimum of one (1) acre of contiguous net land area shall be required to accommodate the governmental use. The use shall be located on a conforming lot or development, which shall comply with the minimum and maximum dimensional requirements that are specified by the zoning district on which it is located.
- (D) The following design standards and specifications shall apply to governmental uses:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan as well as any ordinances adopted by West Nantmeal Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the governmental use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
  - (4) The off-street parking spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.

- (5) All proposed signs for each use within the governmental use shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (6) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.

**Section 737: Nurseries and Landscaping Centers**

- (A) Nurseries and landscaping centers, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right in the R-1, R-2, C-1 and I-1 Zoning Districts.
- (B) A minimum of two (2) contiguous acres of net land area shall be required for a nursery or landscaping center. The use shall also comply with the minimum and maximum dimensional requirements, as specified by the zoning district in which the nursery or landscaping center use is located.
- (C) The following design standards and specifications shall apply to a nursery or landscaping center:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
  - (4) The storage of merchandise that is available for retail sales may be permitted outside of the principal building or structure provided that such storage complies with the minimum setback provisions for the zoning district on which the nursery or landscaping center is located.
  - (5) No exterior storage of a substance, which has the potential to contaminate groundwater or surface water, shall be permitted unless the owner provides and installs safeguards, which are satisfactory to the Pennsylvania Department of Environmental Protection. All such protective safeguards shall be subject to the review and approval by West Nantmeal Township.
  - (6) The off-street parking spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (7) All proposed signs for each use within the nursery or landscaping center shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
  - (8) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.

**Section 738: Personal Service Establishment**

- (A) Personal service establishments, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right in the C-1 and I-1 Zoning Districts.
- (B) The minimum lot area shall be required for a personal service establishment shall be as follows:
  - (1) A minimum of one (1) acre of net lot area shall be required when the use is served by on-lot or private sanitary sewage disposal facilities or on-lot or private public water supply facilities.
  - (2) A minimum of 20,000 square feet of net lot area shall be required when the use is served by public sanitary sewage disposal facilities and public water supply facilities.
  - (3) The use shall comply with the minimum and maximum dimensional requirements for the zoning district on which the lot is located.
- (C) The following design standards and specifications shall apply to personal service establishments:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
  - (4) The off-street parking spaces and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (5) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
  - (6) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.

**Section 739: Places of Worship, Religious Uses and Cemeteries**

- (A) Places of worship, religious uses and cemeteries, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the R-1, R-2, R-3 and C-1 Zoning Districts.
- (B) The minimum lot area for a place of worship, religious use or cemetery shall be as follows:
  - (1) A minimum of three (3) acres of contiguous net land shall be required for the use in the R-1 and R-2 Zoning Districts. A maximum of five (5) acres of contiguous net land area shall be applied for the use in the R-1 and R-2 Zoning Districts.
  - (2) A minimum of three (3) acres of contiguous net land area shall be required for the use in the R-3 and C-1 Zoning Districts. No maximum land area cap shall be applied to the R-3 and C-1 Zoning Districts.
  - (3) The use shall comply with the minimum and maximum dimensional requirements for the zoning district on which the lot is located

- (C) The following design standards and specifications shall apply to places of worship, religious uses and cemeteries:
- (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
  - (4) Accessory uses shall be limited to: administrative offices; cafeterias; social quarters; meeting rooms; educational uses; recreational uses; daycare centers; health care facilities; and other similar uses.
  - (5) All principal and accessory buildings shall be located at least fifty (50) feet from all property lines and street right-of-ways.
  - (6) All accessory buildings, structures and/or designated areas utilized as a cemetery or burial grounds shall be located at least ten (10) feet from all property lines and street rights-of-way.
  - (7) The interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of emergency response vehicles, buses and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities
  - (8) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (9) All proposed signs for the use shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
  - (10) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any all property lines and street right-of-way lines.

**Section 740: Printing or Publishing Facilities**

- (A) Printing and publishing facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the C-1 and I-1 Zoning Districts.
- (B) A minimum of one (1) contiguous acres of net land area shall be required for printing and publishing facility within the C-1 and I-1 Zoning Districts. The use shall comply with the minimum and maximum dimensional requirements that are specified by the zoning district on which it is located.
- (C) The following standards and specifications shall apply to printing and publishing establishments:
- (1) The facilities and uses shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to

the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.

- (2) The facilities and uses shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (3) All other utility provisions serving the printing and publishing use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company, all utility connections shall be installed underground.
- (4) All means of ingress and/or egress shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or West Nantmeal Township.
- (5) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
- (6) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (7) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.

#### **Section 741: Quarrying and Mining Operations**

- (A) Quarrying and mining operations shall be permitted within West Nantmeal Township as follows:
  - (1) Quarrying and mining operations, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by conditional use within the I-1 Zoning District. All such uses shall be considered as a principal use, which shall be subject to the provisions specified under Section 741 of this Zoning Ordinance.
  - (2) Quarry support operations, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by conditional use within the I-1 Zoning District. All such uses shall be considered as an accessory use to a quarrying and mining operation, which shall be subject to the provisions specified under Section 741 of this Zoning Ordinance.
- (B) A minimum of twenty (20) acres of contiguous land area shall be required to accommodate the uses and facilities for a quarry or mining operation.
- (C) The following design standards and specifications shall apply to a quarrying and mining operation:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.

- (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (4) The minimum lot width requirement for the quarrying and mining operation shall be three hundred (300) feet.
- (5) Quarrying and/or mining activities shall not be conducted within two hundred (200) feet of any property line or street right-of-way line.
- (6) Access to the site of the quarrying and mining operation shall be limited to those posted times when an attendant is on duty. In order to protect against indiscriminate and unauthorized activities, the site shall be protected by locked barricades, fences, gates or other positive means designed to deny access to the area at unauthorized times or locations. Such barricade, fence or gate shall be a minimum of eight (8) feet in height and shall be kept in good repair.
- (7) All means of ingress and/or egress shall be located at least three hundred (300) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or West Nantmeal Township.
- (8) A security fence with a minimum height of eight (8) feet to a maximum height of twelve (12) feet shall be erected at least fifty (50) feet from all street right-of-way lines and property lines, except at the entrance of the facility. The fence shall not contain openings greater than four (4) square inches and shall contain gates at all entrances, which shall be locked except during operating hours. Warning signs shall be placed on the fence at intervals of no more than fifty (50) feet.
- (9) A fifty (50) foot wide buffer yard shall completely surround all areas approved for operational use as a quarry or mine. The buffer yard shall consist of a dense evergreen screen, which shall be located and maintained between the required security fence and the external property line of the site, except at the entrances. The selected evergreens shall have a minimum height of six (6) feet and shall be staggered on twelve (12) foot centers. No materials shall be stored within this buffer yard.
- (10) No vehicles shall be staged or parked at any entrance and/or access road of the site prior to one (1) hour of the standard operation hours of the quarrying or mining facility. Overnight parking shall be prohibited.
- (11) Measures shall be provided to control dust and debris. The entire area shall be kept clean and orderly. The perimeter of the site shall be inspected for debris on a daily basis.
- (12) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the operator. All trucks leaving the site shall not deposit accumulating amounts of mining products, dirt, mud or other such substances on public roads.
- (13) A tire cleaning area shall be provided on-site. All tires of all trucks leaving the site shall be cleaned. Runoff from the tire cleaning area shall be controlled and disposed of in accordance with all pertinent federal, state and/or Township standards.
- (14) All blasting operations shall conform to the regulations enforced by the appropriate agencies of the Commonwealth of Pennsylvania and the federal government. Notice of all blasting operations shall be given at least twenty-four (24) hours prior to the commencement of blasting to West Nantmeal Township and to the occupants of all properties within a radius of 1,000 feet of the location of blasting. In addition, notice shall be given to all sensitive business ventures requesting such notice.
- (15) The storage of explosives shall be in accordance with all pertinent local, state and federal laws.
- (16) Crushing and processing operations of the minerals, rock and other products of the earth mined on the premises shall be permitted so long as the physical or chemical properties of the same are not changed



and so long as such crushing or processing operations does not involve the manufacturing of cement or concrete, asphalt materials and products or any other similar forms of manufacturing or fabrication.

- (17) The quarry walls shall be sloped in accordance with the provisions of the Pennsylvania Surface Mining Conservation and Reclamation Act and all other pertinent rules and regulations. No slope shall be maintained exceeding the normal limiting angle of repose of the material in which the excavation or extraction should be made. No under cutting shall be permitted within the required setback area.
- (18) The depth of the quarry or mining activities shall be limited to a point that will not contribute to lowering the aquifer or water table within two thousand (2,000) feet of the site of the source of operations.
- (19) No substances, which can harm persons, animals, vegetation or other form of property shall be dispersed beyond the property lines of the quarrying or mining operation.
- (20) All quarry or mining operations shall be conducted with sufficient lateral support and quality control measures to consider the safety to persons and physical damage to streets, adjacent properties and other site improvements.
- (21) The applicant shall comply with all local, state and federal requirements pertaining to the operation of quarrying and mining facility. A copy of all permits and licenses issued to the applicant shall be submitted to West Nantmeal Township.

(D) As part of the conditional use application, the applicant shall submit the following for review and consideration:

- (1) A complete hydrological report, analysis and impact plan shall be prepared by a professional hydrogeologist, geologist or engineer, which shall demonstrate the proposed quarrying or mining operation will not adversely affect the quantity or quality of the surface water and groundwater within two thousand (2,000) feet of the source of operations.
- (2) A geological and geotechnical site investigation shall be prepared by a professional geologist, which shall demonstrate that the surrounding area is not prone to sinkhole development.
- (3) A preliminary utility plan showing how sanitary sewage disposal facilities, water supply facilities, electric, telephone, natural gas, cable and other utilities will service the site or relocated to accommodate the quarrying and mining operation.
- (4) A preliminary landscaping plan showing how the buffer yards and other landscaping enhancements will be incorporated within the site.
- (5) A preliminary grading plan shall be developed, which identifies limits of disturbance for all site improvements, the proposed ground elevations, stormwater management facilities, and other natural or man-made features of the site.
- (6) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated and/or prevented. The Traffic Impact Study shall be submitted with the conditional use application.
- (7) An Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated and/or prevented. The Environmental Impact Assessment Report shall be submitted to West Nantmeal Township with the conditional use application.

## **Section 742: Recreational Uses**

- (A) The provisions for “non-commercial recreation uses” are further specified under Section 742.1 of this Zoning Ordinance.
- (B) The provisions for “commercial recreation uses” are further specified under Section 742.2 of this Zoning Ordinance.
- (C) The provisions for “municipal uses” are further specified under Section 736.1 of this Zoning Ordinance.

### **Section 742.1: Non-Commercial Recreational Uses**

- (A) Non-commercial recreational uses, as defined under Article 2 of this Zoning Ordinance, shall be permitted by right in the R-1, R-2, R-3, C-1 and I-1 Zoning Districts, subject to the provisions specified within this Zoning Ordinance.
- (B) Non-Commercial recreation uses shall comply with the following lot area requirements:
  - (1) A minimum of two (2) acres of contiguous land area shall be required to permit non-commercial recreational uses within the R-1, R-2 and I-1 Zoning Districts.
  - (2) A minimum of one (1) acre of contiguous land area shall be required to permit non-commercial recreational uses within the R-3 and C-1 Zoning Districts
- (C) The following design standards and specifications shall apply to a noncommercial recreation use:
  - (1) Non-commercial recreational uses shall be located at least twenty (20) feet from all property lines and street right-of-ways.
  - (2) All buildings associated with the non-commercial recreation use shall be located at least fifty (50) feet from all external property lines and street right-of-ways.
  - (3) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (4) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (5) All other utility provisions serving the non-commercial recreation use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company, all utility connections shall be installed underground.
  - (6) Sufficient vehicular access roads and off-street parking areas shall be designed, located and constructed in a manner considering the size and weight of all delivery vehicles and customer vehicles entering and exiting the property. All such vehicular access roads and off-street parking areas shall be mud free shall not create a traffic hazard.
  - (7) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (8) All proposed signs for the passive recreational use shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
  - (9) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.

**Section 742.2: Commercial Recreational Uses**

- (A) Commercial recreational uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by conditional use within the R-3, C-1 and I-1 Zoning Districts, subject to the provisions specified within this Zoning Ordinance.
- (B) A minimum of two (2) acres of contiguous land area shall be required to accommodate commercial recreational uses. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the commercial recreation use is located shall apply.
- (C) The following design standards and specifications shall apply to a commercial recreation use:
  - (1) All active or passive recreational areas shall be located at least twenty (20) feet from all property lines and street right-of-ways.
  - (2) All buildings associated with the commercial recreation use shall be located at least fifty (50) feet from all external property lines and street right-of-ways.
  - (3) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (4) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (5) All other utility provisions serving the commercial recreation use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
  - (6) The side and rear property lines shall be adequately screened and buffered with landscaping or fencing in order to protect the privacy of the adjacent uses from inappropriate noise, light and other disturbances.
  - (7) Sufficient vehicular access roads and off-street parking areas shall be designed, located and constructed in a manner considering the size and weight of all delivery vehicles and customer vehicles entering and exiting the property. All such vehicular access roads and off-street parking areas shall be mud free shall not create a traffic hazard.
  - (8) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (9) All proposed signs for the passive recreational use shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
  - (10) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.

### **Section 743: Recycling Facilities**

- (A) Recycling facilities shall be defined as a business that accumulates material such as paper, glass, aluminum, plastic, stone, natural materials and/or building products, which are no longer useful for their original purpose.
- (B) Facilities that recycle stone, concrete, asphalt and/or other similar construction materials shall be classified as a “quarry support operation”, which are permitted by conditional use within the I-1 Zoning District and shall be subject to the provisions specified under Section 741 of this Zoning Ordinance.
- (C) Facilities that recycle paper, glass, aluminum, plastic, metal and/or other similar materials shall be classified as a “solid waste disposal and reduction facility”, which is permitted by special exception within the I-1 Zoning District and shall be subject to the provisions of Section 748 of this Zoning Ordinance.
- (D) Facilities that recycle or salvage automobiles, trucks, scrap metal, tires, equipment, machines and/or other similar discarded bulk materials shall be classified as a “junk yard or salvage yard”, which is permitted by conditional use within the I-1 Zoning District and shall be subject to the provisions of Section 730 of this Zoning Ordinance.

### **Section 744: Research Facilities**

- (A) Research facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by conditional use within the I-1 Zoning District.
- (B) A minimum of two (2) acres of contiguous net land area shall be required to accommodate research facilities. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the research facility is located, shall apply.
- (C) The following standards and specifications shall apply to research facilities:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of West Nantmeal Township, the Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (4) All other utility provisions serving the research facilities shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
  - (5) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (6) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
  - (7) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.

## Section 745: Restaurants

- (A) Restaurants, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the C-1 Zoning District.
- (B) Restaurants shall comply with the following lot area requirements:
- (1) A minimum of one (1) acre of net lot area shall be required when the use is served by on-lot or private sanitary sewage disposal facilities or on-lot or private public water supply facilities.
  - (2) A minimum of 20,000 square feet of net lot area shall be required when the use is served by public sanitary sewage disposal facilities and public water supply facilities.
  - (3) The use shall comply with the minimum and maximum dimensional requirements for the zoning district on which the lot is located.
- (C) The following standards and specifications shall be required for restaurants:
- (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the restaurant shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
  - (4) Restaurants with drive-through facilities shall comply with the provisions specified under Section 815 of this Zoning Ordinance.
  - (5) Restaurants may contain an accessory area or use devoted to outdoor eating, retail sales, social quarters, meeting rooms, bars, taverns, taprooms, and similar uses, provided the cumulative total area of the accessory use does not exceed fifty (50) percent of the cumulative gross floor area of the restaurant.
  - (6) All means of ingress and/or egress shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or West Nantmeal Township.
  - (7) The provisions for landscaping, lighting and other supplemental requirements shall be considered and designed to comply with the applicable provisions of Article 8 of this Zoning Ordinance.
  - (8) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (9) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
  - (10) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.

## **Section 746: Retail Uses**

- (A) Retail uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the C-1 and I-1 Zoning Districts.
- (B) Retail uses shall comply with the following lot area requirements:
- (1) A minimum of one (1) acre of net lot area shall be required when the use is served by on-lot or private sanitary sewage disposal facilities or on-lot or private public water supply facilities.
  - (2) A minimum of 20,000 square feet of net lot area shall be required when the use is served by public sanitary sewage disposal facilities and public water supply facilities.
  - (3) The use shall comply with the minimum and maximum dimensional requirements for the zoning district on which the lot is located
- (C) The following standards and specifications shall be required for retail uses:
- (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the retail use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
  - (4) Retail uses with drive-through facilities shall comply with the provisions specified by Section 815 of this Zoning Ordinance.
  - (5) The provisions for landscaping, lighting and other supplemental requirements shall be considered and designed to comply with the applicable provisions of Article 8 of this Zoning Ordinance.
  - (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (7) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
  - (8) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.

## **Section 747: Self-Storage Units and Portable Storage Facilities**

- (A) Self-storage units and portable storage facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the I-1 Zoning District, subject to the provisions specified within this Zoning Ordinance.
- (B) A minimum of five (5) acres of contiguous net land area shall be required to accommodate the uses and facilities for self-storage units or portable storage facilities. In addition, the following minimum and maximum dimensional requirements shall apply:
- (1) The minimum lots width shall be three hundred (300) feet.

- (2) All buildings shall be located at least fifty (50) feet from any street right-of-way line or exterior property lines.
- (3) The maximum building height shall be thirty-five (35) feet.
- (4) The stacking of portable and/or transportable storage containers shall not exceed a stacked height of thirty (30) feet. The storage of such storage containers shall be kept inside a building.
- (5) The maximum building coverage shall be thirty (30) percent of the net lot area.
- (6) The maximum lot coverage shall be fifty (50) percent of the net lot area.

(C) The following design standards and specifications shall apply to self-storage units or portable storage facilities:

- (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (4) One (1) office area or building may be included within the development site. The office use shall be an accessory use to the self-storage or portable storage facilities.
- (5) Self storage units or portable storage facility facilities shall be used solely for the storage of personal property. The following are examples of uses specifically prohibited on the site: auctions (except storage lien auctions), commercial wholesale or retail sales (except ancillary supplies normally sold at self storage centers), or garage sales; the servicing, repair, or fabrication of motor vehicles, motor cycles, boats, trailers, lawn mowers, appliances, or similar equipment; the operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment; the establishment of a transfer or storage business except the owner/operator of the self storage; any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations; retail sales and services; residential uses; and other uses determined inappropriate by the West Nantmeal Township Zoning Officer.
- (6) The outdoor storage and/or parking of recreational vehicles, boats, campers, trailers or similar vehicles, shall only be permitted behind the buildings and shall be located at least fifty (50) feet from any property line. The required buffer yard should conceal the view of all such vehicles. The designated outdoor storage area and/or parking area shall be located at least fifty (50) feet from the street right-of-way line and other exterior property line.
- (7) The storage of flammable, high combustibile, explosive or hazardous chemicals shall be prohibited. Based upon the risk or danger of fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction or reconstruction of any boat, engine, motor vehicle or furniture is prohibited within a self-storage or portable storage facility unit.
- (8) The storage of partially dismantled, wrecked and/or inoperative vehicles shall not be permitted within any exterior area of the self-storage or portable storage facility facility.
- (9) Truck trailers, box cars or similar structures shall not be used as storage units.

- (10) Each building shall be a fully enclosed building, built of durable materials on a permanent foundation.
- (11) The front, side and rear lot lines of the property shall be adequately screened with a twenty (20) foot wide landscaped buffer yard.
- (12) The building occupying the self-storage units and portable storage facility shall be enclosed and contained by an eight (8) foot security fence, with a twenty-four (24) hour automated access gate.
- (13) The entrance and all vehicular access aisles shall be a minimum of twenty-four (24) feet in width and shall be unobstructed by vehicles and/or equipment. The entrance or main entrance shall be paved and landscaped from the cartway of the public road to a point fifty (50) feet within the automated access gate.
- (14) A minimum of one (1) off-street parking space shall be required per 10,000 square feet of cumulative building space within the self-storage or portable storage facility. The off-street parking spaces shall be in addition to the spaces designated for vehicular storage.
- (15) Exterior lighting shall be limited to security lighting, which shall be designed not to exceed 0.25 footcandle along the perimeter of the property lines so as to preclude trespass glare onto adjacent properties.

**Section 748: Solid Waste Disposal and Reduction Facilities**

- (A) Solid waste disposal and reduction facilities, as defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the I-1 Zoning District, subject to the provisions specified within this Zoning Ordinance.
- (B) A minimum of twenty (20) acres of contiguous land area shall be required to accommodate all of the uses associated with a solid waste disposal and/or reduction facilities. In addition, the following minimum and maximum dimensional requirements shall apply to solid waste disposal and reduction facilities
  - (1) The minimum lot width requirement shall be five hundred (500) feet.
  - (2) All principal and accessory buildings shall be located at least one hundred (100) feet from any street right-of-way line or exterior property lines.
  - (3) All areas designated and/or permitted for solid waste disposal and/or reduction uses shall be located at least three hundred (300) feet from any exterior property line or street right-of-way line.
  - (4) The maximum building height shall be fifty (50) feet.
  - (5) A building designated for administrative, management and maintenance purposes may be included within the development site provided that the cumulative gross floor area does not exceed 20,000 square feet.
- (C) All solid waste disposal and/or reduction facilities shall comply with all local, county, state and federal laws governing the ownership, operation and maintenance of such facilities, which shall have the appropriate permits to operate the solid waste disposal and/or reduction facilities in accordance.
- (D) Solid waste disposal and reduction facilities shall be subject to the following design standards and specifications:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be



designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.

- (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground
- (4) All means of ingress and/or egress shall be located at least three hundred (300) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or West Nantmeal Township.
- (5) Access to the site of the solid waste disposal and/or reduction facility shall be limited to those posted times when an attendant is on duty. In order to protect against indiscriminate and unauthorized activities, the site shall be protected by locked barricades, fences, gates or other positive means designed to deny access to the area at unauthorized times or locations. The barricade, fence or gate shall be at least eight (8) feet to twelve (12) feet in height and shall be kept in good repair.
- (6) A security fence with a minimum height of eight (8) feet to a maximum height of twelve (12) feet shall be erected at least fifty (50) feet from all street right-of-way lines and property lines, except at the entrance of the facility. The fence shall not contain openings greater than four (4) square inches and shall contain gates at all entrances, which shall be locked except during operating hours. Warning signs shall be placed on the fence at intervals of no more than fifty (50) feet.
- (7) A fifty (50) foot wide buffer yard shall completely surround all areas approved for the solid waste disposal and/or reduction facility. The buffer yard shall consist of a dense evergreen screen, and is to be located and maintained along all boundary lines of the site, except at the entrances. The selected evergreens shall have a minimum height of six (6) feet and shall be staggered on twelve (12) foot centers. No materials of any nature shall be stored within this buffer yard.
- (8) All solid waste materials awaiting disposal and/or reduction shall be stored or staged in a manner or period of time, which does not exceed the requirements specified on the permit.
- (9) No vehicles shall be staged or parked at any entrance and/or access road of the site prior to one (1) hour of the standard operation hours of the solid waste disposal and/or reduction facility. Overnight parking shall be prohibited.
- (10) Measures shall be provided to control dust and debris. The entire area shall be kept clean and orderly. The perimeter of the site shall be inspected for debris on a daily basis.
- (11) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the operator. All trucks leaving the site shall not deposit accumulating amounts of dirt, mud or other such substances on public roads.
- (12) An equipment cleaning and tire cleaning area shall be provided on-site. All equipment used to dispose, dump, move, transport, grade, and compact solid waste shall be cleaned daily. Runoff from the equipment cleaning area shall be controlled and disposed of in accordance with all pertinent laws.
- (13) All tires of all trucks leaving the site shall be cleaned. Runoff from the tire cleaning area shall be controlled and disposed of in accordance with all pertinent local, county, state or federal standards.
- (14) No substances, which can harm persons, animals, vegetation or other form of property shall be dispersed beyond the property lines of the solid waste disposal and/or reduction facility.
- (15) The applicant shall comply with all local, state and federal requirements pertaining to the solid waste disposal and/or reduction facility. A copy of all permits and licenses issued to the applicant shall be submitted to West Nantmeal Township.

- (16) Hazardous, contaminated and/or toxic materials, including but not limited to highly flammable materials, explosives, pathological wastes and radio-active materials, shall not be disposed of in the solid waste disposal and/or reduction facility.
  - (17) The operator shall comply with all local, state and federal laws concerning stabilization, stormwater management, and erosion and sedimentation control.
  - (18) Routine inspections of the entire site shall be permitted to take place by any local, county, state or federal official who has proper authorization to conduct such inspections. Any necessary corrective work or action shall be performed by the applicant in the time frame specified by the authorized inspector.
  - (19) The solid waste disposal and/or reduction facility shall contain an on-site scale, which shall be accurately calibrated to weigh and record all solid waste that is disposed or reduced in a manner permitted by the Commonwealth of Pennsylvania.
  - (20) All components of the solid waste disposal and/or reduction facility shall be conducted within an approved facility, building, cell site, area, transfer site, or other area permitted by the appropriate local, state and federal agencies.
- (E) As part of the special exception application, the applicant or developer shall submit the following information for review and consideration:
- (1) A hydrological report, analysis and impact plan shall be prepared by a professional hydrogeologist, who shall demonstrate that the proposed solid waste disposal and/or reduction facility will not adversely affect the quantity or quality of the surface water and groundwater within two thousand (2,000) feet of the source of operations.
  - (2) A geological and geotechnical site investigation shall be prepared by a professional geologist, which shall demonstrate that the surrounding area is not prone to sinkhole development from the preparation stages through the post-closure stages.
  - (3) A preliminary utility plan showing how sanitary sewage disposal facilities, water supply facilities, electric, telephone, natural gas, cable and other utilities will service the site or relocated to accommodate the solid waste disposal and/or reduction facility.
  - (4) A preliminary landscaping plan showing how the buffer yards and other landscaping enhancements will be incorporated within the site.
  - (5) A preliminary grading plan shall be developed identify the limits of disturbance for all site improvements, the proposed ground elevations, erosion and sedimentation control facilities, stormwater management facilities, and other natural or man-made features of the site.
  - (6) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated and/or prevented. The Traffic Impact Study shall be submitted with the special exception application.
  - (7) An Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated and/or prevented. The Environmental Impact Assessment Report shall be submitted with the special exception application.

**Section 749: Truck Service and Maintenance Establishments**

- (A) Truck service and maintenance establishments, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the C-1 and I-1 Zoning Districts.
- (B) A minimum of two (2) acres of contiguous net land area shall be required to accommodate the truck service and maintenance establishment. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the use is located shall apply.
- (C) The following design standards and specifications shall apply to a truck service and maintenance establishments:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of West Nantmeal Township, the Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (4) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground
  - (5) Where overnight parking is permitted, the trucks or commercial vehicles utilizing the facilities shall not be kept running or idling for a period of time exceeding the provisions specified by local and state laws.
  - (6) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the operator. All trucks leaving the site shall not deposit accumulating amounts of mining products, dirt, mud or other such substances on public roads.
  - (7) Hazardous, contaminated and/or toxic materials, including but not limited to highly flammable materials, explosives, pathological wastes and radioactive materials, shall not be stored at the site.
  - (8) All vehicle service, maintenance and repair activities shall be conducted within an enclosed building, which has been approved and permitted by West Nantmeal Township.
  - (9) The outdoor storage of unlicensed or non-inspected vehicles or trailers shall be prohibited.
  - (10) All trucks, trailers and commercial vehicles stored on the property shall be arranged to permit access to emergency management equipment. The off-street parking and loading spaces shall be designed and constructed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
  - (11) All signs shall comply with the provisions that are specified under Article 10 of this Zoning Ordinance.
  - (12) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.

## **Section 750: Utilities**

- (A) The provisions for “community utilities” are further specified under Section 750.1 of this Zoning Ordinance.
- (B) The provisions for “private utilities” are further specified under Section 750.2 of this Zoning Ordinance.
- (C) The provisions for “public utilities” are further specified under Section 750.3 of this Zoning Ordinance.

### **Section 750.1: Community Utilities**

- (A) Community utilities, as defined under Article 2 of this Zoning Ordinance, shall be permitted by right as an accessory use to support principal uses permitted within the R-1, R-2, R-3, C-1 and I-1 Zoning Districts, subject to the following requirements:
  - (1) Community utilities shall be designed to provide service to a defined area, community or neighborhood.
  - (2) The community utilities shall be located on a self contained lot or dedicated easement, which meets the minimum and maximum dimensional requirements of the underlying zoning district. No above-ground structure shall be located within thirty (30) feet of the street right-of-way line or other property lines.
  - (3) The community utilities shall only be permitted if the principal use for the site or development has been approved by West Nantmeal Township.
- (B) The location of community utilities should be considered as part of a subdivision plan or land development plan.

### **Section 750.2: Private Utilities**

- (A) Private utilities, as defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the I-1 Zoning District.
- (B) A minimum of twenty (20) acres of contiguous land area shall be required to accommodate all of the uses associated with a private utility provider.
- (C) Private utilities shall be subject to the following requirements:
  - (1) The offices, terminals, storage and maintenance buildings for the private utility provider shall be serviced by public sanitary sewage facilities and public water supply facilities.
  - (2) The minimum lot width for the private utility use shall be three hundred (300) feet.
  - (3) All facilities and uses associated with the private utility use shall be located at least two hundred (200) feet from any property line or street right-of-way line.
  - (4) The maximum height of the buildings and all accessory equipment shall be fifty (50) feet.
  - (5) The maximum building coverage shall be thirty (30) percent of the total lot area.
  - (6) The maximum lot coverage shall be fifty (50) percent of the total lot area.
  - (7) Measures shall be provided to control dust and debris. The entire area shall be kept clean and orderly. The perimeter of the site shall be inspected for debris on a daily basis.
  - (8) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the owner or manager. All trucks leaving the site shall not deposit dirt, mud or other such substances on public roads.
  - (9) A fifty (50) foot wide buffer yard shall completely surround all areas approved for the private utility use. Unless otherwise permitted by West Nantmeal Township, the buffer yard shall consist of a dense evergreen screen, and is to be located and maintained along all boundary lines of the site, except at the entrances. The selected evergreens shall have a minimum height of six (6) feet and shall be staggered on twelve (12) foot centers. No materials of any nature shall be stored within this buffer yard.

- (10) All local, state and federal regulations concerning air pollution or air quality shall be considered as minimum standards for the control of smoke, dust, fumes and emissions.
- (11) Hazardous, contaminated and/or toxic materials, including but not limited to highly flammable materials, explosives, pathological wastes and radioactive materials, shall not be stored at the site.
- (12) The owner or manager shall comply with all local, state and federal laws concerning stabilization, stormwater management, and erosion and sedimentation control.
- (13) All trucks and trailers stored on the property shall be arranged so as to permit access by emergency management equipment. The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
- (14) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (15) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within fifty (50) feet from any property line or street right-of-way line.

**Section 750.3: Public Utilities**

- (A) Public utilities, as defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the R-1, R-2, R-3, C-1 and I-1 Zoning Districts.
- (B) The provisions of this Zoning Ordinance may not specifically apply to public utilities, which because of their status with the Pennsylvania Public Utility Commission may exempt them from the provisions of this Zoning Ordinance.

**Section 751: Veterinary Hospitals**

- (A) Veterinary hospitals, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception in the R-1, R-2 and C-1 Zoning Districts.
- (B) A minimum of two (2) acres of contiguous land area shall be required to accommodate all uses associated with the veterinary hospital. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the veterinary hospital is located shall apply.
- (C) A veterinary hospital shall not include a “kennel” or “animal shelter”, as defined under Article 2 of this Zoning Ordinance. A kennel or animal shelter may be permitted by special exception within the R-1 Zoning District, subject to the provisions specified under Section 731 of this Zoning Ordinance.
- (D) The following design standards and specifications shall apply to veterinary hospitals:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the veterinary hospital shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.

- (4) Veterinary hospitals shall be located at least one hundred fifty (150) feet from all existing residential uses, as measured from the veterinary hospital to the existing residential use.
- (5) Outdoor runs may be permitted for the animals being cared for at the veterinary hospital, subject to the following conditions:
  - (a) The outdoor runs are conducted between the hours of 7:00 a.m. and 9:00 p.m.
  - (b) The outdoor runs are conducted within a defined area, which is completely enclosed by a six (6) foot high fence. The perimeter of the fence shall be adequately screened with a 10 foot wide landscaped buffer yard.
  - (c) The outdoor runs shall be located at least one hundred (100) feet from all property lines.
- (6) The veterinary hospital shall be adequately soundproofed so that the sounds generated by the animals being cared for are not audible or detectable from any lot line.
- (7) If an incineration (retort) device is proposed to be installed on the property, the applicant shall prove during the special exception application that he has secured the required approvals, permits and licenses from the agencies having jurisdiction.
- (8) The storage of any animal waste shall be regularly disposed of by discharge to an approved sewage disposal system or facility for biological wastes. Any temporary storage of animal or biological waste shall be within a building, within enclosed containers, pending removal to or disposal at an approved facility. A plan for management of such wastes shall be submitted for municipal review as part of the special exception application.
- (9) All designated points of ingress and egress for all vehicles shall be designed to consider traffic volumes on existing streets and adjacent uses.
- (10) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
- (11) All proposed signs shall comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (12) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.

**Section 752: Warehouse and Freight Terminals**

- (A) Warehouse and freight terminals, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the I-1 Zoning District, subject to the provisions specified within this Zoning Ordinance.
- (B) A minimum of five (5) acres of contiguous net land area shall be required to accommodate the warehouse and freight terminal. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the use is located shall apply.
- (C) The following design standards and specifications shall apply to a warehouse and freight terminals:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.

- (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground
- (4) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the operator. All trucks leaving the site shall not deposit accumulating amounts of mining products, dirt, mud or other such substances on public roads.
- (5) All trucks, trailers and commercial vehicles stored on the property shall be arranged so as to permit access to emergency management equipment. The required off-street parking and loading spaces shall be designed and constructed to comply with the provisions specified under Article 9 of this Zoning Ordinance.
- (6) All proposed signs for the use shall comply with the provisions that are specified under Article 10 of this Zoning Ordinance.
- (7) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within fifty (50) feet from any property line or street right-of-way line.

**Section 753: Wholesale and Distribution Uses**

- (A) Wholesale and distribution facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right in the I-1 Zoning District.
- (B) A minimum of two (2) acres of contiguous net land area shall be required to accommodate the wholesale and distribution use. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the use is located shall apply.
- (C) The following design standards and specifications shall apply to a wholesale and distribution facilities:
  - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.

- (4) Retail sales of items commonly distributed as part of the wholesale operation may be permitted provided that the accessory retail use does not exceed 2,000 square feet in gross floor area.
- (5) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the operator. All trucks leaving the site shall not deposit accumulating amounts of mining products, dirt, mud or other such substances on public roads.
- (6) All trucks, trailers and commercial vehicles stored on the property shall be arranged so as to permit access to emergency management equipment. The off-street parking and loading spaces shall be designed and constructed to comply with the provisions that are specified under Article 9 of this Zoning Ordinance.
- (7) All proposed signs for the use shall comply with the provisions that are specified under Article 10 of this Zoning Ordinance.
- (8) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within fifty (50) feet from any property line or street right-of-way line.

**Section 754: Undefined or Other Land Uses**

- (A) Other types of land uses, not specifically defined, identified or recognized within this Zoning Ordinance, may evolve or become commonly acceptable as a reasonable use. It is the purpose of this section to provide for all reasonable and appropriate land uses and to establish a mechanism for the inclusion of such land uses within West Nantmeal Township.
- (B) All undefined land uses that are not identified or recognized by this Zoning Ordinance shall be permitted by special exception within the I-1 Zoning District. The Zoning Officer shall determine if the use is not defined, identified or recognized within this Zoning Ordinance.
- (C) Unless otherwise permitted by West Nantmeal Township, the following design and development requirements shall apply to all undefined or other reasonable land uses:
  - (1) The Zoning Officer shall determine the required land area and dimensional requirements for a use that has been determined to be not defined, identified or recognized by this Zoning Ordinance. These provisions shall include the required lot area, lot width, setback requirements (front, side and rear), building height, building coverage and lot coverage requirements for the undefined use. Prior to assigning the required land area and dimensional requirements for the use, the Zoning Officer shall consult with the West Nantmeal Township Board of Supervisors, Planning Commission and Engineer.
  - (2) The undefined use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the West Nantmeal Township Sewage Facilities Plan. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.
  - (3) The undefined use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by West Nantmeal Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of West Nantmeal Township, Chester County Health Department and the Pennsylvania Department of Environmental Protection.



- (4) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (D) As part of the special exception application, the Zoning Hearing Board shall consider the following information and documentation to be submitted to West Nantmeal Township on behalf of the applicant:
- (1) The applicant shall submit a request for inclusion of an undefined or other reasonable land use that is not defined, identified or recognized as part of the Zoning Ordinance, with illustrations and complete documentation that describes the land use activity and the manner in which it differs from the permitted uses defined or permitted by the Zoning Ordinance.
  - (2) Prior to the commencement of the hearing, the Zoning Officer shall advise West Nantmeal Township if the application meets the purpose and objective of this section of the Zoning Ordinance.
  - (3) The applicant shall provide evidence that the undefined use shall comply with all provisions established within the Zoning Ordinance. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the West Nantmeal Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.