

**AN ORDINANCE OF NEWLIN TOWNSHIP, CHESTER COUNTY,
PENNSYLVANIA, AMENDING THE NEWLIN TOWNSHIP ZONING
ORDINANCE BY DELETING SECTION 625 OF THE ZONING ORDINANCE,
BY ADDING A DEFINITION OF “COMMERCIAL EQUINE ACTIVITY”
AND BY PROVIDING FOR COMMERCIAL EQUINE ACTIVITIES AS
PERMITTED USES AND USES PERMITTED BY SPECIAL EXCEPTION
SUBJECT TO CERTAIN LIMITATIONS AND RESTRICTIONS**

Ordinance No: 2014-01

Section 1. Section 625 is deleted in its entirety.

Section 2. The Zoning Ordinance is amended by adding the following definition:

“Commercial Equine Activity. Any of the following activities involving horses or other equines done in exchange for money and/or services:

1. Boarding; and/or
2. Lessons in riding or driving, including clinics involving one or more clients/students; and/or
3. Competitions/events.”

Section 3. Section 303.C is amended to be renumbered as Section 303.C.1 and by adding subparagraph 303.C.2 to read as follows: “Uses permitted in Section 527 of this Ordinance.”

Section 4. Section 527 of the Zoning Ordinance shall provide as follows:

Equestrian Boarding

Boarding of horses as a use accessory to a dwelling in exchange for money and/or services shall be permitted subject to the following conditions:

- A. Not less than three (3) acres shall be provided for the first horse and not less than two (2) acres shall be provided for each additional horse, including those boarded and those owned by the landowner.
- B. Pasture Area. There shall be sufficient satisfactory pasture area to support the number of horses to be boarded on the property.
- C. Where any portion of the property is within the Floodplain Conservation Overlay District, pasture areas shall not be established or maintained within fifty (50) feet of the top bank of the watercourse.
- D. Where the property is within the Steep Slope Conservation Overlay District, Best Management Practices, as described in §202 of Newlin Township Stormwater

Management Ordinance, to minimize accelerated runoff, erosion and sedimentation and to manage storm water shall be implemented.

- E. Manure Storage. Manure storage shall be set back a minimum of 100 feet from the property line and shall be designed, constructed, maintained and operated in accordance with all applicable laws and regulations and permits shall be secured from all governmental agencies having jurisdiction over this activity. Manure shall not be stored within the Floodplain Conservation Overlay District or the Steep Slope Conservation Overlay District.
- F. Parking. All parking must be provided on the same lot as the use.

Section 5. Section 625 is added as follows:

Commercial Equine Activity Regulations

- A. A commercial equine activity, including boarding not accessory to a dwelling, shall provide a minimum lot area of 3 acres for the first horse and 2 acres per each additional horse, including those boarded and those owned by the landowner.
- B. The Applicant shall demonstrate that there is sufficient satisfactory pasture area to support the number of horses to be boarded on the property, including horses owned by the landowner.
- C. Indoor Riding Facilities. A maximum of one (1) indoor riding facility shall be permitted per tract or lot. This facility shall comply with the following:
 - 1. Maximum building coverage 20,000 square feet.
 - 2. The area selected for an indoor riding facility shall be proximate to the stables.
 - 3. Lighting. If the indoor riding facility is located closer than 150 feet to a property line, Applicant shall demonstrate compliance with the lighting requirements of Section 520 of this Ordinance. All lighting shall be full cut-off fixtures.
- D. Buffers and Screening. The Board may require landscape buffers and screening to soften the visibility, at the property line and beyond, of outdoor activity and event areas, indoor riding facilities, lighting and stables or other structures; the Board shall be guided by the criteria of Section M. of the Newlin Township Subdivision and Land Development Ordinance.
- E. Outdoor commercial equine activities shall be limited to daylight hours and shall be conducted in compliance with the standards of this section and any other standards applicable to outdoor uses.

- F. All parking for the commercial equine activity shall be provided on the property; Applicant shall demonstrate sufficient on-site parking to accommodate the number and type of vehicles that are proposed to occupy the property during periods of the highest demand for parking.
- G. Manure storage shall be set back a minimum of 100 feet from the property line and shall be designed and operated in accordance with all applicable laws and regulations and permits shall be secured from all governmental agencies having jurisdiction over this activity.
- H. Where a commercial equine activity will include competitions or other equine activities that bring non-resident horses or spectators to the facility, the Board may impose reasonable conditions on the operation of such activities where it deems necessary to mitigate potential off-site impacts; such conditions may include, but are not limited to: limits on the number of shows/competitions; hours they may occur; and number and type of on-site vendors.
- I. All uses shall comply with Section 527 C. and D. of this Ordinance.

Section 6. All Ordinances or provisions of any Ordinances inconsistent herewith are hereby repealed.


Section 7. 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 affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Newlin Township Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section 8. This Amendment shall take effect and shall be in force and effect five (5) days from and after the date of its final passage and adoption.

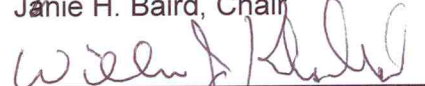
ENACTED AND ORDAINED this 13th day of Oct, 2014.



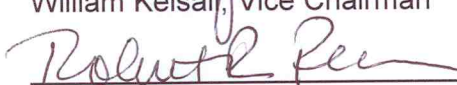
Gail A. Abel



Janie H. Baird, Chair



William Kelsall, Vice Chairman



Robert R. Pearson, Member