

ORDINANCE

**CITY OF COATESVILLE,
CHESTER COUNTY, PENNSYLVANIA**

AN ORDINANCE AMENDING CHAPTER 224, "ZONING" OF THE GENERAL LAWS OF THE CITY OF COATESVILLE TO REMOVE PROVISIONS GOVERNING RESIDENTIAL CONVERSION OF A SINGLE-FAMILY DWELLING UNIT INTO A FORM OF MULTIFAMILY RESIDENTIAL USE.

WHEREAS, the City of Coatesville City Council has determined that single-family dwellings that are converted to accommodate for additional dwelling units contribute to overcrowding and congestion requiring more off-street parking, which presents a danger to motorists and pedestrians and results in the loss of open green space, cramped living conditions, deterioration of property values and conditions which Council views as undesirable, and not in the best interests of the health, safety and welfare of the residents of the City of Coatesville; and

WHEREAS, the City of Coatesville City Council, in furtherance of the best interests of the health, safety and welfare of City residents, desires to remove from the City of Coatesville Zoning Code, all provisions governing the conversion of single-family detached and semi-detached dwellings into a form of multifamily residential use recognizing that there are many examples of and provisions providing for such multifamily uses under current zoning.

NOW, THEREFORE, the City of Coatesville City Council hereby ENACTS and ORDAINS the following amendments to Chapter 224:

SECTION 1: In Article II, Section 224-8, "Definitions", the term "Residential Conversion" and its corresponding definition shall be eliminated.

SECTION 2: In Article XII, Section 224-60A(1)(a), the term "residential conversion" shall be deleted.

SECTION 3: In Article XII, Section 224-61, "Conversion of Uses", Subsection A shall be deleted in its entirety. In Subsection B(1)(C), "Subsection A" shall be deleted and replaced with "§224-60."

SECTION 4: In 224 Attachment 1, "City of Coatesville Table of Residential Neighborhood District Uses", all references to "Residential Conversion" shall be deleted.

SECTION 5: If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the City Council

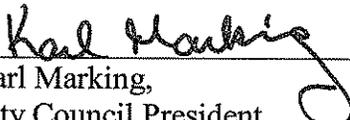
that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section, or part thereof not been included herein.

SECTION 6: That nothing in this ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed by this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION 7: That the City Secretary is hereby ordered and directed to cause this ordinance to be published as necessary in accordance with the City Code and Pennsylvania Law.

SECTION 8: That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall become effective thirty (30) days after passage hereof.

ENACTED AND ORDAINED by the City of Coatesville City Council in a Public Meeting held the 27th day of June, 2011.



Karl Marking,
City Council President

ATTEST:


Gary Rawlings
City Manager

CERTIFICATION

I HEREBY CERTIFY that the foregoing Ordinance was introduced on the 11th day of April, 2011 and was duly enacted by the Council of the City of Coatesville, Chester County, Pennsylvania, on the 27th day of June, 2011, that the vote upon said Ordinance has been recorded in the Minutes of the City Council and that the Ordinance has been fully recorded.



Gary Rawlings,
City Manager