

CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 2019-06

AN ORDINANCE OF CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CALN TOWNSHIP ZONING ORDINANCE OF 2005, AS AMENDED, WHICH IS CODIFIED IN CHAPTER 155 OF THE CALN TOWNSHIP CODE, ARTICLE IV, SECTION 155-27.C TO ADD MINI WAREHOUSE OR SELF-STORAGE FACILITY AS A USE PERMITTED BY CONDITIONAL USE IN THE C-1 HIGHWAY COMMERCIAL DISTRICT; 155-27.E TO ADOPT A NEW MATRIX CHART 7 TO INCLUDE AREA AND BULK REQUIREMENTS FOR THIS USE AND SECTION 155-84.A TO MAKE REFERENCE TO MINI-WAREHOUSE OR SELF STORAGE FACILITY IN THE C-1 DISTRICT.

BE IT ENACTED AND ORDAINED by the Board of Commissioners of Caln Township, Chester County that the Caln Township Zoning Ordinance of 2005, as amended, which is codified in Chapter 155 of the Caln Code shall be amended as follows:

SECTION 1. Section 155-27.C shall be amended to add a new subparagraph (31) as follows:

“(31) Mini warehouse or self-storage facility, subject to §155-84 of the Code.”

SECTION 2. Section 155-27.E shall be amended by amending Matrix Chart 7 to include mini warehouse or self-storage facility as a conditional use with requisite area and bulk requirements as shown on the attached Exhibit “A”.

SECTION 3. Section 155-84.A shall be amended to read as follows:

“Mini warehouse or self-storage units, as further defined under Article II of this chapter, shall be permitted by right in the I-2 Zoning District and by conditional use within the I-1 and C-1 Highway Commercial District, subject to the appropriate provisions specified within the Code.”

SECTION 4. Repealer. All ordinances, or parts of ordinances, conflicting with any provision of this Ordinance are hereby repealed insofar as the same conflict with this ordinance.

SECTION 5. Severability. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not effect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance, it being the intent of the Board of Commissioners that such remainder shall be and shall remain in full force and effect.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon enactment as by law provided.

ENACTED AND ORDAINED THIS 10 DAY OF OCTOBER, 2019.

ATTEST:

**BOARD OF COMMISSIONERS
CALN TOWNSHIP**

Kristen Denne, Secretary

Jennifer Breton, President

George Chambers, Vice President

Joshua Young, Commissioner

Lorraine Tindaro, Commissioner

Charles Kramer, Commissioner

EXHIBIT A

Proposed Zoning Amendment for 155 Attachment 7 (Matrix 7)

Use	Procedural Right	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirements (feet)			Maximum Height (feet)	Maximum Coverage (percentage)	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Self-Storage Facility	Conditional Use	Public	Public	5 acres	200	60	40	50	35	40%	60%