CITY OF COATESVILLE
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE NO. 1478-2016

AN ORDINANCE OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA AMENDING THE CODE OF THE CITY OF COATESVILLE, CHAPTER 224, ENTITLED "ZONING," AS AMENDED, BY AMENDING THE CITY OF COATESVILLE ZONING MAP TO REZONE CHESTER COUNTY TAX PARCEL NOS. 16-3-3, 16-3-4, AND 16-3-5 FROM C-3 HIGHWAY COMMERCIAL DISTRICT TO I-1 LIGHT INDUSTRY DISTRICT; AMENDING SECTION 224-19, ENTITLED "LIGHT INDUSTRY (I-1) DISTRICT," TO ADD A NEW SUBSECTION D(3) TO PERMIT AN INCREASE IN LOT COVERAGE BY CONDITIONAL USE; AND AMENDING SECTION 224-19 TO ADD A NEW SUBSECTION G TO PERMIT A REDUCTION IN OFF-STREET PARKING REQUIRED BY CONDITIONAL USE.

BE IT ENACTED AND ORDAINED, by the City Council of the City of Coatesville, Chester County, Pennsylvania, that the City of Coatesville Zoning Ordinance, as amended, shall be further amended as follows:

SECTION 1. Section 224-9 titled "Classes of districts" and The City of Coatesville Zoning Map, which is adopted as part of the City of Council Zoning Ordinance, as amended, shall be amended to rezone the following properties from C-3 Highway Commercial District to I-1 Light Industry District:

Parcel No.	Current Owner
16-3-3	Andrew Ruszkay and Helen Ruszkay
16-3-4	Coatesville Area School District
16-3-5	Kuryloski Mihalak Partnership

SECTION 2. Section 224-19 entitled "Light Industrial (I-1) District" shall be amended to add a new Section 224-19 .D(3) as follows:

"(3) Notwithstanding the lot coverage required by §224-19.D(2) above, lot coverage shall be permitted to exceed the maximum pelmitted lot coverage by conditional use approval of City Council provided that the applicant can demonstrate to City Council the following:

[a] Allowing an increase in maximum permitted lot coverage for an existing light industry use is necessary to allow a building addition or expansion that is needed for the continued operation of the industrial use;

(b] Adequate stormwater management controls shall be implemented in accordance with the City's stormwater management regulations; and

[c] The increase in impervious cover shall not cause adverse impact to the surrounding environment."

SECTION 3. Section 224-19 entitled "Light Industry (I-1) District" shall be amended to add a new Section 224-19.G as follows:

"G. Modification of required parking spaces. An applicant may request through the conditional use process that the number of parking spaces required by §224-64.C(6) for a light industry/business use may be modified provided that applicant demonstrates the following:

(1) that the proposed use does not warrant the number of parking spaces required by the Ordinance; and

(2) The number of parking spaces will not be reduced to less than one parking space per 1,000 square feet of gross floor area."

SECTION 4. Conflicts with Statutory Provisions. In all matters that are regulated by the law of the Commonwealth of Pennsylvania by regulations or regulated by departments or an agency of the Commonwealth promulgated by authority of law, such law or regulations, or other Ordinance of the City of Coatesville, as the case may be, shall control where the requirements thereof are the same or in excess of the provisions of this Ordinance. The Code controls in all cases where the state requirements or the requirements of other Ordinances of the City are not asstrict as those contained in this Ordinance.
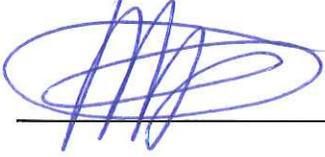
SECTION 5. Severability. If any portion of the Ordinance shall be detelmined to be unconstitutional, illegal or unenforceable, then the pollion and only that poltion of this Ordinance, which is deemed to be unconstitutional, illegal or unenforceable, shall be severed from the remainder of this Ordinance and all other terms thereof shall remain in full force and effect.

SECTION 6. Effective Date. This Ordinance shall be effective as required by the City Code thirty (30) days after adoption.

ENACTED AND ORDAINED this 22nd day of August, 2016.

ATTEST:

CITY COUNCIL OF THE
CITY OF COATESVILLE

BY: _____
Linda Lavender-Norris, President