

ORDINANCE

AN AMENDMENT TO THE CITY OF COATESVILLE ZONING
ORDINANCE TO REVISED SIGNAGE STANDARDS IN THE MU "MIXED USE
DEVELOPMENT" OVERLAY ZONING DISTRICT

WHEREAS, the City Council of the City of Coatesville, Chester County, Pennsylvania desires to amend the Coatesville Zoning Ordinance; and

WHEREAS, the City Planning Commission and Chester County Planning Commission have each reviewed the proposed amendment; and

WHEREAS, the City advertised the public hearing and notice of intent to adopt the proposed amendments to the Zoning Ordinance, and City Council held a public hearing on the proposed amendment on May 14, 2018; and

WHEREAS, the City Council has determined that the proposed amendments are in the best interests of the City and its citizens, and are consistent with the objectives of the Coatesville Comprehensive Plan.

NOW, THEREFORE, under the authority and procedures of the Pennsylvania Municipalities Planning Code, as amended, the City Council of the City of Coatesville, Chester County, Pennsylvania hereby enacts the following amendment to the Coatesville Zoning Ordinance:

Part One. Mixed Use Development Amendment. Article XXIII, Section § 224-103.H(4) is hereby amended as follows, indicated by the redline and strikeout interlineations:

224-103. Mixed Use Development Overlay District.

....

H. Signs.

...

(4)

(4) (a) Except as provided herein at § 224-103.H(4)(b), all wall signs, awning signs, window and canopy signs attached to a building shall have a maximum total sign area of one square feet for each foot of building length along the side upon which the signs are attached. However, individual temporary non-illuminated signs of less than 1.5 square feet each (such as menus) that are attached to windows and doors shall not be regulated.

(4) (b) Notwithstanding § 224-103.H(4)(a), for any Mixed Use Development building with a minimum gross floor area of 30,000 sq. ft., and also with street frontage on both Route 30 / Lincoln Highway and Route 82, all wall signs, awning signs,

window and canopy signs attached to a building shall have a maximum total sign area of one square foot for each foot of building length, per each floor, limited to two total floors of signage allowance, and allocated evenly by floor, along the side upon which the signs are attached. This sign calculation shall apply in measuring allowable signage for each of floor, limited to two total floors of signage allowance, and allocated evenly by floor. However, individual temporary non-illuminated signs of less than 1.5 square feet each (such as menus) that are attached to windows and doors shall not be regulated.

Part Two. Severability. If any provision of this Zoning Ordinance Amendment would be declared by a court of competent jurisdiction to be invalid, such action shall not affect the validity of the Zoning Ordinance Amendment as a whole, or any provision not declared to be invalid.

Part Three. Repealer. Where a provision of this Zoning Ordinance Amendment and a provision of a previously-enacted City ordinance provision apply to the same specific matter and directly conflict, the provision in this Zoning Ordinance amendment shall prevail. All other provisions of existing City ordinances shall remain in full effect.

Part Four. Ordinance Book. This Zoning Ordinance Amendment is being adopted and incorporated into the official ordinance books by reference with the same force and effect as if duly recorded therein.

Part Five. Effective Date. This Zoning Ordinance Amendment shall become effective 30 days after the official publication of the Ordinance following the final adoption by City Council.

ENACTED AND ORDAINED by the City Council of Coatesville, Chester County, Pennsylvania on this 14th day of May, 2018.

CITY COUNCIL OF THE CITY OF COATESVILLE

President

ATTEST:

City Manager

CERTIFICATION

I HEREBY CERTIFY that the forgoing Ordinance was introduced on _____, 2018, and was duly enacted by the Council of the City of Coatesville, Chester County, Pennsylvania on May 14, 2018, and that the vote upon the said Ordinance has been recorded in the Minutes of the City Council and that the Ordinance has been fully recorded.

City Manager