

**NOTICE IS GIVEN** that the Board of Commissioners of Caln Township will conduct a public hearing and special public meeting on **Tuesday, November 12, 2019 at 7:00 p.m. at the Thorndale Fire Company, 3611 Lincoln Hwy., Thorndale, PA 19372** to consider the adoption and possible approval of an Ordinance with the following title:

**AN ORDINANCE OF THE TOWNSHIP OF CALN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CALN TOWNSHIP ZONING ORDINANCE OF 2005, AS AMENDED, WHICH IS CODIFIED IN CHAPTER 155 OF THE CODE OF THE TOWNSHIP OF CALN, SPECIFICALLY TO ADD DEFINITIONS FOR "AGE QUALIFIED RESIDENTIAL DEVELOPMENT" AND "TRACT AREA" IN SECTION 155-12; SECTION 155-14 TO ADOPT A NEW OVERLAY DISTRICT KNOWN AS AQ-AGE QUALIFIED OVERLAY DISTRICT; TO IDENTIFY CHESTER COUNTY TAX PARCEL NO. 39-2-87 AS PART OF THE NEW AQ-AGE QUALIFIED OVERLAY DISTRICT; SECTION 155-42.B TO CLARIFY THE APPLICABILITY OF SPECIAL OVERLAY DISTRICTS; AND BY ADDING A NEW SECTION 155-48 ENTITLED "AQ-AGE QUALIFIED OVERLAY DISTRICT ("AQ DISTRICT")" TO PROVIDE FOR USE, AREA AND BULK, AND DESIGN REQUIREMENTS OF THE AQ-AGE QUALIFIED OVERLAY DISTRICT.**

A summary of the principal provisions of the Ordinance follows:

**Section 1:** Amends Section 155-12 by adding new definitions for Age-Qualified Residential Development and Tract Area.

**Section 2:** Amends Section 155-14.C by creating a new overlay district known as AQ-Age Qualified Overlay District.

**Section 3:** Amends Section 155-15.A by amending the Zoning Map to include property owned by Wild Meadows, LLC identified as Chester County Tax Parcel No. 39-2-87 in the new AQ-Age Qualified Overlay District.

**Section 4:** Amends Section 155-42.A regarding the purpose and objective of the Special Overlay Districts to make reference to the AQ-Age Qualified Overlay District.

**Section 5:** Amends Section 155-42.B to clarify the applicability section for special overlay districts.

**Section 6:** Adopts a new Section 155-48 titled "AQ-Age Qualified Overlay District" which includes provisions for permitted uses, area and bulk requirements, dimensional requirements and design standards for certain permitted uses.

The complete verbatim text of the proposed Ordinance is available for public inspection and may be examined without charge or obtained for a charge not greater than the costs thereof at the Township's administrative offices during normal business hours, 8:00 a.m. to 4:30 p.m., Monday through Friday and at the offices of the Township Solicitor, Buckley, Brion, 118 West Market Street, Suite 300, West Chester, Pennsylvania, 19382 during normal business hours Monday through Friday. The Ordinance is also on file for public inspection at the *Daily Local News* by calling (215) 648-1066 and the Chester County Law Library, Chester County Justice Center, Suite 2400, 201 W. Market Street, West Chester, PA 19380.

If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the hearing, he or she should contact the Township Building at (610) 384-0400 to discuss how those needs may be accommodated.

Kristin S. Camp, Esquire  
Township Solicitor

***Please advertise on October 28, 2019 and November 4, 2019***