

LONDON GROVE TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 224 – 2023

AN ORDINANCE OF THE TOWNSHIP OF LONDON GROVE, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE LONDON GROVE TOWNSHIP ZONING ORDINANCE OF 2017, AS AMENDED IN ORDINANCE NO. 213 ADOPTED ON OCTOBER 3, 2018 TO AMEND THE DEFINITION OF SPECIAL EVENT IN SECTION 27-202; TO ADD A DEFINITION FOR LIVESTOCK IN SECTION 27-202; TO AMEND THE REGULATIONS FOR THE AP AGRICULTURAL PRESERVATION DISTRICT IN PART 3, SECTIONS 27-301 THROUGH 27-303; TO DELETE SECTION 27-304; TO AMEND SECTION 27-1832 REGARDING KEEPING OF ANIMALS, TO ADD A NEW SECTION 27-1845 TO ESTABLISH STANDARDS FOR SPECIAL EVENTS; TO ADD A NEW SECTION 27-1846 TO ESTABLISH STANDARDS FOR A LIMITED WINERY USE; TO AMEND SECTIONS 27-502.G AND 27-1202.L TO MAKE REFERENCE TO THE NEW STANDARDS FOR A LIMITED WINERY IN SECTION 27-1846.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of London Grove Township that the London Grove Township Zoning Ordinance of 2017, as amended, is hereby further amended as follows:

SECTION 1. The definitions of “Special event” and “Agricultural-extensive” in Section 27-202 shall be revised as follows:

“**SPECIAL EVENT** - a special event shall be an activity open to the general public or a specialized segment thereof wherein admission thereto is by advertisement or invitation (whether or not a fee is charged therefore). No lot shall be used for special events more than four times in any calendar year. Special events include, but are not limited to, the sale of items or services such as carnivals, the conduct of flea markets, the providing of lawful games of chance and activities constituting competition with awards of prizes. Excluded from the definition of “special event” are private parties by invitation at which no admission charge is made, liquidation sales, church or school gatherings or events at institutions having permanent facilities designed for such events, such as stadiums, auditoriums, restaurant or commercial establishments.”

AGRICULTURAL-EXTENSIVE - extensive agriculture shall be deemed to include the customary growing of crops and raising of livestock for production of meat, dairy products, skins and like activities such as horticulture and viticulture, excluding intensive agriculture as hereinafter defined. Extensive agriculture envisions a demand for substantial areas of land and, by reason of disbursed activity it generally will present few unusual environmental problems, such as runoff, animal waste concentrations and the like. This term shall include rescue operations for livestock.

SECTION 2. The following definitions shall be added to Section 27-202:

ADULT ANIMAL – an animal having reached maturity.

EXOTIC WILDLIFE - Wild, dangerous and/or exotic non domesticated animals, including but not limited to bears, coyotes, foxes, raccoons, lions, tigers, wolves, and similar animals, as defined in the Game and Wildlife Code, Act 93 of 1986, or amendments thereof, as "exotic wildlife" or "wildlife".

FOWL - Chickens, guinea hens, peacocks, ducks, geese, turkeys and the like.

KENNEL (COMMERCIAL) - Any lot, building, structure, enclosure, or premises where six or more dogs over six months of age are kept for commercial or rescue purposes, including boarding, breeding, wholesale and retail of goods or animals, or the rendering of services for profit or not for profit in the case of a rescue, or any facility which is classified as a regulated business by the Commonwealth of Pennsylvania.

KENNEL (PRIVATE) - A shelter at or adjoining a private residence where less than 10 dogs over six months of age are bred and/or kept for hunting, training, and exhibition for organized shows, field, working and/or obedience trials, or for the enjoyment of an identifiable species of dog with no wholesaling of animals.

LIVESTOCK – Animals raised, stabled, fed or maintained on an agricultural operation with the purpose of generating income or providing work, recreation or transportation. Examples include: dairy cows, beef cattle, goats, sheep, swine and horses.

PET ANIMAL - Dogs, cats, rabbits, guinea pigs, rodents, birds, reptiles, and other species of animal that may be restrained by a leash, or by holding the animal in the hands, or by having direct supervision and control of the animal.

SECTION 3. Part 3, Sections 27-301 through 27-303 shall be amended as follows:

“Part 3

Agricultural Preservation District (AP)

§27-301. Purpose and Specific Intent

1. The land use and economy of the Agricultural Preservation District is oriented toward agricultural activity. Thus it is the desire and intent to preserve farming as an important economic feature and to maintain viable farmland as an irreplaceable asset. Recognizing the conflicts that can occur when other uses are superimposed upon adjacent farming operations and being desirous of removing development pressures on farming operations, it is the intent of the Board of Supervisors to minimize intrusion into viable farmlands within the Agricultural Preservation District (AP). It is further the intent to permit within this district certain compatible farm service uses and to permit accessory activities to farm operations.

§27-302. Permitted Uses Within AP Lands

Only those uses enumerated under paragraphs A, B, C, and D are permitted and no others.

A. Uses by Right

- (1) Extensive agriculture, subject to the provisions found in other parts of this Chapter.
- (2) Single family detached dwelling.
- (3) Sewage disposal facilities, such as lagoons, tile and spray irrigation fields.
- (4) Municipal use.
- (5) Group home.
- (6) Riding academies, commercial stables and shows and training facilities for livestock, subject to other applicable provisions herein.

B. *Conditional Uses*

- (1) Intensive agriculture uses on lands not within the Ground Water Protection District (see GWP map) are permitted by conditional use within the AP District, subject to other applicable provisions herein. Intensive agriculture uses are not permitted under any circumstances within the Ground Water Protection District.
- (2) Bed and Breakfast Establishments.
- (3) Limited Winery subject to the standards in Section 27-1846.
- (4) Agricultural, Special Purpose Lots utilizing the Lot Averaging provision, subject to the standards found elsewhere herein.

C. *Accessory Uses*

- (1) Food processing provided that it is clearly an accessory use subordinate to existing primary agricultural uses permitted by right and subject to the provisions found herein.
- (2) Single-family detached dwelling as accessory to a bed and breakfast.
- (3) Accessory dwelling units (ADU's), by conditional use and subject to the other applicable provisions herein.
- (4) Agricultural employee housing.
- (5) Farm stands.
- (6) Home Occupations.

§27-303. **Area and Bulk Regulations.**

1. For Extensive Agricultural uses permitted as of right, the following design standards shall apply.

- A. Lot area (minimum) – 10 acres of net lot area; provided that 1.5 contiguous acres may be constrained with private easements, easements for the purposes of access, utility (above or on the ground) or stormwater management including infiltration areas, prohibitive steep slopes, floodplain, floodway, and wetlands as defined by this Chapter.
 - B. Lot width at the building setback line (minimum) – 400 feet.
 - C. Lot width at the street line (minimum) – 200 feet.
 - (1) Interior lot provisions set forth in Section 27-1843 remain applicable.
 - D. Building setback lines for dwellings (minimum) as follows:
 - (1) Front yard – 75 feet
 - (2) Side yard – 25 feet
 - (3) Rear yard – 50 feet.
 - E. The setback for farm buildings or any structure used to house farm animals or to store manure, fertilizer, compost, other odorous materials, or combustible materials (minimum) – 100 feet.
 - F. Setback for all other farm buildings or structures (minimum) in addition to Bulk Area Requirements of this District– 50 feet unless the structure is under 1,200 square feet in which case the setback shall be twenty-five (25') feet minimum.
 - G. Building height (maximum) –three stories or 35 feet maximum, except for barns, silos, water towers, chimneys, windmills, antennas (maximum – 95 feet in height), and silos(maximum height of one hundred twenty (120) feet).
2. For Intensive Agricultural Uses and for the preparation of mushroom growing substrate, the following design standards shall apply:
- A. Intensive agriculture and the preparation of mushroom growing substrate are restricted to separate tracts of land solely dedicated to the

operations and activities of these respective uses. Located on the tract should be all buildings and facilities used in the intensive agriculture and/or preparation of mushrooms growing substrate operation including, but not limited to, buildings, accessory facilities, structures, storage areas, parking, driveways, accessways, wells, sedimentation basins, sewage beds, lagoons, and stormwater management facilities. No Extensive Agricultural lands may be utilized for Intensive Agricultural purposes unless the minimum acreage devoted to Intensive Agricultural uses exceed twenty (20) acres. No parcel less than twenty (20) acres shall be eligible for Intensive Agricultural uses or activities. No subdivision of Intensive Agricultural lands shall be permitted as long as an Intensive Agricultural use or activity exists on the property.

B. *Expansion.* Any expansion of the use must not encroach on the 100-foot perimeter buffer, except as provided for elsewhere in this Ordinance.

C. *Adjacent Uses.* Where intensive agricultural activity or mushroom growing substrate activity is employed on the same premises as other activities including extensive agricultural and residential uses, the area dedicated to intensive agriculture or mushroom growing substrate shall be deemed a separate tract of land defined by the outer boundaries of the 100-foot property perimeter buffer surrounding the respective uses.

D. Area and bulk regulations include:

- (1) Lot size (minimum) – 20 acres.
- (2) Perimeter buffer width – 100 feet.
- (3) Building coverage (maximum) – 30 percent.
- (4) Impervious coverage (maximum) – 50 percent.

3. For Riding Academies, Commercial Stables and Shows and Training facilities for animals, the following standards shall apply:

A. Lot size (minimum) – 10 acres of net lot area.

- B. Perimeter setback (minimum) – 75 feet.
 - C. Building coverage (maximum) – 20 percent.
 - D. Impervious coverage (maximum) – 40 percent.
 - E. Perimeter fencing (minimum) – 4 foot high safety fence; provided that an applicant may provide evidence as part of the conditional use hearing to demonstrate that the proposed use does not require fencing.
4. For Food Processing Facilities, as an accessory use, the following standards shall apply:
- A. Portion of the lot used for food processing (maximum) – 20 percent of net lot area.
 - B. Setback from all lot lines for all food processing facilities (minimum) – 100 feet.
 - C. Setback from all lot lines for outdoor storage and manure and waste piles (minimum) – 100 feet.
 - D. Building coverage (maximum) – 20 percent.
 - E. Impervious coverage (maximum) – 40 percent.
 - F. Building height (maximum) – 35 feet.
5. Agricultural Employee Housing shall be permitted when accessory to permitted intensive and extensive agriculture uses:
- A. Agricultural employee housing shall not be required to be on a severable curtilage from the principal use and shall not be construed to diminish the number of single-family detached dwellings permitted under this Ordinance. Nor shall agricultural employee housing reduce the number of residential subdivisions permitted hereunder.
 - B. Agricultural Employee Housing and mobile homes shall be permitted for the housing of farm workers, subject to the following restrictions:
 - (1) They shall comply as to construction, maintenance and operation with all requirements of the Pennsylvania

Department of Agriculture, the Pennsylvania Department of Labor and Industry; the Pennsylvania Department of Environmental Protection, the Pennsylvania Department of Health, the Chester County Department of Health and all applicable regulations of London Grove Township.

- (2) They shall comply with the general setback regulations for farm buildings and structures as set forth herein.
 - (3) Each unit shall contain kitchen facilities, dining areas, bathrooms and other facilities sufficient to meet the needs of the occupants.
 - (4) There shall be one parking space for each four occupants.
 - (5) Only one mobile home or single family detached dwelling per ten (10) acres of farmed land is permitted.
6. An Accessory Dwelling Unit (ADU) is permitted by conditional use as an independent living unit accessory to a single-family dwelling unit.
- A. An independent living arrangement or ADU is permitted for either of two different conditions:
 - (1) To provide an independent living arrangement for a qualified family member on a single-family lot.
 - (2) To provide an independent living arrangement as an accessory to a single-family dwelling on a lot that is (minimum) twice the base density of the district. (Base density is 10 acres per dwelling unit in the AP District.)
 - B. "Qualified family member" shall be:

- (1) A parent, grandparent, child, sibling of one or more of the occupants of the dwelling unit to which the ADU is accessory.
- (2) Some other person(s) who has for a period of two or more years been residing permanently on the premises as part of the family unit.
- (3) Non-family caregiver who is compensated for providing care to a family member.

C. Additional requirements for ADU's:

- (1) The ADU shall be located on the same lot and clearly accessory and subordinate to the principal dwelling unit, occupying an area no greater than 25% of the primary living area of the principal structure or 1,000 square feet whichever is less.
- (2) No ADU shall be permitted when accessory to a multifamily dwelling or attached dwelling.
- (4) The ADU shall not be located within the front yard of the lot nor within any mandated side or rear yard setback.
- (5) The ADU shall be served by approved water and sewage facilities.
- (6) The applicant shall execute, acknowledge and deliver to the Zoning Officer, contemporaneously with the application for conditional use, a declaration stating:
 - (a) That the application is made for the purposes herein set forth;
 - (b) That the costs incurred are for the purpose of enabling the family to give the requisite care and aid to the occupant;

(c) That the ADU will be removed within 60 days after the termination of occupancy by the qualified family member;

(d) That applicant acknowledges that any expense or hardship incurred in the construction and removal of the ADU is a self-incurred hardship and, therefore, no variance may be obtained to permit the occupancy by other than a qualified family member.

7. Agricultural Special Purpose Lots (utilizing Lot Averaging provisions) as conditional use shall be permitted subject to the provisions found herein:

A. The base acreage or portions thereof shall be divisible by ten (10) acre minimum density provisions required in the AP District. No Parcel less than any portion of land in excess but not meeting the minimum net acreage shall be rounded to the lowest whole number to determine the number of lots which are permitted. For example: if a property is 49.8 acres, the number of permitted lots is four (4).

B. The permitted uses on the remainder of the tract area shall be limited to extensive agriculture, a single family detached residential use, incidental agriculture buildings including one (1) barn, turnout shed or equipment shed but not including other uses by right within the AP District.

C. For parcels less than ten (10) acres which are created the only permitted use shall be for single family detached residential use.

D. The number of lots which are permitted shall be no greater than an overall density of one (1) parcel for each ten (10) acres, however the minimum lot size and development standards shall be in accordance with the following standards:

(1) Lot Area (Minimum) net lot area	1.5 acres
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- (2) Building Coverage (Maximum)
10 percent
- (3) Total Impervious Coverage
15 percent
- (4) Lot Width at Street Line (Minimum)
50 feet
- (5) Lot Width at Building Line
150 feet
- (6) Setbacks (Minimum)
 - Front Yard - 50 feet
 - Rear Yard - 75 feet
 - Side Yard - 25 feet
- (7) Building Height (Maximum) 35 feet or 3 stories, whichever is less.
- (8) Individual on-site and on-lot sewage system shall be provided.
- (9) Individual on-site and on-lot water supply well shall be provided.

E. The remaining agricultural lands after creation of the permitted lots shall be deed restricted in perpetuity with a conservation easement of which the London Grove Township Board of Supervisors shall be a third party beneficiary. The Board must approve the uses permitted in the easement agreement created over the entirety of all lots created.

8. For Single-Family Dwelling units and Accessory Uses allowed by right and those on non-conforming lots, the following design standards shall apply:

- A. Lot Area (minimum) 1.5 acres of net lot area
- B. Building Coverage (maximum) 10 percent

- C. Total Impervious Coverage 15 percent
- D. Lot Width at Street Line (minimum) 50 feet
- E. Lot Width at Building Line 150 feet
- F. Setbacks:
 - Front Yard - 50 feet
 - Rear Yard - 75 feet
 - Side Yard - 25 feet
- G. Building Height (maximum) 35 feet or 3 stories (whichever is less)
- H. Individual on-site sewage system shall be provided.
- I. Individual on-site water supply wells shall be provided."

SECTION 4. Part 3, Section 27-304 shall be deleted.

SECTION 5. Section 27-1832 titled "Keeping of animals" shall be revised as follows:

"§27-1832. Keeping of Animals.

A. Purpose.

1. This section establishes reasonable regulations governing the keeping of animals in order to protect human and animal health, safety and welfare, prevent unsightly and erosion-prone land use conditions, prevent the contamination of ground and surface waters, and reduce the safety hazards of straying animals.

2. Pet animals, fowl and livestock shall be kept only in accordance with the standards set forth herein.

B. General standards for keeping of animals. The following standards shall apply to all properties in the Township:

- (1) No animals of any kind shall be kept in any structure or enclosure or elsewhere on a property which will result in unhealthy or unsanitary conditions for humans or animals or cause excessive noise,

objectionable odors, or pollution of groundwater or stormwater runoff to neighboring properties and surface waters.

- (2) All animals shall have appropriate and adequate facilities for food and water. Permanent shelter shall be provided for all animals not kept in the residence.
- (3) A fenced or otherwise enclosed outside area shall be provided which is capable of containing any pet animals that are permanently maintained outside on the property. Materials used for fencing shall be of sufficient sturdiness and properly designed, installed and maintained so as to prevent straying.
- (4) Exotic Wildlife shall not be permitted in any district within the Township unless authorized by the Exotic Wildlife Possession Permits section of the Game and Wildlife Code, Act 93 of 1986, or amendments thereto. In the event of such authorization, the permit holder shall comply with all requirements of the Pennsylvania Game Commission. The permit holder shall produce the permit upon request of the Township.
- (5) A private kennel shall be permitted by right in any zoning district on a lot with a minimum of five acres. Such kennels shall comply with the Pennsylvania Dog Law, as amended. A building used for a private kennel shall be set back at least 100 feet from all property boundaries.
- (6) A commercial kennel shall be permitted by conditional use in the AP District on a lot with a minimum of 20 acres. Such kennels shall comply with the Pennsylvania Dog Law, as amended. A building used for a commercial kennel shall comply with the standards in 27-303.
- (7) In the event a homeowner's document, covenant, or other similar document is in place and applicable to a property, whichever contains the most restrictive standard, be it this ordinance or the document, shall prevail.

C. Standards for keeping of animals on properties less than ½ acre. An individual owning ½ acre or less shall comply with the general standards of Subsection C and the following additional regulations.

- (1) Domestic pet canines, domestic cats or other small pet domestic animals of similar character may be kept up to a total not to exceed 3 animals of any combination. No more than one canine may be left outside the home or a soundproof building at night.
- (2) No fowl may be kept.

D. Standards for keeping of animals on properties between ½ acre and 2 acres. An individual owning less than 2 acres but more than ½ acre shall comply

with the general standards of Subsection C and the following additional regulations.

- (1) Domestic pet canines, domestic cats or other small pet domestic animals of similar character may be kept up to a total not to exceed 3 animals of any combination. No more than one canine may be left outside the home or a soundproof building at night
- (2) Five fowl or 10 rabbits and the like may be kept.

E. Standards for keeping of animals on properties between 2 acres and 10 acres. An individual owning less than 10 acres but more than 2 acres shall comply with the general standards of Subsection C and the following additional regulations.

- (1) Adult domestic pet canines, domestic pet cats or other small pet animals of similar character and impact may be kept up to a total not to exceed 6 animals of any combination. No more than one canine may be left outside the home or a soundproof building at night.
- (2) A maximum of 20 fowl, rabbits, guinea pigs or the like may be kept on any parcel greater than 2 acres and less than 10 acres.

F. Standards for keeping of animals on properties 10 acres or greater. An individual owning more than 10 acres shall comply with the general standards of Subsection C and the following:

- (1) No adult domestic canines in excess of those permitted by Subsection F(1) shall be permitted, except in commercial kennels. Such kennels shall only be permitted by conditional use in the AP District subject to the standards in 27-303. The applicant shall prove that soundproofing, waste treatment facilities, food preparation and storage facilities, and running water are provided and that the facility will be landscaped to prevent viewing from public roads or neighboring residences. No more than one canine may be left outside the home or a soundproof building at night.
- (2) A maximum of 30 fowl, rabbits, guinea pigs or the like may be kept on any parcel greater than 10 acres.

G. General standards for keeping of livestock.

- (1) Buildings or structures that house any livestock shall be constructed or placed at least 100 feet from any property line.
- (2) All permanent shelters for livestock shall be designed for ease of manure removal and handling.

- (3) A fenced or otherwise enclosed outside area shall be provided which is capable of containing the livestock and is of sufficient size and properly located for good sanitation practices. Materials used for fencing shall be of sufficient sturdiness and properly designed, installed and maintained so as to prevent straying.
- (4) The owner of any livestock shall provide proof of a written manure management plan or certified nutrient management plan, as applicable, that identifies any animal concentration areas and best management practices as required by the Department of Environmental Protection ("DEP") and DEP's Manure Management Manual.
- (5) The owner of any livestock shall provide proof of a written agricultural erosion and sediment control plan, if required by DEP.
- (6) 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 the applicable laws and regulations. Permits shall be secured from all governmental agencies having jurisdiction over this activity.
- (7) Livestock that are not kept in the course of a normal agricultural operation as such term is defined pursuant to the Pennsylvania Right to Farm Act, 3 P.S. § 951, *et seq.*, shall not be kept on properties less than one acre.

H. Standards for keeping animals for commercial purposes. The keeping of animals for commercial purposes, including, but not limited to, riding academies, equestrian stables and shows, training facilities for animals, and commercial kennels, shall be permitted in the AP District by conditional use subject to the requirements in 27-303.

I. General standards for keeping of fowl. All fowl shall be kept in a secured enclosure and shall be confined to the property on which their owner resides. The enclosure shall have a minimum of ten (10) square feet per fowl, four walls and a roof, be ventilated, constructed to be raised two (2) feet from the ground, have a minimum of three (3) square feet per fowl, have a secure door or gate closures, attached bottoms or anti-digging devices to prevent escape, and be built in such a manner to prevent access from predators and withstand weather. Any structure housing fowl shall be setback a minimum of 50 feet from any dwelling on an adjacent lot and a minimum of 25 feet from the property boundaries.

SECTION 6. A new Section 27-1845 titled “Standards for Special Events” shall be adopted and provide as follows:

“§27-1845. Standards for Special Events.

A. Intensity of Use – to avoid overcrowding of the land, and provide for adequate parking, staging, and event support facilities and services, Special Events are permitted in the following districts.

(1) Permitted by Right:

- a) Commercial
- b) Industrial
- c) Industrial Special Use

(2) Permitted by Conditional Use:

All other Zoning Districts

(3) Standards Applicable to Special Events Permitted: By Right:

Number of Participants	Minimum Net-Tract	Maximum Events per Calendar Year
0-125	5 Acres	4
125-350	10 Acres	2
350+	20 Acres	1

(4) Standards Applicable to Special Events Permitted: By Conditional Use:

- (a) The minimum tract size shall be five (5) acres.
- (b) The maximum number of participants shall be 125 persons.
- (c) No such event shall occur at a frequency greater than 2 in any 12 month period.
- (d) No service vehicles shall be permitted except between 7 am and 7pm.

(5) Standards Applicable to All Special Events:

- (a) Special Events shall comply with the setback provisions in the District within which they are located.
- (b) Special Events may only occur between 7am and 12 pm. Outdoor amplified music/sound systems must end by 11 pm.

(6) Other Standards Applicable to Special Events:

- (a) Special Events shall demonstrate compliance with the following standards and applicable provisions found therein.
 - (i) 27-1807 Outdoor Lighting
 - (ii) 27-1808 General Storage
 - (iii) 27-1816 Fire Protection
 - (iv) 27-1817 Noise
 - (v) 27-1826 Traffic Impact
 - (vi) 27-1827 Utility Impact
- (b) An applicant seeking approval for a Special Event shall present to the Township a plan demonstrating conformance with the standards set forth herein. The Applicant must also demonstrate compliance with the following:
 - i) Sanitary sewage facilities will be sufficient to accommodate the number of attendees and participants at the event.
 - (ii) Parking facilities will be deemed sufficient to accommodate the number of attendees and participants.
 - (iii) Adequate traffic control measures will be provided.
 - (iv) Adequate plan of trash collection removal and recycling.

SECTION 7. A new Section 27-1846 titled "Standards for Limited Winery Use" shall be adopted and provide as follows:

"§27-1846. Standards for Limited Winery Use.

Limited wineries shall be permitted by right in the Agricultural Preservation (AP), Rural Residential (RR) and Industrial (I) Districts where the primary use is viticulture and subject to the area and bulk requirements for an extensive agricultural use in such districts. Such use must obtain all necessary health, fire safety and building permits and/or licenses and may include the following activities:

- (1) Wine Tasting
- (2) Winery Tours
- (3) Wholesale and retail sales of wine, grapes and related products.
- (4) Picnic area(s) for wine related activities.
- (5) Food preparation facility for on-site catering of on-premises indoor and outdoor events.

SECTION 8. Section 27-502.G shall be amended to state as follows:

"G. Limited winery, subject to the standards in Section 27-1846."

SECTION 9. Section 27-1202.L shall be amended to state as follows:

"L. Limited winery, subject to the standards in Section 27-1846."

SECTION 10. 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 affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the 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 11. REPEALER. All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 12. EFFECTIVE DATE. This Ordinance shall be effective in five days as provided by law.

ENACTED AND ORDAINED this 10 day of May, 2023.

ATTEST:

**BOARD OF SUPERVISORS OF
LONDON GROVE TOWNSHIP**


Dawn Maciejczyk, Secretary


BY:


Stephen Zurl, Chairman


Christina Fanning, Vice Chairperson

John Lee Irwin, Member

Kevin Runey, Member


David Connors, Member