

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

ORDINANCE NO. 2020-247

**“Miscellaneous Amendments to Driveway, Subdivision and
Land Development and Zoning Ordinances”**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF EAST COVENTRY, CHESTER COUNTY, PENNSYLVANIA, TO AMEND CHAPTER 21 (STREETS AND SIDEWALKS), PART 1 (DRIVEWAYS), SECTION 21-106 (STANDARDS FOR DRIVEWAYS), SUBSECTION 7 (DIMENSIONAL REQUIREMENTS), PARAGRAPHS A AND D TO CLARIFY DIMENSIONAL REQUIREMENTS FOR DRIVEWAYS ON LOTS WITH ATTACHED DWELLING UNITS AND ATTACHED GARAGES; TO AMEND SUBSECTION 16 (TURNAROUND REQUIREMENTS), TO REQUIRE A TURNAROUND AREA FOR ALL LOTS ABUTTING ROADS NOT CLASSIFIED LOCAL OR PRIVATE; TO AMEND CHAPTER 22 (SUBDIVISION AND LAND DEVELOPMENT), PART 2 (DEFINITIONS), SECTION 22-202 (DEFINITIONS), TO UPDATE THE DEFINITION OF “COMPREHENSIVE PLAN”; TO AMEND PART 3 (PLAN PROCESSING AND CONTENT), SECTION 22-301 (PLAN CLASSIFICATION AND PUBLIC NOTIFICATION), SUBSECTION 3, PARAGRAPH A (MINOR SUBDIVISION PLAN), SUBPARAGRAPH (1), CLAUSE (a), TO ALLOW MINOR SUBDIVISION CLASSIFICATION NOTWITHSTANDING DEDICATION OF SEWER LATERALS; TO AMEND SECTION 22-418 (SIDEWALKS), SUBSECTION 1, TO ELIMINATE THE 10-LOT MINIMUM AND REQUIRE ALL MAJOR SUBDIVISIONS AND LAND DEVELOPMENTS PROVIDE SIDEWALKS; TO AMEND SECTION 22-428 (LANDSCAPING, SCREENING AND BUFFERING), SUBSECTION 1, TO CLARIFY THAT LANDSCAPING IS REQUIRED FOR LAND DEVELOPMENTS; TO AMEND CHAPTER 27 (ZONING), PART 2 (DEFINITIONS), SECTION 27-202 (DEFINITIONS), TO UPDATE THE DEFINITIONS FOR “COMPREHENSIVE PLAN” AND “GARAGE”; TO AMEND PART 13 (GENERAL AND SUPPLEMENTAL REGULATIONS AND DESIGN STANDARDS), SECTION 27-1319 (ACCESSORY USES AND ACCESSORY BUILDINGS), SUBSECTION 1, PARAGRAPH B (USES

ACCESSORY TO DWELLINGS), SUBPARAGRAPH (3), TO CLARIFY GARAGE REQUIREMENTS, TO AMEND PARAGRAPH D (SHEDS, LEANS-TO, STORAGE BUILDINGS ACCESSORY TO ALL RESIDENTIAL DWELLINGS) TO PERMIT SHEDS TO THE REAR OF THE PRINCIPAL STRUCTURE ON A CORNER LOT, AND TO AMEND PARAGRAPH E (USES ACCESSORY TO COMMERCIAL ACTIVITIES) TO RESTRICT SHEDS, LEANS-TO AND STORAGE BUILDINGS TO THE REAR YARD OF THE PRINCIPAL STRUCTURE; AND TO AMEND PART 20 (WIRELESS COMMUNICATIONS FACILITIES), SECTION 27-2004 (REQUIREMENTS FOR TOWER-BASED WIRELESS COMMUNICATIONS FACILITIES LOCATED OUTSIDE THE RIGHT-OF-WAY), SUBSECTION 1, PARAGRAPH E (DEVELOPMENT REGULATIONS), SUBPARAGRAPH (7), TO UPDATE THE APPLICABLE ANSI STANDARDS.

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 21 (Streets and Sidewalks), Part 1 (Driveways), Section 21-106 (Standards for Driveways), Subsection 7 (Dimensional Requirements), Paragraph A, Subparagraph (2), is hereby amended to add the following before the period at the end of such subparagraph: “(except for lots with attached dwelling units and attached garages)”.

SECTION II. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chapter 21 (Streets and Sidewalks), Part 1 (Driveways), Section 21-106 (Standards for Driveways), Subsection 7 (Dimensional Requirements), Paragraph D, is hereby amended to delete the last sentence of such paragraph and to add the following in its place: “Driveways on lots with attached dwelling units and attached

garages shall be separated a minimum of two feet, shall have an elongated taper, and shall be in accordance with Standard Detail No. 7 of Exhibit 21-3-A of the Township Code of Ordinances.”

SECTION III. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chapter 21 (Streets and Sidewalks), Part 1 (Driveways), Section 21-106 (Standards for Driveways), Subsection 16 (Turnaround Requirements), is hereby amended and restated in its entirety, as follows:

16. Turnaround Requirements. All driveways on lots abutting any road not classified as a local road or private road pursuant to the Roadway Classification Map, East Coventry Township, Chester County, PA, prepared by McMahon Associates, Inc., dated April 9, 2004, shall be provided with a turnaround area satisfactory to the Township Traffic Engineer to permit forward vehicular egress.

SECTION IV. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chapter 22 (Subdivision and Land Development), Part 2 (Definitions), Section 22-202 (Definitions), the definition of “COMPREHENSIVE PLAN” is hereby amended and restated in its entirety, as follows:

COMPREHENSIVE PLAN – The document adopted on May 19, 2003, by the Board of Supervisors, in accordance with the provisions of Act 247, as the Comprehensive Plan for the Township of East Coventry, including the Pottstown Metropolitan Regional Comprehensive Plan - Update 2015, as adopted by the Board of Supervisors by Resolution No. 2015-06 on June 8, 2015, and any amendments thereto.

SECTION V. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chapter 22 (Subdivision and Land Development), Part 3 (Plan Processing and Content), Section 22-301 (Plan Classification and Public Notification), Subsection 3, Paragraph A (Minor Subdivision Plan), Subparagraph (1), Clause (a), is hereby amended to add the words “(excepting a sewer lateral installed in

accordance with Chapter 18, Part 3 of this Code)” after the words “sewer improvement” and before the words “or stormwater management improvement” appearing in such clause.

SECTION VI. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chapter 22 (Subdivision and Land Development), Part 4 (Development Design Standards), Section 22-418 (Sidewalks), Subsection 1, is hereby amended to delete the first sentence of such subsection and to add the following in its place: “All major subdivisions and land developments shall have either sidewalks or pedestrian ways acceptable to the Township.”

SECTION VII. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chapter 22 (Subdivision and Land Development), Part 4 (Development Design Standards), Section 22-428 (Landscaping, Screening and Buffering), Subsection 1 is hereby amended to add the words “or land development” after the words “in a major subdivision” appearing in the second line of such subsection.

SECTION VIII. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 2 (Definitions), Section 27-202 (Definitions), the definition of “Comprehensive Plan” is hereby amended and restated in its entirety, as follows:

COMPREHENSIVE PLAN – The document adopted on May 19, 2003, by the Board of Supervisors, in accordance with the provisions of Act 247, as the Comprehensive Plan for the Township of East Coventry, including the Pottstown Metropolitan Regional Comprehensive Plan - Update 2015, as adopted by the Board of Supervisors by Resolution No. 2015-06 on June 8, 2015, and any amendments thereto.

SECTION IX. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 2 (Definitions), Section 27-202 (Definitions), the definition of “Garage” is hereby amended to

delete the following words appearing in such definition: “but excluding attached or integrated garages of a dwelling unit,”.

SECTION X. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 13 (General and Supplemental Regulations and Design Standards), Section 27-1319 (Accessory Uses and Accessory Buildings), Subsection 1, Paragraph B (Uses Accessory to Dwellings), Subparagraph (3), is hereby amended and restated in its entirety, as follows:

(3) A detached garage, which shall not be located in the required front yard but can be located in the side or rear yard, not closer than 20 feet from any property line.

SECTION XI. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 13 (General and Supplemental Regulations and Design Standards), Section 27-1319 (Accessory Uses and Accessory Buildings), Subsection 1, Paragraph D (Sheds, Leans-To, Storage Buildings Accessory to All Residential Dwellings), is hereby amended to add the following at the end of such paragraph:

In the case of a corner lot, a shed, lean-to or storage building shall be located to the rear of the principal structure and at least 20 feet from any property line.

SECTION XII. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 13 (General and Supplemental Regulations and Design Standards), Section 27-1319 (Accessory Uses and Accessory Buildings), Subsection 1, Paragraph E (Uses Accessory to Commercial Activities), is hereby amended and restated in its entirety, as follows:

E. Uses Accessory to Commercial Activities. Any commercial activity involving the sale of equipment or materials may, while open for business, have an outdoor display area comprising not

more than 25% of the indoor area; and any shed, lean-to or storage building shall be located in the rear yard of the principal building or structure.

SECTION XIII. – Amendment to Code.

The Code of Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 20 (Wireless Communications Facilities), Section 27-2004 (Requirements for Tower-Based Wireless Communications Facilities Located Outside the Right-of-Way), Subsection 1, Paragraph E (Development Regulations), Subparagraph (7), is hereby amended to delete the reference to “ANSI/EIA-222-E, as amended” appearing in such subparagraph and to add “ANSI/EIA-222-H, as amended” in its place.

SECTION XIV. – 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 XV. – 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 XVI. – 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 XVII. – 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 9th day of November 2020.

EAST COVENTRY TOWNSHIP

By: 

Anthony Duffy, Chairman

Attest:



David G. Kraynik, Secretary

NOTICE

NOTICE is hereby given that the Board of Supervisors of the Township of East Coventry, at its public meeting on November 9, 2020 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 21 (Streets and Sidewalks), Part 1 (Driveways), Section 21-106 (Standards for Driveways), Subsection 7 (Dimensional Requirements), Paragraphs A and D to clarify dimensional requirements for driveways on lots with attached dwelling units and attached garages; to amend Subsection 16 (Turnaround Requirements), to require a turnaround area for all lots abutting roads not classified local or private; to amend Chapter 22 (Subdivision and Land Development), Part 2 (Definitions), Section 22-202 (Definitions) to update the definition of “Comprehensive Plan”; to amend Part 3 (Plan Processing and Content), Section 22-301 (Plan Classification and Public Notification), Subsection 3, Paragraph A (Minor Subdivision Plan), Subparagraph (1), Clause (a), to allow minor subdivision classification notwithstanding dedication of sewer laterals; to amend Section 22-418 (Sidewalks), Subsection 1, to eliminate 10-lot minimum and require all major subdivisions and land developments provide sidewalks; to amend Section 22-428 (Landscaping, Screening and Buffering), Subsection 1, to clarify landscaping required for land developments; to amend Chapter 27 (Zoning), Part 2 (Definitions), Section 27-202 (Definitions), to update the definitions for “Comprehensive Plan” and “Garage”; to amend Part 13 (General and Supplemental Regulations and Design Standards), Section 27-1319 (Accessory Uses and Accessory Buildings), Subsection 1, Paragraph B (Uses Accessory to Dwellings), Subparagraph (3), to clarify garage requirements, to amend Paragraph D (Sheds Leans-To, Storage Buildings Accessory to All Residential Dwellings), to permit sheds to the rear

of the principal structure on corner lots, and to amend Paragraph E (Uses Accessory to Commercial Activities), to restrict sheds, leans-to and storage buildings to the rear yard of the principal structure; and to amend Part 20 (Wireless Communications Facilities), Section 27-2004 (Requirements for Tower-Based Wireless Communications Facilities Located Outside the Right-of-Way), Subsection 1, Paragraph E (Development Regulations), Subparagraph (7), to update the applicable ANSI standards.

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**