

EAST COVENTRY TOWNSHIP, CHESTER COUNTY
BOARD OF SUPERVISORS

ORDINANCE NO. 2022-255

“Residential District Amendments”

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF EAST COVENTRY TOWNSHIP, CHAPTER 27 (ZONING), PART 6 (R-1 RESIDENTIAL DISTRICT), SECTION 601 (SPECIFIC INTENT), BY DELETING THE EXISTING SECTION IN ITS ENTIRETY AND REPLACING WITH A NEW SECTION TO FURTHER CLARIFY THE SPECIFIC INTENT OF THE DISTRICT; AMENDING SECTION 603 (AREA, BULK AND DIMENSIONAL STANDARDS), SUBPARAGRAPH 1, SUBSECTION A (MINIMUM NET LOT AREA, LOT WIDTH AND YARDS) TO ESTABLISH THE MINIMUM NET LOT AREA, WITH PUBLIC SEWAGE DISPOSAL AT ONE (1) ACRE CONSISTENT WITH THE LONGSTANDING SPECIFIC INTENT OF THE DISTRICT; AMENDING PART 7 (R-2 RESIDENTIAL DISTRICT), SECTION 701 (SPECIFIC INTENT) TO CLARIFY THE SPECIFIC INTENT OF THE DISTRICT; AMENDING PART 8 (R-3 RESIDENTIAL DISTRICT), SECTION 801 (SPECIFIC INTENT) TO FURTHER CLARIFY THE SPECIFIC INTENT OF THE DISTRICT CONSISTENT WITH LONGSTANDING AREA, BULK AND DIMENSIONAL STANDARDS FOR THE DISTRICT; AMENDING SECTION 803 (AREA, BULK AND DIMENSIONAL STANDARDS), SUBPARAGRAPH 1, SUBSECTION A (MINIMUM NET LOT AREA, WIDTH AND YARDS) TO ESTABLISH THE MINIMUM NET LOT AREA, WITH PUBLIC SEWAGE DISPOSAL AT ONE-THIRD (1/3) ACRE CONSISTENT WITH THE LONGSTANDING SPECIFIC INTENT OF THE DISTRICT.

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 6 (R-1 Residential District), Section 601 (Specific Intent) is hereby deleted in its entirety and replaced with the following:

It is the intent of this Part and this zoning district to provide for low density single-family detached housing, not exceeding one dwelling unit per acre of net tract area, as defined in this chapter, where public sanitary sewage disposal can be provided.

SECTION II. - Amendment to the Code.

The Codified Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 6 (R-1 Residential District), Section 603 (Area, Bulk and Dimensional Standards), Paragraph 1, Subparagraph A (Minimum Net Lot Area, Lot Width and Yards), Subsection 1 is hereby amended to change the Minimum Net Lot Area, with public sewage disposal, from three-fourths (3/4) acre to one (1) acre consistent with longstanding specific intent for the District.

SECTION III. - Amendment to the Code.

The Codified Ordinance of East Coventry Township, Chapter 27 (Zoning), Part 7 (R-2 Residential District), Section 701 (Specific Intent) is hereby in its entirety replaced with the following:

It is the intent of this Part and this zoning district to provide for low density residential development not exceeding 4/3 (1.33) dwelling units per acre of net tract area, as defined in this Chapter, where public sanitary sewage disposal and public water supply systems can be provided. It is also the intent of this Part to provide a conditional use, clustered single-family detached dwellings not to exceed two dwelling units per acre of net tract area, as defined in this chapter.

SECTION IV. - Amendment to the Code.

The Codified Ordinance of East Coventry Township, Chapter 27 (Zoning), Part 8 (R-3 Residential District), Section 801 (Specific Intent) is hereby in its entirety replaced with the following:

It is the intent of this Part and this zoning district to provide for medium density residential development not exceeding three dwelling units per acre of net tract area, as defined in this chapter, where public sanitary sewage disposal and public water supply

systems can be provided. It is also the intent of this Part to provide for, as conditional uses, adult communities and clustered single-family detached residential developments not to exceed three dwelling units per net tract acre, as defined in this chapter.

SECTION V. - Amendment to the Code.

The Codified Ordinance of East Coventry Township, Chapter 27 (Zoning), Part 8 (R-3 Residential District), Section 803 (Area, Bulk, and Dimensional Standards), Paragraph 1, Subparagraph A (Minimum Net Lot Area, Width and Yards) is hereby amended to change the Minimum Net Lot Area, with public sewage disposal, from one-half (1/2) acre to one-third (1/3) acre consistent with the longstanding Specific Intent of the District.

SECTION VI. - 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 VII. - 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 VIII. - Effective Date.

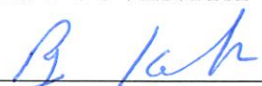
This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION IX. - 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 June, 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 June 13, 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 “Residential District Amendments” amending the Codified Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 6 (R-1 Residential District), Section 601 (Specific Intent), by deleting the existing section in its entirety and replacing with a new section to further clarify the Specific Intent of the District; amending Section 603 (Area, Bulk and Dimensional Standards), Subparagraph 1, Subsection A (Minimum Net Lot Area, Lot Width and Yards) to establish the minimum net lot area, with public sewage disposal at one (1) acre consistent with the longstanding Specific Intent of the District; amending Part 7 (R-2 Residential District), Section 701 (Specific Intent) to clarify the Specific Intent of the District; amending Part 8 (R-3 Residential District), Section 801 (Specific Intent) to further clarify the Specific Intent of the District consistent with longstanding area, bulk and dimensional standards for the District; amending Section 803 (Area, Bulk and Dimensional Standards), Subparagraph 1, Subsection A (Minimum Net Lot Area, Width and Yards) to establish the minimum net lot area, with public sewage disposal at one-third (1/3) acre consistent with the longstanding specific intent of the District.

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