

**CALN TOWNSHIP ZONING ORDINANCE UPDATE**

**MEETING #7 AGENDA**

**October 17, 2024 – 6:30pm**

**Caln Township Municipal Building**

- 1. Review Meeting Minutes**
- 2. Review proposed “Mixed-Use Growth” District Draft #3 and Mixed-Use Village development standards Draft #4**
- 3. Review Options for Cluster Development**
- 4. Review Commercial Recreation & Entertainment District Draft #2 and Special Event Venue Draft #1**
- 5. Public Comment**
- 6. Confirm date of next meeting – November 21, 2024**

Latest revisions are **highlighted yellow**

## Article IV Zoning District Regulations

### § 155-32. MUG Mixed-Use Growth District. (*SEE ZONING MAP DRAFT #5 REVISED & REISSUED*)

A. Purpose. The primary purpose of the Mixed-Use Growth District is to provide for a diversity of housing types, age groups and income levels in close proximity to commercial goods and services in a manner consistent with traditional village building and site development patterns. Additionally, it is the purpose of this ordinance to:

- (1) Encourage creation of a functionally diverse, but visually unified, neighborhood focused on a central square and within walking distance to an adjoining mixed-use commercial-residential area.
- (2) Promote use of common greens, landscaped streets, boulevards, parkways, and “single loaded” streets woven into street and block patterns that provide neighborhood identity and space for social activity, recreation, and visual enjoyment.
- (3) Provide buildings for common or institutional purposes, such as civic or religious assembly, that act as visual landmarks and symbols of identity.
- (4) Promote pedestrian movement by locating new village housing, services, jobs and public places within convenient walking distance of each other, wherever practicable.
- (5) Reduce traffic congestion and dependence on the automobile by creating a hierarchy of streets and ways that effectively serve pedestrians, cyclists and drivers.
- (6) Provide for a hierarchy of common open space from public greens or parks to farmland and woodland conserved as greenbelt areas protected under permanent conservation easements.
- (7) To provide for the redevelopment of institutional and commercial uses that are existing or vacant **prior to on** the effective date of this Chapter.

B. Uses by right.

(1) The following principal uses and their accessory uses are permitted by right within the MUG Zoning District, provided that the use is approved by the Zoning Officer; only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified within the Code.

These uses  
would be  
permitted in  
all of MUG  
district

- (a) General agricultural uses, subject to § 155-89 of the Code.
- (b) Public utilities, subject to § 155-92 of the Code.
- (c) Municipal uses, subject to § 155-94 of the Code.
- (d) Category 1 home occupation, subject to § 155-109 of the Code.
- (e) Forestry, subject to § 155-37 of the Code.
- (f) Conservation use.

- (2) The following additional principal uses and their accessory uses are permitted by right within the MUG Zoning District for redevelopment of an institutional or commercial use that was existing or vacant **prior to on** the effective date of this Chapter, provided that the use is approved by the Zoning Officer; only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified within the Code.

These uses would be permitted on properties in MUG district with an existing or vacant institutional or commercial use

- (a) Retail business establishments with 7,500 square feet or less of gross floor area.
- (b) Business and professional offices with 7,500 square feet or less of gross floor area.
- (c) Medical or dental clinic with 7,500 square feet or less of gross floor area.
- (d) Restaurants with 7,500 square feet or less of gross floor area and without drive-through service lanes.
- (e) Club or lodge with 7,500 square feet or less of gross floor area.
- (f) Personal service establishments with 7,500 square feet or less of gross floor area.
- (g) Banks and financial establishments with 7,500 square feet or less of gross floor area.

C. Uses by conditional use.

- (1) The following principal uses and their accessory uses are permitted by conditional use within the MUG Zoning District, provided that a conditional use is granted by the Board of Commissioners; only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified within the Code

MU village permitted in all of MUG district

- (a) Mixed-use village, subject to § 155-100 of the Code.

- (2) The following additional principal uses and their accessory uses are permitted by conditional use within the MUG Zoning District for redevelopment of an institutional or commercial use that was existing or vacant **prior to on** the effective date of this Chapter, provided that a conditional use is granted by the Board of Commissioners; only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified within the Code.

These uses would be permitted on properties in MUG district with an existing or vacant institutional or commercial use

- (a) **Adult training or adult day-care uses, subject to § 155-70 of the Code. Moved from SE**
- (b) Child day-care center, subject to § 155-70 of the Code.
- (c) Office and business parks, subject to § 155-74 of the Code.
- (d) Medical research parks, subject to § 155-75 of the Code.
- (e) Commercial water resource use, subject to § 155-80 of this Code.

- (f) Veterinary hospital or animal clinic, subject to § 155-82 of the Code.
- (g) Recreational uses, subject to § 155-90 of the Code.
- (h) Educational uses, subject to § 155-91 of the Code.
- (i) Hospitals and medical centers, subject to § 155-91 of the Code.
- (j) Convalescent homes and nursing homes, subject to § 155-91 of the Code.
- (k) Governmental uses, subject to § 155-94 of the Code.
- (l) Flex space, subject to § 155-96 of the Code.
- (m) Business and professional offices with more than 7,500 square feet of gross floor area.
- (n) Medical or dental clinic with more than 7,500 square feet of gross floor area.
- (o) Restaurants with more than 7,500 square feet of gross floor area and without drive through service lanes.
- (p) Club or lodge with more than 7,500 square feet of gross floor area.
- (q) Personal service establishments with more than 7,500 square feet of gross floor area.
- (r) Banks and financial establishments with more than 7,500 square feet of gross floor area.
- (s) Theater or family entertainment complex.
- (t) Hotel or motel.
- (u) Commercial greenhouse, landscaping center or nursery.
- (v) Home center or lumber yard.
- (w) Massage business.
- (x) Solar energy production facility.
- (y) Tower-based wireless communication facilities subject to § 155-93 of this chapter.
- (z) **Wagering and gambling establishment. Moved from SE**

These uses would be permitted on properties in MUG district with an existing or vacant institutional or commercial use

D. Uses by special exception. The following principal uses and their accessory uses are permitted by special exception within the MUG Zoning District for redevelopment of an institutional or commercial use that was existing or vacant **prior to on** the effective date of this Chapter, provided that a special exception is granted by the Zoning Hearing Board; only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified within the Code.

**(1) Adult training or adult day-care uses, subject to § 155-70 of the Code. Moved to CU**

**(2) Commercial campgrounds, subject to § 155-78 of the Code.**

These uses would be permitted on properties in MUG district with an existing or vacant institutional or commercial use

(3) Church or religious uses, subject to § 155-91 of the Code.

~~(4) Wagering and gambling establishment.~~ Moved to CU

- E. Utility and dimensional requirements. **Matrix Chart** \_\_ is included at the end of this chapter and provides the basic utility and dimensional requirements for all permitted uses within the MUG Zoning District. Unless otherwise specified within the Code, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within **Matrix Chart** \_\_, the provisions contained within the text shall prevail.
- F. Accessory uses and structures. Accessory uses and/or accessory structures to the permitted uses of the MUG Zoning District shall be permitted, provided they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use or other approval requirements; and/or they comply with all other supplemental development and design requirements specified within the Code.
- G. Subdivision and land development requirements. Where required to comply with the provisions of the Code, a subdivision plan and/or land development plan shall be submitted to Caln Township for review and consideration prior to the issuance of a building permit for any permitted use within the MUG Zoning District. If a subdivision or land development plan is required, the plan shall be prepared in accordance with the appropriate provisions of Chapters 137 and 155 of the Code.
- H. Off-street parking and loading. Where applicable, all permitted uses within the MUG District shall comply with the off-street parking and loading requirements specified under Article X of this chapter, except as specified in § 155-100 for a mixed-use village.
- I. Signs. Where applicable, all permitted uses within the MUG District shall comply with the requirements for signs, as specified under Article XI of this chapter, except as specified in § 155-100 for a mixed-use village.
- J. Supplemental regulations. Where applicable, all sections of this chapter shall apply as supplementary regulations and specifications for permitted uses within the MUG Zoning District.

## Article VIII Nonresidential Land Use Development Requirements

### §155-100 Mixed-use village.

#### General Regulations

A. ~~Purpose.~~ The primary purpose of the Mixed Use District is to provide for a diversity of housing types, age groups and income levels in close proximity to commercial goods and services in a manner consistent with traditional village building and site development patterns. Additionally, it is the purpose of this ordinance to:

This "purpose" section is now in the MUG District section of Article IV

1. ~~Encourage creation of a functionally diverse, but visually unified, neighborhood focused on a central square and within walking distance to an adjoining mixed-use commercial-residential area.~~
2. ~~Promote use of common greens, landscaped streets, boulevards, parkways, and "single loaded" streets woven into street and block patterns that provide neighborhood identity and space for social activity, recreation, and visual enjoyment.~~
3. ~~Provide buildings for common or institutional purposes, such as civic or religious assembly, that act as visual landmarks and symbols of identity.~~
4. ~~Promote pedestrian movement by locating new village housing, services, jobs and public places within convenient walking distance of each other, wherever practicable.~~
5. ~~Reduce traffic congestion and dependence on the automobile by creating a hierarchy of streets and ways that effectively serve pedestrians, cyclists and drivers.~~
6. ~~Provide for a hierarchy of common open space from public greens or parks to farmland and woodland conserved as greenbelt areas protected under permanent conservation easements.~~

B. Ownership. The development tract may be held in single ownership or in multiple ownerships. When a development tract is held in multiple ownerships, it shall be:

1. Represented by a single application; and
2. Presented and approved under a common plan. The entire tract shall be designed in accordance with this §155-100.

C. Village Areas. The development tract shall contain both a Village Residential Area, a Village Commercial Area, and common open space. ~~It may also contain a Village Commercial Area.~~ These areas are intended to maximize the interactions among related uses and minimize the adverse impacts of different uses upon each other.

1. The Village Residential Area is intended to contain dwelling units and related accessory uses.
  2. The Village Commercial Area is intended primarily to provide uses that meet the retail and service needs of the neighborhood and its vicinity. It may also contain other compatible uses such as civic and institutional uses of community-wide importance, as per § B, and residential uses on the second and third floors of commercial mixed-use buildings. The Village Commercial Area may be located either at the approximate center of the village, or at the edge, near an existing road.
  3. The common open space is intended to provide a greenbelt surrounding the Village Residential Area and common greens within the Village Residential and Village Commercial Area.
- D. The development shall be sited and designed to avoid or minimize negative impacts on existing woodlands and hedgerows, wetlands, stream valleys, cultural landscapes and scenic views from adjacent roads, to the maximum extent possible. The use of special site design techniques is encouraged as a way of conserving the area's rural character in situations where topography, hedgerows or other vegetation would not provide naturalistic screening opportunities.
- E. The development shall be served by public or ~~central~~ community sewer and water.

### Permitted Uses

#### A. Village Residential Area:

1. Multifamily townhouse unit development designed to resemble traditional multi-family homes built in the villages of Chester County prior to 1930, and sited so they front directly onto streets, not parking areas. **Also permit SFD now that this applies to entire MUG district? If yes, then add SFD standards throughout text.**
2. Category 1 home occupation, subject to § 155-109 of the Code.
3. Uses and structures accessory to residential uses.

#### B. Village Commercial Area.

1. Retail business establishments, business and professional offices, medical and dental clinics, restaurants, personal service establishments, and banks and financial establishments occupying 6,000 square feet or less in one-and-one-half-story buildings, and up to 8,000 square feet in buildings of two or more stories. Uses with drive-in windows are prohibited.
2. Educational uses.
3. Church or religious use.

4. Municipal and governmental uses, excluding storage of materials, trucking or repair facilities, private or municipal sanitary landfills, recycling facilities, township garages and sand/salt storage facilities.
5. Child day-care center.
6. Dwelling units on the second- and third-story are specifically encouraged and shall be permitted in addition to the maximum number of units otherwise permitted, provided the total number of dwelling units in a development shall not be increased by more than 10 dwelling units or 10 percent, whichever is greater. Shared parking arrangements shall be permitted.
7. Category 1 home occupations.
8. Active recreational use.

**Density, intensity, and minimum common open space.**

A. Residential Density. The maximum residential density shall be ~~4.25~~ 4.0 dwelling units (DUs) per acre of Adjusted Tract Area. The maximum number of dwelling units shall be determined by a calculation as follows:

1. Determine Gross Tract Area. Gross tract area shall equal the acreage within the legally described parcel minus existing public or private road rights-of-way.
2. Determine Constrained Land. Constrained land consists of the resources listed in the table below, multiplied by a protection factor and totalled. In the event two or more resources overlap, only the resource with the highest protection factor shall be used.

Resource	Area of Resource (acres)	Protection Factor	Constrained Land (acres)
Existing Utility Rights-of-Way		x 1.0	=
That portion of lands under conservation easement that are restricted from further development		x 1.0	=
100-year Floodplain		x 1.0	=
Wetlands		x 0.95	=
Prohibitive Steep Slopes (over 25%)		x 0.85	=



Precautionary Steep Slopes (15-25%)		x 0.25	=
Rock Outcroppings over 1,000 SF in area		x 0.90	=
<b>SUM OF CONSTRAINED LAND</b>			=

3. Determine Adjusted Tract Area (ATA). Adjusted Tract Area equals the gross tract area minus the constrained land.

Gross tract area	_____ acres
minus total Constrained Land (from table in subsection A.2.)	- _____ acres
equals Adjusted Tract Area (ATA)	= _____ acres ATA

4. Maximum Number of Dwelling Units. The maximum number of dwelling units equals the Adjusted Tract Area (ATA) multiplied by ~~1.25~~ 4.0.

Adjusted Tract Area (from table in subsection A.3.)	_____ acres
multiplied by <del>1.25</del> <u>4.0</u>	x <del>1.25</del> <u>4.0</u>
equals maximum number of dwelling units	= _____ DUs

- (a) Where calculations result in fractional numbers, the fraction shall be rounded down to the next whole number.

- B. Commercial Intensity. Village Commercial development, including associated parking areas, may occupy up to 5 percent of the Adjusted Tract Area of the entire development tract. This maximum may be increased:

1. Up to 10 percent if the new buildings include second- and/or third-story non-retail commercial uses above at least 10 percent of the new commercial building coverage.
2. Up to 15 percent if the new buildings include second- and/or third-story residential uses and at least half the new building coverage shall be of two- and/or three-story construction and at least 25 percent of the second- or third-story shall be designed for residential use.

- C. Common open space.

1. The minimum common open space shall be ~~70%~~ 50% of the adjusted tract area plus the constrained land in the table subsection A.2.

2. Common open space shall be delineated to include 100-year floodplains, wetlands, very steep slopes, and rock outcroppings over 1,000 SF in area.
  3. At least ~~20~~ 30 percent of the required common open space shall be in a form accessible to the residents of the development, such as a central green, neighborhood squares or commons, recreational playing fields, walking trails, other kinds of footpaths, a neighborhood park, or any combination thereof. In addition, no more than 50 percent of the required common open space may be comprised of active recreation facilities such as playing fields, golf courses, tennis courts, etc. Common open space shall not be used for residential lots.
- D. Preservation of Historic Dwellings. To encourage the preservation of historic dwellings, such preserved dwellings shall not count toward the maximum number of dwelling units referenced in subsection 4 above, provided:
1. Such dwellings are listed on the Caln Township Historic Resource Atlas or other Township, County or State historic resource inventory;
  2. The dwelling is preserved in accordance with the Secretary of the Interior standards; and
  3. The dwelling is placed in a landscape context that respects its historical status and appearance, as determined by the Board or Commissioners, which may seek advice from the Township Historical Commission.

#### **Area and dimensional standards.**

- A. Townhouse.
1. Minimum lot area: ~~1,950 SF~~ None.
  2. Minimum lot width of individual townhouse unit: 20 ft.
  3. Maximum number of townhouse units in a building row: 4
  4. Maximum building height: 35 feet (Weatherstone & Eagleview = 35 feet)
  5. Yards: Townhouses shall meet the yard requirements in the table below. The applicant is encouraged to consider variations in the position and orientation of principal buildings, but shall meet the minimum standards in the table below, except that side yards may be reduced to zero ("zero lot line") in the Village Residential Area, when an end dwelling unit has either no side windows, or when the side windowsills are located at least 64 inches above the finished grade.

	<b>Minimum Front Yard</b> (from street line unless otherwise indicated)	<b>Minimum Rear Yard</b>	<b>Minimum Side Yard</b>
Principal dwelling (Townhouse)	12 ft	20 ft	Note 1
Front porch, open, with steps	6 ft	NA	Note 1
Front porch, enclosed by windows or screens	10 ft	NA	Note 1
Garage, detached front-loading	40 ft	7 ft	5 ft
Garage, attached side-loading	10 ft	10 ft	Note 1
Garage, attached front-loading	10 ft behind the plane of the front façade of the principal dwelling	10 ft	Note 1
Garage, rear-loading	NA	10 ft from rear service lane or alley	5 ft <sup>2</sup>

<sup>1</sup> Minimum 20-foot separation between principal dwellings on adjacent lots.

<sup>2</sup> May be reduced to 0’ for twins and townhouses; i.e. they may be attached.

B. Non-residential uses in the Village Commercial Area shall be contained on a lot for which the minimum lot area is determined by adding 20 percent to the land area needed for the building, on-site parking, ingress/egress, and any on-site infrastructure that is required, including septic systems and stormwater management facilities. The additional 20 percent shall serve as setback areas and landscaped buffers. Each lot shall meet the following standards:

1. Minimum street frontage: 50 ft.
2. Maximum building coverage: 50%
3. Maximum impervious surface coverage: 75%
4. Minimum front yard setback: 0 ft.
5. *Maximum* front yard setback (“build-to” line): 15 ft.  
At least 60 percent of the buildings shall be located at the “build-to” line.
6. Minimum side yard setback: 5 ft.

7. Minimum rear yard: 20 ft.
8. Maximum building height: 45 ft
- C. ~~Maximum building height. Building height shall be between 1.5 and 2.5 stories above grade at the front elevation, with a maximum height of 35 feet, (45 feet? Or more?) except that schools, libraries, and churches shall have no height limit.~~
- D. Maximum Impervious Cover.
1. Total impervious coverage within each area:
- a. Village Residential Area: 60% of ATA
- b. Village Commercial Area: 80% of ATA
- c. Common open space: 5% of ATA
- E. Street Frontage: Dwellings may front either on a street or directly onto parks or greens, which shall be designed with a perimeter sidewalk. Dwellings that front directly onto parks or greens shall be serviced by a rear service lane or shared driveway,

#### **Additional standards.**

- A. At least 50 percent of the residential lots shall directly abut common open space or face common open space across a street.
- B. Parking.
1. Minimum Off-Street Parking Requirements. The minimum number of parking spaces required in Article X shall be provided unless different standards are stated below:
- a. Offices, Professional and Public Buildings: 1 space/300 SF of gross floor area
- b. Retail uses and Personal Services: 1 space/300 SF of gross floor area
- c. All uses not listed above or in Article X: Sufficient number of parking spaces as determined by the Planning Commission.
2. Other Provisions.
- a. On-Street parking spaces along the front property line of a lot shall be counted toward the minimum number of parking spaces required for the use on that lot.
- b. Non-residential off-street parking shall be to the side or rear of buildings, or located within internal parking areas not visible from the street.

- c. On-street parking spaces shall always be parallel to the curb.
- d. Off-street parking may be located on a lot within 600 feet (measured along a publicly accessible route) from the use to which the parking is accessory. Said lot containing the parking shall be owned or leased to the owner of the principal use, or the lot containing the parking shall be dedicated to parking for as long as the use to which it is accessory continues and it is owned by an entity capable of assuring its maintenance as accessory parking.

### **Design Standards Village Residential Area and Village Commercial Area**

#### **A. Overall Form.**

1. New village development shall be compact with a well-defined edge between new developed areas of the village and adjacent land in existing residential use.
2. New streets shall connect with existing streets when possible.

#### **B. Block Design.**

1. Villages shall be designed in a generally rectilinear pattern of blocks and interconnecting streets and rear lanes, defined by buildings, landscaping, pedestrian ways, sidewalks and street furniture. To avoid the monotony of a rigid grid layout and to better conform to the natural terrain, streets may include frequent gentle curves.
2. The maximum block length shall be 800 feet, with mid-block footpaths connecting to sidewalks or other paths when block length exceeds 500 feet.
3. Rectilinear blocks of the dimensions required above may be reshaped at the discretion of the Board of Commissioners when topography, existing vegetation, or hydrology considerations influence block shape and size.
4. In the Village Commercial Area, at least one pedestrian pathway, a minimum of eight feet wide, shall be provided for every 250 feet of street frontage, connecting with rear parking lots.
5. Each block that includes storefronts and/or residential lots less than 40 feet wide shall be designed to include a rear alley serving parking areas or garages in the rear.
6. Local access streets shall be configured using a design speed of ~~25~~ 20 mph. Traffic calming techniques shall include "T" intersections, traffic islands, circles, loops or crescents, and roundabouts. Speed bumps, humps and tables shall be avoided. At least 25 percent of local access streets shall terminate in "T" intersections. The distance between "T" intersections shall not exceed three blocks or 1,500 linear feet, whichever is less. "T" intersections shall meet the offset requirements from other intersections set forth in the Subdivision and Land Development Ordinance.

C. Locational Considerations for Village Uses.

1. Residential uses, excluding upper story dwelling units in the Village Commercial Area, shall not be located within 500 feet of an expressway having 4 or more lanes, nor within 100 feet of a 2-lane collector road, unless effectively screened from public view by topography, dense vegetation or other physical or visual barriers.
2. Village Commercial Areas may be located either at the approximate center of the village, or at the edge, near an existing expressway, arterial, or collector road. If the Village Commercial Area is located along a collector road, parking areas shall be screened from view, preferably by locating them behind the commercial buildings, as seen from the road.
3. Village Commercial Areas shall be located within  $\frac{1}{4}$  mile (about a 5-minute walk) from as much of the residential areas as possible. Non-residential uses that are intended to serve an area beyond the village shall be located to permit vehicular access from outside the village without passing through village residential streets.
4. Use Transitions.
  - a. Similar land uses shall face one another across a street, while dissimilar land uses shall abut along alleys or rear parking areas.
  - b. Where feasible, a village green shall be used to separate residential blocks from mixed-use blocks.

D. Design Standards for Village Commercial Area

1. Design Considerations along an Existing Street. When the Village Commercial Area is located along an existing street the following provisions shall apply:
  - a. The buildings shall be designed with display windows and signage facing the street.
  - b. Canopy trees shall be planted at intervals not greater than 40 feet along the street.
  - c. The Village Commercial Area shall not parallel the street for a distance greater than 600 feet, unless the storefronts are located behind a landscaped buffer area providing visual screening in all seasons of the year, or on the opposite side of a village green extending the full length of the Village Commercial Area as it parallels the street. If berms are used within the buffer, they shall be no taller than two feet and shall taper gradually into the landscape with slopes not exceeding 1:5.
2. Landscaping of Commercial Buildings. In addition to the requirements of the Subdivision and Land Development Ordinance, the following regulations shall apply:

- a. To reduce maintenance, ensure longevity, and reinforce the indigenous plant materials of the area, landscaping around commercial buildings and their parking lots shall emphasize native plant species. Species shall be selected to provide visual interest at different times of the year, with low maintenance needs.
  - b. The facades of commercial buildings may be separated from the sidewalk by a landscaped strip no greater in depth than three (3) feet, except as necessary to accommodate outdoor eating establishments, or in courtyard designs.
3. Street Furniture in the Village Commercial Area.
- a. At least one public trash receptacle and one public recycling receptacle of a design and color approved by the Board of Commissioners shall be provided in each block on each side of the street.
  - b. Public benches of a design and color approved by the Board of Commissioners shall be provided at transit stops and at intervals no greater than 100 feet on each block, and in greens, commons, squares and parks at a rate of one bench per 5,000 square feet.
  - c. At least one bicycle rack adjacent to the sidewalk shall be provided on each block, with a paved pad.
4. Signs in the Village Commercial Area. In addition to the requirements in Article XI, signs shall conform to the following regulations:
- a. Signs shall not be freestanding pole signs and shall be affixed to a building facade, canopy, or arcade.
  - b. The top of signs (except window signs) shall be located no higher than the sills of second-story windows.
  - c. Signs shall be constructed of wood, metal or synthetic material, provided that the typeface and logos have a dimensional rather than flat quality.
  - d. Signs may be illuminated from external light sources only; lighting shall conform to the regulations contained §155-124. Flashing and moving lighting, or signs with color changes are prohibited.
  - e. Animated signs that use actual motion or the illusion of motion or change of lighting are prohibited.
  - f. External neon signs are prohibited. Non-flashing neon signs may be displayed inside windows provided they occupy no more than 15 percent of the glass area of the window in which they are displayed.

**E. Design Standards for Village Residential Areas.**

1. Architecture.
  - a. Housing styles, shapes and materials shall be varied within the overall theme of traditional historic Chester County village dwellings. Buildings may be either traditional in their architectural character or a contemporary expression of historically traditional styles and forms of the County. Regardless of which architectural style is utilized, it shall be applied consistently to residential, commercial and institutional uses throughout the development, in order to create an architecturally cohesive community.
  - b. In addition to subsection E.1.a., above, townhomes shall be designed to emulate traditional historic buildings of this nature in Chester County or to resemble large single-family residences.
  - c. Pitched roofs with slopes between 8:12 and 12:12 shall be encouraged.
2. Building materials. Residential building design shall utilize natural building materials for the building face which are consistent with traditional historic Chester County village dwellings, including brick, stone or masonry materials.

**Common open space design standards.**

- A. Common open space shall include all Primary Conservation Areas plus enough Secondary Conservation Area to meet or exceed the minimum acreage requirement for common open space set forth in §\_\_\_\_\_, as follows:
  1. The following Primary Conservation Areas shall be included in the common open space:
    - a. Lands within the 100-year floodplain (including the floodway).
    - b. Wetlands.
    - c. Very steep slopes.
  2. The following Secondary Conservation Areas, listed in order of priority, shall be included in the common open space to the fullest extent practicable.
    - a. Significant habitat and species listed as endangered, threatened, rare, or of special concern, such as those listed in the Pennsylvania Natural Diversity Inventory and county and local Natural Areas Inventories.
    - b. Steep slopes, particularly those adjoining watercourses and ponds, due to the potential for soil disturbance leading to erosion that is detrimental to water quality.



- c. Healthy woodlands, particularly those performing important ecological functions such as soil stabilization and protection of streams, wetlands and wildlife habitats.
  - d. Hedgerows, groups of trees, specimen trees and other unique or significant vegetation features.
  - e. Areas where precipitation is most likely to recharge local groundwater resources because of topographic and soil conditions affording high rates of infiltration and percolation.
  - f. Class I, II and III agricultural soils as defined by the USDA Natural Resources Conservation Service.
  - g. Historic structures and sites.
  - h. Visually prominent topographic features such as knolls, hilltops and ridges, and scenic views as seen from public roads (particularly those with historic features). Significant views from within the site outward shall also be considered.
  - i. Existing or proposed trails connecting the tract to other locations in the Township.
- B. The common open space shall be located and designed to add to the visual amenities of ~~villages and hamlets~~ the development and to the surrounding area, by maximizing the visibility of common open space as terminal vistas at the ends of streets or along the outside edges of street curves, and as perimeter greenbelts. Greenbelts shall be designed to provide buffers and to protect scenic views as seen from existing roadways and from public parks.
- C. Common open space shall consist of two types: natural and formal.
1. Natural common open space consists of, but is not limited to: meadows, woodlands, specimen trees, hedgerows, wetlands, floodplain and steep slopes.
  2. Formal common open space consists of: greens, commons, squares and parks that are defined by building walls, streets and street trees.
- D. Greens, Commons, Squares and Parks.
1. Greens, commons, squares, and parks shall serve a variety of outdoor leisure and assembly needs of village residents and enhance the form and appearance of the village.
  2. Greens, commons, squares and parks shall be distributed throughout the Village Residential Area and Village Commercial Area.
  3. Common Greens in Village Commercial Areas. When a Village Commercial Area

is proposed, a central village green shall be required. The central green shall be designed as an attractive gathering place for village residents in both day and evening and:

- a. Shall be located within 200 feet of the outer perimeter of the Village Commercial Area. These locational requirements may be adjusted by reason of topography or natural resources to be preserved, at the discretion of the Board of Commissioners;
  - b. Shall border on the principal street running through the Village Commercial area, or be located so as to constitute the "terminal vista" of that street;
  - c. Should be surrounded by buildings on all sides, and shall be surrounded by streets on at least three sides;
  - d. Shall be located within 1500 feet of 80 percent of all dwelling units in the village. Alternatively, two smaller common greens at least 6,000 square feet in area may be substituted for the central green, in order to meet this proximity standard;
  - e. Shall be of pedestrian scale, between 20,000 and 40,000 square feet in area, and shall be no longer or wider than 300 feet;
  - f. Should ideally be surrounded by two-story development that may include residential, civic and institutional uses in addition to commercial uses;
  - g. Shall be landscaped using elements of formal gardens including walkways, monuments, statues, gazebos, fountains, park benches and pedestrian scale lampposts.
4. Smaller greens, commons and squares, at least 5,000 square feet and no larger than 30,000 square feet, shall be dispersed throughout the **village development** in such a way that no lot is more than 1,250 feet from a green, common or square.
  5. All greens, commons and squares shall be planted with shade trees along their edges, at intervals not greater than 40 feet.
  6. The visibility of greens, commons, and squares shall be maximized by locating common open space in "terminal vista" locations as often as possible, such as the ends of streets at 3-way intersections or occupying a corner of a 4-way intersection.
  7. Greens, commons and squares shall contain no more than 10 percent impervious coverage.
- E. Permanent protection, ownership and maintenance of common open space shall comply with §155-118E.

### **Modifications.**

- A. The Board of Commissioners may permit the modification of the provisions of this article in order to encourage a well-planned traditional mixed-use development.
- B. Any such modification shall be subject to the following criteria:
1. The design and modifications shall be in harmony with the purposes and the land-use standards contained in this article;
  2. The design and modifications shall generally enhance the development plan, the commercial area, the streetscapes, and the neighborhoods, or at least not be any less desirable than the plan that could be created in conformance with this article;
  3. The design and modifications shall not produce lots or street systems that would be impractical or detract from the appearance of the District, and shall not adversely affect emergency vehicle access or deprive adjoining non-commercial properties of adequate light and air.
  4. Increased residential density or intensification of nonresidential uses shall be offset by corresponding special efforts by the applicant to improve the appearance of the development through enhanced architectural and landscaping efforts.
  5. The applicant shall demonstrate that the proposed modifications will produce equal or better results, from the Township's perspective, and represent the minimum modification necessary.
- C. If the Board of Commissioners determines that the applicant has met its burden, then the Board may grant a modification of the requirements of this article. In granting modifications, the Board may impose such conditions as will, in its judgment, secure the objectives and purposes of this article.

## Options for Cluster Development (§155-166 of Current Zoning Ordinance)

### Comparison of Conventional Development (Base Zoning) and Cluster Standards

- See page 2 for notes on conventional and cluster development.
- Cluster is permitted by conditional use in the R-1, R-2, R-3 and R-4 districts on tracts with a minimum of 25 contiguous acres and requires public sewer and water service.
- Four remaining “undeveloped” parcels meet the 25 acre minimum for cluster (two in the R-1 district and two in the R-2 district).

District & Use	Sewer	Water	Conventional Devel. / Base Zoning		Cluster		
			Min Net Lot Area	Open Space	Density du/gross ac.	Min Net Lot Size	Open Space
<b>R-1</b>							
SFD	On-Lot	On-Lot	43,560 sf (1du/net ac)				
SFD	On-Lot	Public	43,560 sf (1du/net ac)				
SFD	Public	On-Lot	40,000 sf (1.09 du/ net ac)				
SFD	Public	Public	25,000 sf (1.74 du/ net ac)	0%	1.5-2.0 *	8,000 sf	50% of gross acres
<b>R-2</b>							
SFD	On-Lot	On-Lot	43,560 sf (1du/ net ac)				
SFD	On-Lot	Public	43,560 sf (1du/ net ac)				
SFD	Public	On-Lot	30,000 sf (1.45 du/ net ac)				
SFD	Public	Public	15,000 sf (2.9 du/ net ac)	0%	1.75-2.25 *	8,000 sf	50% of gross acres
<b>R-3</b>							
SFD	On-Lot	On-Lot	43,560 sf (1du/net ac)				
SFD	On-Lot	Public	43,560 sf (1du/net ac)				
SFD	Public	On-Lot	20,000 sf (2.2 du/ net ac)				
SFD	Public	Public	15,000 sf (2.9 du/ net ac)	0%	2.0-2.5 *	8,000 sf	50% of gross acres
SFSD	Public	Public	8,000 sf (5.4 du/net ac)	0%	2.0-2.5 *	7,000 sf	50% of gross acres
<b>R-4</b>							
SFD	Public	Public	10,000 sf (4.3 du/ net ac)	0%	2.25-2.75 *	8,000 sf	50% of gross acres
SFSD	Public	Public	6,000 sf (7.2 du/ net ac)	0%	2.25-2.75 *	7,000 sf	50% of gross acres
TF	Public	Public	20,000 sf (2.2 du/ net ac)				
TH	Public	Public	N/A (4 du/ac)	0%	2.25-2.75 *	No min.	50% of gross acres
Apt	Public	Public	per section	0%			

\*The range of density an applicant can achieve. For example, in the R-1 district, cluster density is 1.5 du/gross ac but can go up to 2.0 density with incentives; in the R-2 district, cluster density is 1.75 du/gross ac but can go up to 2.25 density with incentives.

## Options for Cluster Development (§155-166 of Current Zoning Ordinance)

### Conventional development =

- Is permitted by-right.
- Entire tract is subdivided into residential lots with no common open space.
- Lot sizes are larger than with cluster. For example, in the R-1 district, with public sewer/water, minimum lot size is 25,000 sq ft for conventional development and 8,000 sq ft for cluster (see table above).

### Cluster =

- Is permitted by conditional use.
- Requires 25+ acres and public sewer and water.
- 50% of the tract is residential lots and 50% is common open space, some of which is useable by residents of the development for passive and active recreation.
- The number of dwelling units may or may not be greater than conventional development depending on the actual realized density incentive (see densities in table above).
- Lot sizes are smaller than conventional development in order to fit the lots on 50% of the tract (e.g. R-1 conventional 25,000 sq ft min. lots vs. cluster 8,000 sq ft min. lots) (see table above).
- Township's current cluster ordinance contains design guidelines (see § E, F and G).

### Option #1

Leave current cluster development section (§155-56) as is. An applicant would have the option of doing conventional development per the base zoning district standards or cluster development per the cluster standards (see table above for comparison by district). If an applicant can realize an increase in the number of dwelling units by using cluster, and is willing to go through the conditional use process, they will be more inclined to use that option.

### Option #2

Delete/repeal the cluster development section (§155-56). The only option would be conventional development per the base zoning district standards.

### Option #3

Delete/repeal the cluster development section (§155-56) and replace it with "Village Residential" standards as follows:

#### Village Residential:

- Same density as conventional development/base zoning shown in the table above (a.k.a. "neutral density")
- Similar to the Mixed-Use Village the township is considering in the proposed MUG district, but without the commercial component.
- Permit it by-right.
- Common open space set aside = Constrained land (100-year floodplain, wetlands, slope 25%+) plus 50% of the tract's developable land. This protects the environmental constraints by placing them inside the open space and makes 50% of the developable land useable for village greens, recreation, and other specified open space uses.
- Smaller minimum lot sizes of 10,000-12,000 sq ft in the R-1 district and 6,000-7,000 sq ft in the R-2 district
- Design standards for open space and residential dwellings same as Mixed Use Village

**Option #4**

Delete/repeal the cluster development section (§155-56) and replace it with “Mixed-Use Village” including a mix of residential and commercial uses similar to the Mixed-Use Village the township is considering for the proposed MUG district but with a modification of the residential density (make density at least the same as conventional development).

## Article IV Zoning District Regulations

### § 155-\_\_\_. CRE Commercial Recreation and Entertainment District.

A. Purpose. The CRE Zoning District generally contains uses or activities operated as a municipal recreational use or business for profit that is open to the public for the purpose of recreation and entertainment., ~~including, but not limited to, golf course, bed and breakfast, restaurant, brewery, microbrewery, micro-winery, distillery, brew pub, event venue, farmers market (as a seasonal event [use] or occasional [temporary] use), seasonal events, pop-ups and food trucks (as permitted by the Caln Township Code), holiday skating rink, municipal use, and similar commercial recreational uses.~~ The CRE District is designed to provide open space areas for recreational and entertainment activities while preserving natural resources to the fullest extent possible pursuant to [Article V](#).

B. Uses by right. The following principal uses and their accessory uses are permitted by right within the CRE Zoning District, provided that the use is approved by the Zoning Officer; ~~only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements;~~ and the use complies with all other supplemental development and design requirements specified within the Code.

- (1) Golf course, subject to § 155-90 of the Code.
- (2) Bed-and-breakfast, subject to § 155-60 of the Code.
- (3) Restaurant without drive-through service lanes.
- (4) Brew pub, winery pub, or distillery pub.
- (5) ~~Special event venue, subject to § 155-\_\_\_ of the Code.~~ **(Moved to Cond Use)**
- (6) ~~Farmers market (“as a seasonal event or occasional use”)~~ **(Only farmers market? Craft/Makers market? Holiday market? Flea market? Or call it Temporary/Seasonal Retail Sales).** (Included in #7 seasonal outdoor sales)
- (7) Seasonal use limited to farmers markets and sales of Christmas trees, holiday flowers, pumpkins, or handcrafted holiday items, subject to § 155-166 of the Code. *(See current ordinance definition of “seasonal use” below. Also see § 155-166.D of the code, below, as currently written, pertaining to a seasonal use permit)*
- (8) Temporary use limited to sales of art, sales of handcrafted items, and performing arts productions, subject to § 155-166 of the Code. *(See current ordinance definition of “temporary use” below. Also see § 155-166.D of the code, below, as currently written, pertaining to a temporary use permit)*
- (9) OR instead of (7) and (8)...Special use limited to farmers markets; sales of Christmas trees, holiday flowers, pumpkins, and handcrafted holiday items; sales of art; sales of handcrafted items; and performing arts productions, subject to § 155-166 of the Code. *(See current ordinance definition of “special use” below. Also see proposed revision to § 155-166.D, below, pertaining to a special use permit)*
- (10) ~~Skating rink, subject to § 155-90 of the Code.~~ **(Moved to Cond Use)**

Holiday sales, and farmers mkt, art and craft sales can be listed separately as shown in (7) and (8) or they can be listed together as shown in (9). It depends on the twp’s preference in terms of how it wants to handle these permits... as seasonal, temporary, or special use permits as described in 155-166.D.

- (11) Municipal use subject to § 155-94 of the Code.
- (12) Forestry, subject to § 155-37 of the Code.
- C. Uses by conditional use. The following principal uses and their accessory uses are permitted by conditional use within the CRE Zoning District, provided that a conditional use is granted by the Board of Commissioners; ~~only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements~~; and the use complies with all other supplemental development and design requirements specified within the Code.
- (1) ~~Special event venue, subject to § 155-100 of the Code.~~ **(See proposed 155-100, below)**
- (2) ~~Skating rink, subject to § 155-90 of the Code.~~
- ~~D. Uses by special exception. The following principal uses and their accessory uses are permitted by special exception within the CRE Zoning District, provided that a special exception is granted by the Zoning Hearing Board; only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified within the Code.~~
- ~~(1) Any special exception uses? No SE uses~~
- E. Utility and dimensional requirements. **Matrix Chart** provides the basic utility and dimensional requirements for all permitted uses within the CRE Zoning District. Unless otherwise specified within the Code, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within **Matrix Chart**, the provisions contained within the text shall prevail.
- F. Accessory uses and structures. Accessory uses and/or structures to the permitted uses of the CRE Zoning District shall be permitted, provided they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, conditional use or other approval requirements; and/or they comply with all other supplemental development and design requirements specified within the Code.
- G. Subdivision and land development requirements. Where required to comply with the provisions of the Caln Township Code, a subdivision plan and/or land development plan shall be submitted to Caln Township for review and consideration prior to the issuance of a building permit for any permitted use within the CRE Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions of Chapters 137 and 155 of the Code.
- H. Off-street parking and loading. Where applicable, all permitted uses within the CRE District shall comply with the off-street parking and loading requirements specified under Article X of this chapter.
- I. Signs. Where applicable, all permitted uses within the CRE District shall comply with the requirements for signs, as specified under Article XI of this chapter.
- J. Supplemental regulations. Where applicable, all sections of this chapter shall apply as supplementary regulations and specifications for permitted uses within the CRE Zoning District.



## **Proposed Definitions**

**Brew Pub** - A restaurant that includes as an accessory use the brewing of malt beverages of alcoholic and/or non-alcoholic content primarily intended for sale or consumption on the premises.

**Winery Pub** - A restaurant that includes as an accessory use the making of wine beverages of alcoholic and/or non-alcoholic content primarily intended for sale or consumption on the premises.

**Distillery Pub** - A restaurant that includes as an accessory use the distilling of liquor primarily intended for sale or consumption on the premises.

**Special Event Venue** - An establishment which provides a formal setting for special occasions such as weddings, wedding receptions, birthday parties, anniversary parties, graduation parties, retirement parties, family reunions, charitable benefits, and other special events, and which may provide food and beverage service for event attendees. **A special event venue may include a permanent building, other permanent or temporary structures, and outdoor event spaces.**

## **Current Ordinance Definitions of Seasonal Use and Temporary Use**

**Use** - The specific purpose for which land, a sign, structure or building is designed, arranged or intended, or for which it may be occupied or maintained, or any activity, occupation, business or operation which may be carried on thereon or therein. The term "permitted use" or its equivalent shall not be deemed to include any nonconforming use.

- A. **Permanent Use** - A permitted use conducted on a lot for more than one year, provided the permanent use complies with all provisions of the Code.
- B. **Seasonal Use** - A permitted use conducted on a lot during certain defined segments of the year, provided the seasonal use complies with all provisions of the Code.
- C. **Temporary Use** - A permitted use conducted on a lot for less than a one-year period of time, provided the temporary use complies with all provisions of the Code.

**Note:** *The term "Special Use" is not defined in Article II, Definitions. Instead, it is defined within section 155-166.D as: "a use having a periodic, intermittent or short duration of time...Such uses shall include the following events: carnivals; circuses; bazaars; fairs; municipal and civic events; sale of Christmas trees, holiday flowers, and pumpkins; car sales; car shows; and car washes.*

## Article XIII Administration and Enforcement

### §155-166 Building permits, zoning permits, certificates of use and occupancy and other permits.

D. The following specific provisions shall apply to an application for a special use permit, seasonal permits and/or temporary permit within Caln Township:

The proposed revisions in yellow highlight would apply if we categorize the CRE district's events as "special uses"

- (1) Where a special use, seasonal use or a temporary use are permitted by the Code, the Zoning Officer may issue a special use permit or a temporary use permit to the applicant.
- (2) A special use permit may be issued by the Zoning Officer for a use having a periodic, intermittent or short duration of time, not exceeding the time frames established below. Such uses shall include the following events: carnivals; circuses; bazaars; fairs; municipal and civic events; sale of Christmas trees, holiday flowers, and pumpkins, and handcrafted holiday items; car sales; car shows; and car washes; farmers markets; sales of art; sales of handcrafted items; and performance art productions. Such use must be conducted on a property capable of meeting the requirements of § 155-166D(4) below, and a portion of the proceeds raised from the event must be contributed towards a nonprofit entity or a charitable organization or cause. **[Amended 3-8-2007 by Ord. No. 2007-3]**

As written now (without the proposed revisions in yellow highlight), only the events in the table in (a) must comply with 155-166D(4). Does twp want farmers mkts, art sales, and handcrafted items sales to comply with 155-166D4 too? If yes, then farmers mtk, art sales and handcrafted sales should be categorized as "special use" as shown in (b).

- (a) The approved list of following special uses shall be permitted in the TV-1, C-1, C-2 and I-1 Zoning Districts for the time frames established below regardless of the uses allowed by the specific zoning district. The sale of fireworks and furniture/ household-related items such as carpets and oriental rugs shall be prohibited.

Use	Number of Days
Carnivals, circuses, bazaars, fairs, municipal and civic events	14
Christmas tree, holiday flowers and pumpkin sales	30
Car sales	10
Car shows and car washes	2

- (b) The following special uses shall be permitted in the CRE Zoning District for the time frames established below. The sale of fireworks shall be prohibited.

Use	Number of Days
<u>Christmas tree, holiday flowers, pumpkin, and handcrafted holiday items sales</u>	<u>30</u>
<u>Farmers market</u>	<u>90</u>
<u>Art sales and handcrafted items sales</u>	<u>2 or 14???</u>
<u>Performance art productions</u>	<u>14???</u>

Allow any other table (a) events in the CRE district???

- (c) The Board of Commissioners may approve a special use permit for an event which is conducted in a residentially zoned district upon such terms and conditions as the Board determines are appropriate.
- (3) A seasonal or temporary use permit may be issued for a use having a short time period which shall not exceed 90 consecutive or cumulative days within a calendar year. The seasonal or temporary use shall be a permitted use specified by the Code or within the zoning district to which the use is located.
- (4) Prior to the issuance of a special use permit, the applicant shall submit a sketch plan of the property where the event is proposed to be held which identifies the following: **[Added 8-10-2006 by Ord. No. 2006-9]**
  - (a) The location of all means of ingress and egress to the property;
  - (b) The number and location of parking spaces on the property that the property owner reasonably anticipates will be blocked off or used for parking by participants at the event; and
  - (c) The size, location and number of temporary signs which shall be erected for the special event.
- (5) The Zoning Officer shall not issue a special use permit if he finds that as a result of the event any of the following conditions will occur: **[Added 8-10-2006 by Ord. No. 2006-9]**
  - (a) Any means of access to the property will be blocked so as to prevent safe ingress and egress to the property;
  - (b) The event would limit safe and efficient traffic circulation throughout the property;
  - (d) Emergency vehicles would not have the ability to safely enter and maneuver on the property;
  - (e) The minimum number of off-street parking spaces needed to serve the principal use on the property, as specified in this chapter, are not available during the event; and
  - (f) Vehicles parked at the event block the minimum clear site triangle which is required.
- E. The owner of the premises occupied by a lawful nonconforming use or structure may secure a certificate of nonconforming use or structure from the Zoning Officer. Such certificate shall be authorized by the Zoning Officer and shall certify to the owner his right to continue such nonconforming use or structure.
- F. Pursuant to the provisions of the Caln Township Code, additional permits may be required by local, regional, county, state and federal agencies which shall be issued prior to the commencement of any improvement or site activities.

**Article VIII Non-Residential Land Use and Development Requirements**

**§ 155-100. Special event venue.**

A. A special event venue, as defined under Article II, shall be permitted by conditional use within the CRE Zoning District.

B. The following design standards and specifications shall apply to special event venues.

(1) A minimum of two acres of contiguous net land area shall be required to accommodate the special event venue.

(2) Unless otherwise permitted by the Caln Township Board of Commissioners as part of the conditional use application, the special event venue shall be serviced by public sanitary sewage facilities and public water supply facilities.

(3) The minimum lot width for the recreational use shall be 150 feet.

(4) The special event venue, including all buildings, structures, outdoor event spaces, and parking areas shall be set back a minimum of 50 feet from all property lines and street rights-of-way.

(5) All property lines adjacent to existing residential land uses shall be adequately screened and buffered so as to protect the privacy of the residential neighborhood from noise, light and other disturbances, in accordance with §155-119.

(6) Exterior storage areas for trash and recycling shall be properly screened with secured fencing and landscaping materials. All containers shall be airtight, verminproof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area shall be permitted within 50 feet of any lot line.

(7) No event shall begin before 11:00 a.m. or extend past 11:00 p.m. and all attendees shall exit the premises by midnight.

(8) All entertainment, including but not limited to DJs, music, bands, dance floors, and stages shall be confined to the interior of the special event venue building.

(9) No food may be grilled, cooked, or otherwise prepared on site or by the owners of the special event venue. This shall not include incidental preparation done by catering staff, such as setting up chafing dishes, preparing platters and other such preparation. Insurance certificate(s) for the caterer shall be required.

(10) No sale of food or beverages, including but not limited to, cash bars, concession stands, or other similar sales, is allowed at any event associated with the use of the special event venue.

(11) Alcoholic beverages may be served only as allowed by local and state laws. There shall be no sale of alcoholic beverages.

(12) No pyrotechnics or open fires may be used in conjunction with activities associated with the special event venue.

(13) Off-street parking and loading areas shall be designed in accordance with Article X of

Do you agree with these standards? Especially the limits on time, entertainment, food and beverages, open fires?

this chapter. The size of the parking area shall be adequate to accommodate all vehicles at any event such that every vehicle is parked in a parking space and necessary accessible parking spaces are provided.

(14) All proposed signs for the special event venue shall comply with the provisions specified under Article XI of this chapter.

(15) As part of the conditional use process the Board of Commissioners may impose other reasonable conditions and/or restrictions on each special event venue.