

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

ORDINANCE NO. 211

**“MISCELLANEOUS ZONING AND SUBDIVISION
AND LAND DEVELOPMENT ORDINANCE AMENDMENTS”**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF EAST COVENTRY, CHESTER COUNTY, PENNSYLVANIA, TO AMEND CHAPTER 22 (SUBDIVISION AND LAND DEVELOPMENT), PART 3 (PLAN PROCESSING AND CONTENT), SECTION 301 (PLAN CLASSIFICATION AND PUBLIC NOTIFICATION), SUBSECTION 5 (PUBLIC NOTIFICATION), PARAGRAPH B TO ELIMINATE RETURN RECEIPT REQUIREMENT AND PERMIT NOTICE BY FIRST CLASS MAIL; TO AMEND SECTION 304 (PRELIMINARY PLAN SUBMISSION, RESUBMISSION, REVIEW AND CONTENT), SUBSECTION 3 (CONTENT), PARAGRAPH A (GENERAL CONTENT), SUBPARAGRAPH 8 TO REQUIRE ADDITIONAL ORDINANCE INFORMATION BE LISTED ON SUBDIVISION AND LAND DEVELOPMENT PLANS; TO AMEND SECTION 305 (FINAL PLAN SUBMISSION, RESUBMISSION, REVIEW AND CONTENT), SUBSECTION 3 (CONTENT), PARAGRAPH B (SITE DESIGN, LAYOUT STANDARDS AND CONTENT), SUBPARAGRAPH 2 TO NOT REQUIRE CERTAIN SUPPLEMENTARY DATA FOR MINOR SUBDIVISIONS; TO AMEND CHAPTER 27 (ZONING), PART 6 (R-1 RESIDENTIAL DISTRICT), SECTION 603 (AREA, BULK AND DIMENSIONAL STANDARDS), SUBSECTION A (MINIMUM NET LOT AREA, LOT WIDTH AND YARDS), TO AMEND PART 7 (R-2 RESIDENTIAL DISTRICT), SECTION 703 (AREA, BULK AND DIMENSIONAL STANDARDS), SUBSECTION 1 (SINGLE-FAMILY DETACHED RESIDENTIAL USES, AGRICULTURAL USES AND NONRESIDENTIAL USES), PARAGRAPH A (MINIMUM NET LOT AREA, LOT WIDTH AND YARDS), TO AMEND PART 8 (R-3 RESIDENTIAL DISTRICT), SECTION 803 (AREA, BULK AND DIMENSIONAL STANDARDS), SUBSECTION 1 (SINGLE-FAMILY DETACHED RESIDENTIAL USES, AGRICULTURAL USES AND NONRESIDENTIAL USES), PARAGRAPH A (MINIMUM NET LOT AREA, LOT WIDTH AND YARDS), AND TO AMEND PART 9 (NC NEIGHBORHOOD COMMERCIAL DISTRICT AND C COMMERCIAL DISTRICT), SECTION 904 (AREA, BULK AND DIMENSIONAL STANDARDS),

SUBSECTION A (MINIMUM NET LOT AREA, LOT WIDTH AND YARDS) TO ELIMINATE PUBLIC WATER SUPPLY AS A BASIS FOR DETERMINING NET LOT AREA AND DIMENSIONAL REQUIREMENTS; TO AMEND PART 9 (NC NEIGHBORHOOD COMMERCIAL DISTRICT AND C COMMERCIAL DISTRICT), SECTION 905 (OTHER REQUIREMENTS AND STANDARDS), PARAGRAPH 2 (REQUIRED BUFFER) TO NOT REQUIRE A LANDSCAPE BUFFER FOR LOTS ABUTTING NONRESIDENTIAL USES AND ZONING DISTRICTS; AND TO AMEND CHAPTER 27 (ZONING), PART 15 (ZONING HEARING BOARD), SECTION 1507 (NOTICE OF HEARING), SUBSECTION C TO ELIMINATE CERTIFIED MAIL BY APPLICANT AND TO PERMIT TOWNSHIP NOTICE BY REGULAR MAIL.

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, Chester County, Pennsylvania, Chapter 22 (Subdivision and Land Development), Part 3 (Plan Processing and Content), Section 301 (Plan Classification and Public Notification), Subsection 5 (Public Notification), Paragraph B is hereby amended to delete the words “return receipt requested,” appearing after the words “first class mail,” in the fourth line of said paragraph.

SECTION II. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chester County, Pennsylvania, Chapter 22 (Subdivision and Land Development), Part 3 (Plan Processing and Content), Section 304 (Preliminary Plan Submission, Resubmission, Review and Content), Subsection 3 (Content), Paragraph A (General Content), Subparagraph (8) is hereby amended to delete the words “and dates of enactment” appearing after the word “numbers” in the fourth line of said subparagraph and to add the following in its place: “, dates of enactment and latest ordinance numbers,”.

SECTION III. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chester County, Pennsylvania, Chapter 22 (Subdivision and Land Development), Part 3 (Plan Processing and Content), Section 305 (Final Plan Submission, Resubmission, Review and Content), Subsection 3 (Content), Paragraph B (Site Design, Layout Standards and Content), Subparagraph 2 is hereby amended to add the phrase “Except where a minor subdivision is proposed,” at the beginning of said subparagraph.

SECTION IV. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chester County, Pennsylvania, Chapter 27 (Zoning), Part 6 (R-1 Residential District), Section 603 (Area, Bulk and Dimensional Standards), Subsection A (Minimum Net Lot Area, Lot Width and Yards) is hereby amended to delete “and public water supply” appearing in the first section of the table, and to delete “and/or no public water supply” appearing in the second section of the table.

SECTION V. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chester County, Pennsylvania, Chapter 27 (Zoning), Part 7 (R-2 Residential District), Section 703 (Area, Bulk and Dimensional Standards), Subsection 1 (Single-Family Detached Residential Uses, Agricultural Uses and Nonresidential Uses), Paragraph A (Minimum Net Lot Area, Lot Width and Yards) is hereby amended to delete “and Public Water Supply” appearing in the first section of the table, and to delete “and/or No Public Water Supply” appearing in the second section of the table.

SECTION VI. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chester County, Pennsylvania, Chapter 27 (Zoning), Part 8 (R-3 Residential District), Section 803 (Area, Bulk and Dimensional Standards), Subsection 1 (Single-Family Detached Residential Uses, Agricultural Uses and

Nonresidential Uses), Paragraph A (Minimum Net Lot Area, Lot Width and Yards) is hereby amended to delete “and Public Water Supply” appearing in the first section of the table, and to delete “and/or No Public Water Supply” appearing in the second section of the table.

SECTION VII. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chester County, Pennsylvania, Chapter 27 (Zoning), Part 9 (NC Neighborhood Commercial District and C Commercial District), Section 904 (Area, Bulk and Dimensional Standards), Subsection A (Minimum Net Lot Area, Lot Width and Yards), is hereby amended to delete “and Public Water Supply” appearing in the first section of the table, and to delete “and/or No Public Water Supply” appearing in the second section of the table.

SECTION VIII. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chester County, Pennsylvania, Chapter 27 (Zoning), Part 9 (NC Neighborhood Commercial District and C Commercial District), Section 905 (Other Requirements and Standards), Paragraph 2 (Required Buffer), is hereby amended to delete the second sentence of said paragraph in its entirety.

SECTION IX. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chester County, Pennsylvania, Chapter 27 (Zoning), Part 15 (Zoning Hearing Board), Section 1507 (Notice of Hearing), Subsection C is hereby amended to delete the phrase “By the applicant mailing, by certified mail,” appearing at the beginning of said subsection and to add the phrase “By mailing” in its place.

SECTION X. – 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 XI. – 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 XII. – Effective Date.

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

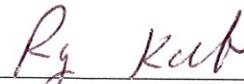
SECTION XIII. – Repealer.

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 13th day of February, 2017.

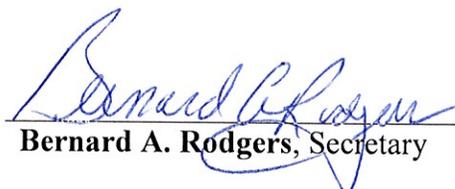
EAST COVENTRY TOWNSHIP

By:



Ray A. Kolb, Chairman

Attest:



Bernard A. Rodgers, Secretary

NOTICE

NOTICE is hereby given that the Board of Supervisors of the Township of East Coventry, at its public meeting on February 13, 2017 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 22 (Subdivision and Land Development), Part 3 (Plan Processing and Content), Section 301 (Plan Classification and Public Notification), Subsection 5 (Plan Notification) to eliminate the return receipt requirement for notices; to amend Section 304 (Preliminary Plan Submission, Resubmission, Review and Content), Subsection 3 (Content), Paragraph A (General Content), to require additional ordinance information on subdivision/land development plans; to amend section 305 (Final Plan Submission, Resubmission, Review and Content), Subsection 3 (Content), Paragraph B (Site Design, Layout Standards and Content), Subparagraph 2 to not require certain supplementary data for minor subdivisions; to amend Chapter 27 (Zoning), Parts 6 (R-1 Residential District), 7 (R-2 Residential District), 8 (R-3 Residential District) and 9 (NC Neighborhood Commercial District and C Commercial District), Sections 603, 703, 803 and 904 (Area, Bulk and Dimensional Standards), to eliminate public water supply as a basis for determining net lot area and dimensional requirements; to amend Section 905 (Other Requirements and Standards), Paragraph 2 (Required Buffer) to not require a landscape buffer for lots abutting nonresidential uses and zoning districts; and to amend Part 15 (Zoning Hearing Board), Section 1507 (Notice of Hearing), to eliminate certified mail by applicant and to permit Township notice by regular mail.

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*, 24 North Hanover Street, Pottstown, Pennsylvania 19464, 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**