

**CHARLESTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025 – 227

AN ORDINANCE OF CHARLESTOWN TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CHARLESTOWN TOWNSHIP ZONING ORDINANCE, CHAPTER 27 OF THE TOWNSHIP CODE, BY ADDING NEW DEFINED TERMS, AMENDING THE PERMITTED USES BY CONDITIONAL USE IN THE FR FARM-RESIDENTIAL DISTRICT, AND ADDING NEW PROVISIONS GOVERNING THE GENERAL CONDITIONAL USE STANDARDS AND SPECIFIC CONDITIONAL USES PURSUANT TO THE AUTHORITY SET FORTH IN THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, 53 P.S., SECTION 10101, ET. SEQ.

SECTION 1. Part 2, Section 27-202. Definition of Terms is hereby amended to add the following defined term and definition:

AGRITAINMENT – An accessory use to a principal agricultural use, permitted only as a conditional use, that involves an enterprise intended for entertainment, recreation, or education at a property in the FR District with activities related to and derived from the agricultural use such as hay rides, tractor rides, corn mazes, pumpkin carving, and other like type farm-related tourism activities.

SECTION 2. Part 4, Section 27-402.1.C is hereby amended to add the following:

- (10) Agritainment, in accordance with § 27-409, as an Accessory Use to a principal Agricultural Use.

SECTION 3. Part 4 is hereby amended by adding a new Section 27-409 to read as follows:

§ 27-409. Conditional Use Standards and Criteria for Agritainment.

1. Minimum Lot Area: Fifty (50) acres.
2. Setbacks: No Agritainment Use structures shall be installed within 200 feet of property boundaries, except for boundary fences or walls, driveways, bridges, and signs.
3. Maximum Impervious Surface Coverage: 10% of the gross lot area.

4. Parking: Minimum 20 off-street parking spaces, and a minimum of five (5) horse trailer parking spaces. All parking spaces shall be gravel.
5. Outdoor Storage shall be screened from view from roads adjacent to the property used for Agritainment.
6. Lighting shall be shielded to prevent glare per § 27-1620, with all lighting turned off by 9 PM.
7. Noise limits shall be in accordance with § 27-1617.
8. Temporary Signs shall be limited to one (1) Sign of no more than 48 square feet in sign area. Such signs shall be removed when the event ends. No such Sign shall have animated or flashing lights or letters.
9. Frequency of events shall not exceed three (3) per year, and not more than two (2) consecutive days per event.
10. Hours of operation shall be limited to the period from 7 AM to 9 PM.
11. Tire Scrubbers shall be installed and maintained at the entrance driveway at least 20 feet in width and 65 feet in length to help prevent mud from accumulating on the entrance road(s).
12. A Use and Occupancy Permit shall be obtained by the property owner prior to commencement of the Agritainment Use.
13. Traffic control shall be provided and managed by the event sponsor.
14. Parking control shall be provided and managed by the event sponsor.
15. All other Agricultural Use Regulations of § 27-1615 shall apply.

SECTION 4. 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 part 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 had not been included herein.

SECTION 5. Repealer. All ordinances or part of ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 6. Effective Date. This Ordinance shall be effective five (5) days after enactment as by law provided.

ENACTED AND ORDAINED this 7th day of April, 2025

**CHARLESTOWN TOWNSHIP
BOARD OF SUPERVISORS**

ATTEST:

Christopher W. Heleniak

Christopher W. Heleniak, Secretary

[Signature]

Kevin R. Kuhn, Chairman

Charles A. Phillips

Charles A. Phillips, Vice-Chairman

[Signature]

Hugh D. Willig, Member

Louis P. Rubinfeld

Louis P. Rubinfeld, Member

Madeleine Carlson

Madeleine Carlson, Member