

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

**ORDINANCE NO. 2019-233**

**“R-3 RESIDENTIAL DISTRICT ZONING  
MAP AND TEXT AMENDMENTS”**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF EAST COVENTRY, CHESTER COUNTY, PENNSYLVANIA, TO AMEND CHAPTER 27 (ZONING), PART 9 (NC NEIGHBORHOOD COMMERCIAL DISTRICT AND C COMMERCIAL DISTRICT), SECTION 27-902 (USE REGULATIONS), SUBSECTION 4 (C COMMERCIAL DISTRICT USES PERMITTED BY RIGHT), TO ADD NEW PARAGRAPHS N AND O TO PERMIT THE FOLLOWING USES BY RIGHT: CONTINUING CARE RETIREMENT COMMUNITIES AND CONVALESCENT CARE, SKILLED NURSING AND ASSISTED LIVING FACILITIES, PROVIDED THEY ARE SERVED WITH PUBLIC WATER AND PUBLIC SEWER, AND MEDICAL, DENTAL AND CHIROPRACTIC OFFICES; AND TO AMEND THE OFFICIAL ZONING MAP OF EAST COVENTRY TOWNSHIP TO REZONE SIX PARCELS OF LAND LOCATED AT 1396, 1412, 1426, 1442 AND 1446 NEW SCHUYLKILL ROAD, AND 30 OLD SCHUYLKILL ROAD, AND BEING MORE PARTICULARLY IDENTIFIED AS CHESTER COUNTY UNIFORM PARCEL IDENTIFICATION NUMBERS 18-1-45, 18-1-46, 18-1-47, 18-1-48, 18-1-49, AND 18-1-38.7, FROM “R-3 RESIDENTIAL” TO “C COMMERCIAL” IN ORDER TO ESTABLISH A HARMONIOUS ZONING CLASSIFICATION WITH THE SURROUNDING PROPERTIES AND TO CONFORM TO THE ACTUAL USES BEING MADE OF SOME OF THE AFFECTED PROPERTIES; AND TO ADOPT THE REVISED ZONING MAP DATED APRIL 3, 2019 AS THE OFFICIAL ZONING MAP OF EAST COVENTRY TOWNSHIP.

---

The Board of Supervisors of East Coventry Township does hereby **ENACT** and **ORDAIN**:

**SECTION I. – Amendment to Code.**

The Code of Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 27 (Zoning), Part 9 (NC Neighborhood Commercial District and C Commercial District), Section 27-902 (Use Regulations), Subsection 4 (C Commercial District Uses Permitted by Right), is hereby amended to add new Paragraphs N and O, as follows:

- N. Continuing care retirement community, convalescent care facility, skilled nursing facility, or assisted living facility, provided that the community or facility is served with public water and public sewer.
- O. Medical office; dental office; chiropractic office.

**SECTION II. – Zoning Map Amendment.**

The Official Zoning Map of East Coventry Township, which is referenced in Chapter 27 (Zoning), Part 3 (Zoning Districts and Boundaries), Section 27-302 (Zoning Map), is hereby amended to rezone six (6) parcels of land located at 1396, 1412, 1426, 1442 and 1446 New Schuylkill Road and 30 Old Schuylkill Road from “R-3 Residential District” to “C Commercial District”. The subject properties are more particularly identified as Chester County Uniform Parcel Identification Numbers 18-1-45, 18-1-46, 18-1-47, 18-1-48, 18-1-49 and 18-1-38.7 and are depicted on the revised zoning map dated April 3, 2019 and attached hereto as Exhibit “A”. The owner(s) of each rezoned parcel are as follows:

<u>Street Address</u>	<u>Owner</u>
1396 New Schuylkill Road	Francis J. Schwoyer & Helen C. Schwoyer
1412 New Schuylkill Road	Ralph E. Oister
1426 New Schuylkill Road	815 Infinity Associates LLC
1442 New Schuylkill Road	Michael John Prawecky
1446 New Schuylkill Road	Lutheran Home at Topton PA
30 Old Schuylkill Road	Lutheran Home at Topton PA

The purpose of the rezoning is to establish a harmonious zoning classification with the surrounding properties and to conform to the actual uses being made of some of the affected properties.

**SECTION III. - Revised Official Zoning Map.**

The revised zoning map dated April 3, 2019, attached hereto as Exhibit "A", is hereby adopted as the Official Zoning Map of East Coventry Township.

**SECTION IV. - Severability.**

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

**SECTION V. - Failure to Enforce not a Waiver.**

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

**SECTION VI. - Effective Date.**

This Ordinance shall take effect and be in force from and after its approval as required by the Second Class Township Code.

**SECTION VII. - Repealer.**

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

**ORDAINED AND ENACTED** by the Board of Supervisors of East Coventry Township,  
Chester County, Pennsylvania, this 12th day of August, 2019.

Attest:

  
\_\_\_\_\_  
David G. Kraynik, Secretary

**EAST COVENTRY TOWNSHIP**  
By:   
\_\_\_\_\_  
W. Atlee Rinehart, Chairman

**EXHIBIT "A"**  
**Revised Zoning Map**

## NOTICE

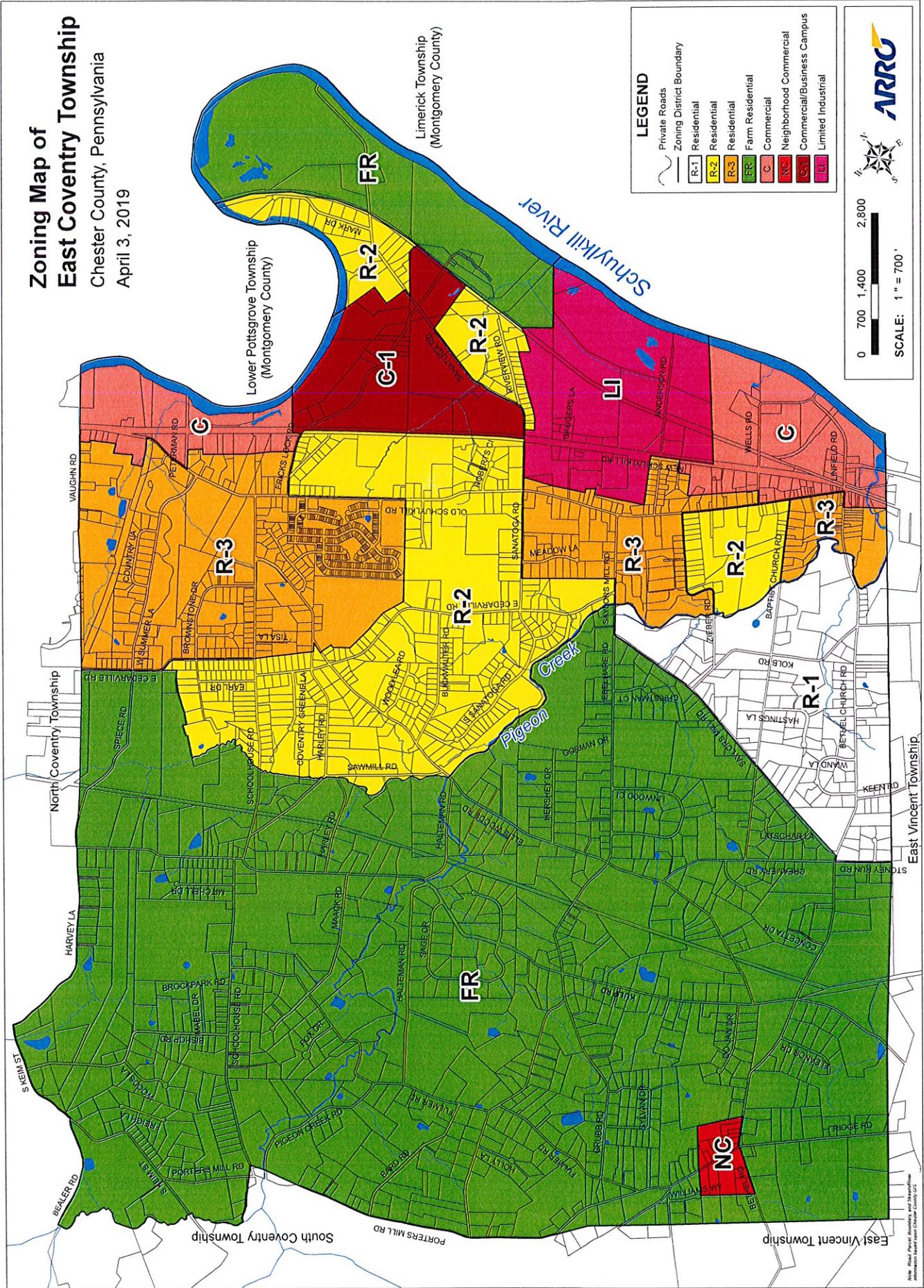
NOTICE is hereby given that the Board of Supervisors of the Township of East Coventry, at its public meeting on August 12, 2019 in the Township Building, 855 Ellis Woods Road, Pottstown, Pennsylvania, will hold a public hearing on and could vote to adopt an Ordinance amending the Code of Ordinances of the Township of East Coventry, Chester County, Pennsylvania, to amend Chapter 27 (Zoning), Part 9 (NC Neighborhood Commercial District and C Commercial District), Section 27-902 (Use Regulations), Subsection 4 (C Commercial District Uses Permitted by Right), to add a new Paragraphs N and O to permit the following uses by right: continuing care retirement communities and convalescent care, skilled nursing and assisted living facilities, provided they are served with public water and public sewer, and medical, dental and chiropractic offices; and to amend the Official Zoning Map of East Coventry Township to rezone six parcels of land located at 1396, 1412, 1426, 1442 and 1446 New Schuylkill Road, and 30 Old Schuylkill Road, and being more particularly identified as Chester County Uniform Parcel Identification Numbers 18-1-45, 18-1-46, 18-1-47, 18-1-48, 18-1-49 and 18-1-38.7 from “R-3 Residential District” to “C Commercial” in order to establish a harmonious zoning classification with the surrounding properties and to conform to the actual uses being made of some of the affected properties; and to adopt the revised zoning map dated April 3, 2019 as the Official Zoning Map of East Coventry Township.

Copies of the full text of the proposed ordinance are available for examination during normal business hours without charge at the offices of *The Pottstown Mercury*, 307 Derstine Avenue, Lansdale, Pennsylvania 19446, the Chester County Law Library, 201 West Market Street, Suite 2400, West Chester, Pennsylvania 19380-0989 and the East Coventry Township Building, 855 Ellis Woods Road, Pottstown, Pennsylvania 19465, where a copy of the proposed ordinance may be obtained for a charge not greater than the cost thereof.

**MARK A. HOSTERMAN, ESQUIRE  
WISLER PEARLSTINE, LLP**

# Zoning Map of East Coventry Township

Chester County, Pennsylvania  
April 3, 2019



**LEGEND**

- Private Roads
- Zoning District Boundary
- R-1 Residential
- R-2 Residential
- R-3 Residential
- FR Farm Residential
- C Commercial
- NG Neighborhood Commercial
- CS Commercial/Business Campus
- LI Limited Industrial

0 700 1,400 2,800

SCALE: 1" = 700'

**ARRO**

Map: East Coventry Township and Borough  
 Prepared by: ARRO, Chester County, PA