



ORDINANCE PROPOSALS

2/1/2025 to 2/28/2025

The staff reviewed proposals for:

	Total
Subdivision and Land Development Ordinance (SLDO) Amendments	3
Zoning Ordinance Amendments	10
TOTAL REVIEWS	13

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Charlestown Township	ZA-01-25-18396	2/21/2025	Proposed - Zoning Ordinance Amendment ADUs - Accessory Dwelling Units in the FR-Farm Residential and R-1 Residential zoning districts to provide for more housing in the Township and more housing opportunities for persons with a disability.	Consistent
Charlestown Township	ZA-01-25-18397	2/10/2025	Proposed - Zoning Ordinance Amendment Agritainment ordinance: by conditional use in F-R Farm Residential District, with the following provisions: minimum lot area of 50 acres, 200 foot setback, 10 percent maximum impervious coverage, a limit of three events per year, and not more than two consecutive days per event.	Consistent
East Caln Township	ZA-01-25-18385	2/5/2025	Proposed - Zoning Ordinance Amendment Revise the definitions for "Family" and "Institution" and create new definitions for "Reasonable Accommodation" and "Reasonable Modification;" and revise Sections 225-30.A(2) and 225-41 to provide for a procedure for reasonable accommodations and modifications.	Consistent
East Pikeland Township	SA-02-25-18412	2/20/2025	Proposed - SLDO Amendment Municipal exemption, subdivision officer, tree types, plan submission procedures and requirements, EIA Report, lot frontage, landscaping, vehicle protection, etc.	Consistent
East Pikeland Township	ZA-02-25-18411	2/20/2025	Proposed - Zoning Ordinance Amendment Municipal exemption, definition changes, classification of ADUs, Canopy Trees, vehicle protection devices, EV charging setbacks, accessory room rentals, review of EIA reports, sign ordinance changes, complete street and plant species appendices, etc.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
New Garden Township	ZA-01-25-18381	2/13/2025	Proposed - Zoning Ordinance Amendment The Township proposes to add "stadium/arena" to the list of uses permitted by-right in the C/I Commercial Industrial, and Unified Development Districts. A definition for the term stadium/arena, along with design standards, are also provided.	Consistent
Phoenixville Borough	SA-01-25-18382	2/5/2025	Proposed - SLDO Amendment Traffic Impact Study.	Consistent
Sadsbury Township	ZA-01-25-18389	2/5/2025	Proposed - Zoning Ordinance Amendment Western Gateway District changes: Min. Acreages Clarified as "Gross" Acres; No Building Closer than 100 ft. to Lot Lines (prv. 150 ft), Density Clarified as Based on "Gross" Acres.	Consistent
Valley Township	SA-02-25-18417	2/14/2025	Proposed - SLDO Amendment "STREET LINE (RIGHT-OF-WAY LINE)" definition to be amended	Consistent
Valley Township	ZA-02-25-18410	2/14/2025	Proposed - Zoning Ordinance Amendment "STREET LINE (RIGHT-OF-WAY LINE)" definition to be amended	Consistent
West Caln Township	ZA-01-25-18372	2/5/2025	Proposed - Zoning Ordinance Amendment revision to fence and wall setback regulations, highway signs, electronic signs.	Consistent
West Goshen Township	ZA-01-25-18394	2/19/2025	Proposed - Zoning Ordinance Amendment The Township proposes to amend the requirements for geothermal energy systems, for both residential and non-residential uses, set forth in Section 84-57.16 of the Township Zoning Ordinance.	Consistent
West Whiteland Township	ZA-01-25-18379	2/3/2025	Proposed - Zoning Ordinance Amendment The proposed amendments to the TC Town Center Mixed Use District standards set forth in Section 325-13 include removing townhouses from the list of permitted uses, along with the addition of a maximum residential density limit of six dwelling units per acre of the gross lot area of the tract.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 13

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