

EAST COVENTRY TOWNSHIP, CHESTER COUNTY  
BOARD OF SUPERVISORS

ORDINANCE NO. 2021-253

**“Permitted Projections into Required Yards”**

**AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF EAST COVENTRY TOWNSHIP, CHAPTER 27 (ZONING), PART 13 (GENERAL AND SUPPLEMENTAL REGULATIONS AND DESIGN STANDARDS), SECTION 27-1322 (PROJECTIONS INTO REQUIRED YARDS) TO PERMIT CERTAIN STRUCTURES, SUCH AS CERTAIN HVAC FACILITIES, TO PROJECT INTO REQUIRED YARDS, SUBJECT TO CERTAIN CONDITIONS.**

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

**SECTION I. - Amendment to the Code.**

The Codified Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 13 (General and Supplemental Regulations and Design Standards), Section 27-1322 (Projections Into Required Yards) is hereby amended to add the following new Subsection F.:

- F. Generators and exterior HVAC appliances, including air conditioners, heat pumps, mini-splits and other HVAC appliances that are 100 cubic feet in size or less, may project not more than ten (10) feet into the required side and/or rear yard, provided that such generator or HVAC appliance is set back from the property boundary by no less than ten (10) feet.

**SECTION II. - 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 III. - 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 IV. - Effective Date.**

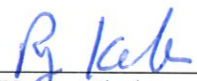
This Ordinance shall take effect and be in force from and after its approval as required by the law.

**SECTION V. - 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 August, 2021.

**EAST COVENTRY TOWNSHIP**

By:   
**Ray Kolb**, Chairman,  
Board of Supervisors

Attest:   
**David G. Kraynik**, Secretary

## NOTICE

**NOTICE** is hereby given that the Board of Supervisors of East Coventry Township, at its public meeting on August 9, 2021 at 7:00 PM, in the Township Building, 855 Ellis Wood Road, Pottstown, Pennsylvania 19465, will hold a public hearing on and could vote to adopt an ordinance entitled "Permitted Projections into Required Yards" amending the Code of the Township of East Coventry, Chapter 27 (Zoning), Part 13 (General and Supplemental Regulations and Design Standards), Section 27-1322 (Projections Into Required Yards) to permit certain structures, such as certain HVAC facilities, to project into required yards, subject to certain conditions.

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 PA 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**  
**SCOTT C. DENLINGER, ESQUIRE**  
**WISLER PEARLSTINE, LLP**  
Solicitors for East Coventry Township