

**EAST COVENTRY TOWNSHIP
BOARD OF SUPERVISORS
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 200

**AN ORDINANCE AMENDING THE CODE OF EAST
COVENTRY TOWNSHIP, SPECIFICALLY CHAPTER 27,
KNOWN AS THE TOWNSHIP ZONING ORDINANCE, AND
THE R-3 ZONING DISTRICT TO PERMIT AN OPEN SPACE
OPTION.**

WHEREAS, East Coventry Township (the “Township”) pursuant to the Second Class Township Code, is authorized to make and adopt Ordinances that are consistent with constitution and laws of the Commonwealth when necessary for the proper management, care and control of the Township and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Township deems it be in the best interest and general welfare of the citizens and residents of the Township to amend its Zoning Ordinance to permit an open space option in the R-3 Zoning District;

WHEREAS, the Township has met and will meet the procedural requirements of 53 P.S. §10101, *et seq.* of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing; and,

WHEREAS, Township, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety, and general welfare of the residents of East Coventry Township will be served by the amendment of the Zoning Ordinance.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Township of East Coventry, Chester County, Pennsylvania, and it is hereby enacted and ordained by the authority of same as follows:

I. AMENDMENT OF THE EAST COVENTRY TOWNSHIP ZONING ORDINANCE

Section 1. The following shall be added to the Zoning Ordinance in Section 802.2 Conditional Uses:

D. Open Space Option in compliance with Section 807 of this Part.

Section 2. The following shall be added to the Zoning Ordinance in the Sections listed:

§807. Open Space Option:

The Open Space Option shall be permitted as a conditional use in the R-3 Zoning District in order to encourage the preservation of greater

amounts of open space, subject to the provisions of this Part 8 and to the provisions of §§1401, 1402, 1403 and 1404 of this Chapter to the extent not inconsistent with this §807.

A. Eligibility Requirements.

- (1) Public sanitary sewage disposal and public water supply systems shall be required for the open space option development.
- (2) The minimum gross tract area for an open space option development shall be 25 acres.
- (3) Only the dwelling types listed in §807.B.(7) below shall be permitted under the Open Space Option.

B. Open Space, Density, Area, Bulk, and Dimensional Standards.

- (1) The minimum required open space shall be 65 percent of the gross tract area.
- (2) The maximum density for any combination of permitted residential uses shall be 3 dwelling units per net tract acre. The net tract acreage shall be calculated according to the definition of net tract area in §202 of this Chapter.
- (3) The minimum tract boundary setback shall be 40 feet.
- (4) The maximum lot or site building coverage shall be 45 percent.
- (5) The maximum lot or site impervious coverage shall be 70 percent.
- (6) The maximum height of buildings and other structures shall be 35 feet.
- (7) Table of area, bulk and dimensional standards:

	Minimum Net Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
Single-Family Detached	7,000 sf	65'	38' *	10'	30'
Two-Family Detached (duplex)	8,000 sf (per lot)	60' (both units)	38'	12.5'	30'
Two-Family Semi-Detached (4 units)	16,000 sf (per lot)	85' (each lot)	38'	12.5'	30'
Single-Family Semi-Detached (twin)	4,000 per lot	40' (each lot)	38' *	12.5'	30'
Single-Family Attached	2,000 sf per lot; 3,200 sf per end lot	20' per lot; 32.5' per end lot	38' *	12.5' end lot only	25'

* The minimum front yard may be reduced to 28' when a two car garage for each unit is provided.

- (8) Provided that 0.07 acres of land per proposed dwelling unit or building lot (whichever is greater) comprising the 65 percent of open space is suitable for active recreational use, as defined in the Zoning Ordinance, and otherwise satisfies the criteria set forth in §426.3 of the Subdivision and Land Development Ordinance, and further provided that the remainder of the 65 percent of open space satisfies all of the criteria set forth in said §416.3 with the exception of §426.3.B, then in that event the provisions of §426.2.B.1 of the Subdivision and Land Development Ordinance shall not apply.

C. Additional Design Standards.

- (1) The minimum number of single-family attached buildings in a group shall be three (3) and the maximum number shall be six (6).

D. Parking. Off-street parking spaces, as defined in §202 of this Chapter, in the R-3 District, shall be provided in accordance with the provisions of §1306 of this Chapter, subject to the following:

- (1) Some portion of each common off-street parking area shall lie within three hundred (300) feet of the front entrance of each dwelling unit served thereby.

E. Open Space and Recreation Requirements. Except to the extent specifically modified by this §807, the provisions of §802.7 of this Chapter shall continue to apply in all respects.

II. **REPEALER.**

All ordinances or parts of ordinances that are inconsistent herewith, are hereby repealed, it being understood and intended that all ordinances and the Township Code, such as are not otherwise specifically in conflict or inconsistent with this Ordinance, shall remain in full force and effect, the same being reaffirmed hereby.

III. **REVISIONS.**

The Township of East Coventry does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of this Ordinance, including this provision.

IV. **SEVERABILITY.**

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional, by any court of competent jurisdiction, such provisions shall be separate, distinct and independent, and such holding shall not affect the validity of the remaining portions of this Ordinance.

V. **EFFECTIVE DATE.**

This Ordinance shall take effect immediately and be in force from and after its enactment as provided by law.

Approved by the Board of Supervisors of East Coventry Township, this 14th day of April, 2014.

**Board of Supervisors
East Coventry Township**

By: Ray A. Kolb
Ray A. Kolb, Chairman

Attest: Bernard A. Rodgers
Bernard A. Rodgers, Secretary