

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

ORDINANCE NO. 2022-254

“C-1 Commercial and Business Campus District Amendments”

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF EAST COVENTRY TOWNSHIP, CHAPTER 27 (ZONING), PART 10 (C-1 COMMERCIAL AND BUSINESS CAMPUS DISTRICT), SECTION 1002 (USE REGULATIONS), BY ADDING A NEW SUBPARAGRAPH I TO PERMIT STRUCTURES AND LOTS TO BE USED OR OCCUPIED FOR THE PRODUCTION OF MULCH AND THE OUTDOOR STORAGE OF LANDSCAPE SUPPLIES AND AMEND SECTION 1005 (OTHER REQUIREMENTS AND STANDARDS) BY DELETING THE EXISTING SUBSECTION 1005.1.C.1 IN ITS ENTIRETY AND REPLACING WITH A NEW SUBSECTION 1005.1.C.1 TO EXEMPT CERTAIN RAW MATERIALS FROM THE REQUIREMENT OF BEING STORED IN A FULLY ENCLOSED STRUCTURE.

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 10 (C-1 Commercial and Business Campus District), Section 1002 (Use Regulations) is hereby amended to add the following new Subparagraph I.:

- I. Wholesale and retail sales of landscape supplies such as mulch, soils, amendments, gravel, and sand. The production of mulch on site is permitted. Outdoor storage of landscape supplies is permitted provided such storage areas are buffered from the surrounding properties.

SECTION II. - Amendment to the Code.

The Codified Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 10 (C-1 Commercial and Business Campus District), Section 1005 (Other Requirements and

Standards), Paragraph 1, Subparagraph C (Outdoor Storage), Subsection 1 is hereby in its entirety and replaced with the following:

C. Outdoor Storage.

(1) All outdoor storage of finished products, supplies and equipment shall be fully screened from view from off the premises however industrial vehicles available for sale shall not require screening. With exception of § 27-1002.1.I. above, all raw materials used for any permitted use shall be stored in a fully enclosed structure.

SECTION III. - 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 IV. - 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 V. - Effective Date.

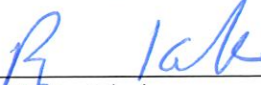
This Ordinance shall take effect and be in force from and after its approval as required by the law.

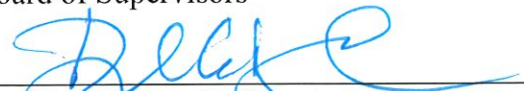
SECTION VI. - Repealer.

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 May, 2022.

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 May 9th, 2022 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 “C-1 Commercial and Business Campus District Amendments” amending the Codified Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 10 (C-1 Commercial and Business Campus District), Section 1002 (Use Regulations), by adding a new Subparagraph I to permit structures and lots to be used or occupied for the production of mulch and the outdoor storage of landscape supplies and amend Section 1005 (Other Requirements and Standards) by deleting the existing Subsection 1005.1.C.1 in its entirety and replacing with a new Subsection 1005.1.C.1 to exempt certain raw materials from the requirement of being stored in a fully enclosed structure.

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
WISLER PEARLSTINE, LLP
Solicitor for East Coventry Township