

**CALN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE #2023-04**

**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 CODE SPECIFICALLY TO AMEND THE DEFINITION OF COMMERCIAL DRIVE-THROUGH ESTABLISHMENT AND ADD A DEFINITION FOR COMMERCIAL CAR WASH IN SECTION 155-12; TO AMEND SECTION 155-27.C BY ADDING A NEW SUBPARAGRAPH (32) TO ALLOW A COMMERCIAL CAR WASH AS A USE PERMITTED IN THE C-1 DISTRICT BY CONDITIONAL USE; TO AMEND MATRIX CHART 7 TO ADD UTILITY AND DIMENSIONAL REQUIREMENTS FOR A COMMERCIAL CAR WASH IN THE C-1 DISTRICT; TO AMEND SECTION 155-79.B(2) WHICH DEFINES THE USES PERMITTED AS PART OF A COMMERCIAL DRIVE-THROUGH ESTABLISHMENT AND TO ADD A NEW SECTION 155-99 TO ADD REGULATIONS FOR A COMMERCIAL CAR WASH.**

BE IT ENACTED AND ORDAINED, and it is hereby enacted by authority of the Caln Township Board of Commissioners 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.** The definition of commercial drive-through establishment in Section 155-12 shall be amended to read as follows:

**“COMMERCIAL DRIVE-THROUGH ESTABLISHMENT-** A permitted commercial use, where the patrons have the option to be provided services without leaving their vehicle, as allowable within certain zoning districts in accordance with the provisions of § 155-79 of this chapter of the Code. A car wash shall not be considered a commercial drive-through establishment.”

**SECTION 2.** The following definition shall be added to Section 155-12:

**“COMMERCIAL CAR WASH-** A building or portion thereof where vehicles are cleaned manually or by using a conveyor, blower, steam-cleaning equipment, or other devices. Car washes may be self-service, full service or fully automated and may include car detailing.”

**SECTION 3.** Section 155-27.C shall be amended to add a new subparagraph (32) to read as follows:

“(32) Commercial car wash.”

Ordinance 2023-04 An Ordinance Amending the Definition of Commercial Drive-Through Establishment and Add a Definition for Commercial Car Wash in Section 155-12; to Amend Section 155-27.C by Adding a New Subparagraph (32)

**SECTION 4.** Matrix Chart 7 which is referenced in Section 155-27.E shall be amended to add the utility and dimensional requirements for a commercial car wash in the C-1 District as follows:

Use	Procedural Requirement	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
Commercial Car Wash	Conditional use	Public	Public	50,000 sq. ft.	200	40	20	40	35	40%	70%

**SECTION 5.** Section 155-79.B(2) shall be amended to read as follows:

“Commercial drive-through establishments shall be limited to restaurants; financial institutions; personal service establishments; retail uses; and other similar uses which are permitted uses within the TV-1 and C-1 Zoning Districts and the Route 30 Bypass Interchange Overlay District. A commercial car wash shall not be permitted as a commercial drive-through establishment.”

**SECTION 6.** A new Section 155-99, titled, “Commercial car wash” shall be added and provide as follows:

- A. Commercial car washes as further defined under Article II of this chapter, shall be permitted by conditional use within the C-1 Zoning District subject to the appropriate provisions specified within the Township Code.
- B. The following design standards and specifications shall apply to commercial car washes:
  - (1) A minimum of 50,000 square feet of contiguous net land area shall be required to accommodate all of the structures as part of the commercial car wash. In addition, the minimum and maximum dimensional requirements for a commercial car wash as specified by the C-1 Zoning District in Matrix Chart 7 shall apply.
  - (2) The commercial car wash shall be serviced by public sanitary sewage facilities and public water supply facilities.
  - (3) Commercial car washes shall be located at least 250 feet from an existing residential use or residential zoning district, as measured from the property line.
  - (4) The side and rear lot lines of the commercial car wash shall be adequately screened with a ten-foot-wide landscaped buffer yard.

- (5) Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (6) The applicant shall submit a traffic study to support the location of all proposed means of ingress and egress. The traffic study must demonstrate that the proposed location of all means of ingress and egress are safe to the traveling public and patrons to the commercial car wash and that the proposed locations will minimize any negative effects on traffic flow and congestion. The proposed locations of all means of ingress and egress shall be approved by the Board of Commissioners only after making a determination that the proposed locations satisfy the above-referenced requirements. The applicant shall also obtain a Pennsylvania Department of Transportation highway occupancy permit or a Caln Township road occupancy permit as a condition precedent to application approval. The applicant or developer shall be responsible for the purchase, installation and/or relocation of any traffic control device and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Caln Township.
- (7) Interior traffic circulation shall be designed so as to minimize traffic congestion at points of ingress and egress and to promote public safety for those patrons parking or using the commercial car wash. Fire lanes shall be clearly established, as required by the Caln Township Fire Code, as amended. The required loading and unloading zones shall be designed to minimize interference with interior traffic circulation and parking facilities.
- (8) For commercial car washes that are non-automated, there shall be a minimum of 3 stacking spaces per bay with minimum dimensions of 10 feet by 25 feet per space and 2 additional parking spaces per bay. For commercial car washes that are automated, there shall be a minimum of 20 stacking spaces with minimum dimensions of 10 feet by 25 feet per stacking space.
- (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) All proposed signs for the car wash shall comply with the provisions specified under Article XI of this chapter.
- (11) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be airtight, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area will be permitted within 25 feet from any lot line.

- (12) All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other audible sounds are reduced by 80% from the source to any property line.
  - (13) 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.
- C. As part of the conditional use application, the applicant or developer shall submit the following information for review and consideration:
- (1) 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.
  - (2) A preliminary landscaping plan showing how the buffer yards and other landscaping enhancements will be incorporated within the site.
  - (3) 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.
  - (4) Architectural renderings of the proposed building elevations and plan views.
  - (5) A preliminary lighting plan showing the location and intensity of the proposed lighting within the property to a point 50 feet beyond the perimeter of the property line. The proposed lighting for buildings, signs, accessways and parking areas shall be arranged so they do not reflect towards any public street or residential zoning districts.
  - (6) A traffic impact study shall be conducted in accordance with the provisions of the Caln Township Code in order to assess transportation conditions and needs. The traffic impact study shall be submitted with the conditional use application.
  - (7) An environmental impact assessment (EIA) report shall be conducted in accordance with the procedures and requirements specified by this Code. The EIA report should identify how the potential adverse impact will be mitigated and/or prevented.
- D. If the Board of Commissioners approves the conditional use application, a complete subdivision and land development plan shall be submitted to Caln Township for review and consideration. The subdivision and land development

plan shall comply with all conditions of approval issued as part of the conditional use application as well as all other provisions specified by the Code.”

**SECTION 7. Severability.** The provisions of this Ordinance are severable, and if any article, section, subsection, clause, sentence or part thereof shall be held or declared illegal, invalid or unconstitutional by any court of competent jurisdiction, the decision shall not affect or impair any of the remaining articles, sections, subsections, clauses, sentences or parts thereof of this Ordinance. It is hereby declared to be the intent of the Board of Commissioners that this Ordinance would have been adopted if such illegal, invalid or unconstitutional article, section, subsection, clause, sentence or part thereof had not been included herein.

**SECTION 8. Repealer.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any such inconsistency.

**SECTION 9. Effective Date.** This Ordinance shall become effective upon enactment as by law provided.

ENACTED AND ORDAINED this 30th day of March, 2023.

ATTEST:

**CALN TOWNSHIP  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Kristen Denne,  
Township Secretary

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Paul Mullin, President

\_\_\_\_\_  
Jane Kennedy, Vice-President

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Joshua B. Young, Commissioner

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Lorraine M. Tindaro, Commissioner

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Mark Evans, Commissioner